Agenda **Regular Meeting of the Historic Districts Review Board**
January 13, 2026 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/84794433712

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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. October 14, 2025
   b. October 28, 2025
5. Approval of Findings/Conclusions
   a. 2025-10349-HDRB. 821 Acequia Madre (May 13, 2025)
   b. 2025-10093-HDRB. 224 & 228 E. Palace Ave. (May 13, 2025)
   c. 2025-10295-HDRB. 234 Irvine St. (May 27, 2025)
   d. 2025-10293-HDRB. 345 Garcia St. (May 27, 2025)
   e. 2025-10341-HDRB. 248 Rodriguez St. (demolition) (May 27, 2025)
   f. 2025-10343-HDRB. 248 Rodriguez St. (new build) (May 27, 2025)

g. 2025-10348-HDRB. 557 San Antonio St. (May 27, 2025)

h. 2025-10350-HDRB. 907 Don Miguel Pl. (May 27, 2025)

6. Matters from the Public

7. Staff Communications

a. Shelby Street Bridge project update

8. Old Business

a. 2025-011586-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District., JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230 sq. ft. office building to a maximum height of 78' -7 ¾" (at tower) and 50'-8" (at parapet). Maximum allowable height is 57'-6" (Amanda Romero) **(Review and design comments)**

9. New Business

a. 2025-011700-HDRB, 123 Camino Santiago, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable. (Lani McCulley, ljmcculley@santafenm.gov)

b. 2025-011701-HDRB, 125 Camino Santiago, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable. (Lani McCulley)

c. 2025-011537-HDRB, 521 Calle Corvo, Downtown & Eastside Historic District, Contributing, Rajah Bose, agent for Louis Pepper & Ruth Williamson, owners, request status review with primary façade(s) designation if applicable. (Paul Duran, paduran@santafenm.gov)

d. 2025-011702-HDRB, 665 W. San Francisco St., Downtown & Eastside Historic District, non-contributing, Dominic Bertani, owner, requests a status review with primary façade designation, if applicable. (Lani McCulley)

e. 2025-011703-HDRB, 424 San Antonio St., Downtown & Eastside Historic District, non-statused, Christopher Purvis, agent for Laura Bird, requests a status review with primary façade designation, if applicable, for the main residence and accessory structure. (Lani McCulley)

f. 2025-011538-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing, Shane Woods and Gabe Rippel, owners, request approval for a 120 sq. ft. detached free-standing pergola to the height of 7'-8" where the maximum allowable is 15'-1". (Paul Duran)

g. 2025-011244-HDRB, 412 Camino Cabra, Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, requests approval for window replacements, construct a coyote fence to a height of 4'-6", and yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic

windows shall be repaired or restored wherever possible. (Paul Duran)

h. 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Contributing, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for the replacement of windows on primary facades, and 14-5-2(D)(3)(a) for raising the roof of a contributing structure. (Lani McCulley)

i. 2025-011724-HDRB, 210 Don Gaspar Ave., Downtown & Eastside Historic District, Significant, Martinez Architecture Studio, agent for Heritage Hotels and Resorts Inc., owner, proposes to relocate a door on a primary façade and extend a stair landing. An exception is requested to 14-5.2 (D)(5)(a) to alter a primary facade. (Lani McCulley) **(Postponed to January 27, 2026)**

j. 2025-011725-HDRB, 1302 Cerro Gordo Rd., Downtown & Eastside Historic District, Non-contributing, Dr. Mavrick Lobe, owner, proposes to construct a 3,698 sq. ft. free-standing residence to a height of 22’-0” where the maximum allowable height is 15’-6”. An exception is requested to 14-5.2 (D)(9) for exceeding the allowable height. (Lani McCulley)

k. 2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Non-Contributing, Charlotte Fox, owner, requests approval for a mural. Three exceptions are requested to 14-5.2(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, and 14-5.2(E)(2)(e) publicly visible facades. (Paul Duran)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. January 27, 2026

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.

Historic Districts Review Board and Archaeological Review Committee Joint Meeting
October 14, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=FQYdcHWYL1I

Call to Order
Chair Rios called the joint meeting of the Historic Districts Review Board and the Archaeological Review Committee 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:

Historic District Review Board Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Archaeological Review Committee Members Present
Mr. David C. Eck, Chair
Ms. Gayla Bechtol
Mr. Tom Treece

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
Ms. Mariah Kavanaugh, Planner Technician

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

2. **Approval of Agenda**

Gary Moquino advised that the following items were postponed to October 28, 2025:

a. Under Staff Communications: 8 Item a, 715 Camino Lejo.
b. Under Old Business: 9 Item a, Case 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A.
c. Under New Business: 10 Items a to j.

Member Degnan moved to approve the agenda as amended. Member Mather seconded. The motion passed unanimously by voice vote (6-0).

3. **Approval of Minutes**

There were no minutes to approve.

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

a. 2024-008628-HDRB, 216 Old Santa Fe Trail (February 25, 2025).
b. 2025-009941-HDRB, 416 Sosaya Ln., (March 25, 2025).
c. 2025-009947-HDRB, 214 Old Santa Fe Trail (March 25, 2025).
d. 2025-009916-HDRB, 1010 Camino San Acacio (April 8, 2025).
e. 2025-009943-HDRB, 925 Acequia Madre (April 8, 2025).
f. 2025-010124-HDRB, 248 Rodriguez St. (April 8, 2025).
g. 2025-010291-HDRB, 815 Dunlap St. (May 13, 2025).
h. 2025-010339-HDRB, 629 Camino Del Monte Sol (May 13, 2025).
i. 2025-010351-HDRB, 629 Camino Del Monte Sol (May 13, 2025).
j. 2025-010292-HDRB, 345 Garcia St. (May 13, 2025).

Member Mather moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (6-0).

5. **Matters from the Public**

Gayla Bechtol, an architect in Santa Fe and a member of the Archaeology Review Committee (ARC), expressed concern about the current composition of the Historic Districts Review Board (HDRB), noting that according to the city code, the Board must comprise an architect, a historian, a construction industry representative, a business owner from a historic district, a member of the Old Santa Fe Association, and two members at large. However, the Board has operated for several months without an architect, and it is unclear whether the Board's recent decisions are valid in light of the noncompliance. Meetings should be paused until a properly composed Board is

established. At least one architect has applied to serve, but there has been no progress on their application.

Richard Martinez, also an architect, echoed Gayla Beals' comments, noting that two architects have been nominated, but no action has been taken.

On another matter, the procedural burdens placed on applicants, particularly concerning submittal requirements and scheduling, were highlighted, noting that in the past, applicants could prepare and refine their plans within a month. The process has become more complicated since submittals now require a completed and signed Preliminary Zoning Review (PZR) before submission. Obtaining a PZR can take weeks, and since submittals are now accepted only once a month instead of twice, missing a deadline can delay a project by at least another month. Drawings are often finalized four to five weeks before submission, and project hearings can occur six weeks to two months after due to Board scheduling limitations. The significant delays hinder project progress, prolong construction, and disrupt client timelines. It is understood that staff are overworked, but solutions should be considered, such as increasing staff capacity, increasing Board membership, holding meetings weekly, or establishing separate boards for different historic districts.

Stephanie Beninato agreed with the previous comments regarding the appointment of an architect to the Board, noting that the current landscape architect position does not satisfy the ordinance's requirement. Each Board member could identify which seat they occupy to improve transparency. Concern was raised, however, regarding Mr. Martinez's proposal to double the size of the Board or divide it by district, due to possible inconsistency. Regardless, the review process must be streamlined to reduce delays. A case was referenced involving coyote fencing, and it was noted that despite extensive efforts to gather historical documentation, staff already possessed records that had been missed. Staff should review their files before requiring applicants to provide documentation. It took more than six months for a planner to be assigned to that case.

Concerns were also raised about the bridge project near the Supreme Court building, noting that the project was expedited earlier in the year due to funding deadlines. A subcommittee, comprising Chair Rios and Member Cherry, was assigned to monitor it. An update on the project's status was requested, particularly regarding the replication of original stone materials.

Regarding the upcoming discussion of the General Plan, it was requested that the approximately 40 substantive changes be clearly identified and explained for transparency and proper review.

6. **Discussion and Action to Make Recommendations on Legislation**

   a. Consideration of Bill No. 2024-17. Adoption of Ordinance No. 2025-(yet to be determined). (Mayor Alan Webber and Councilor Jamie Cassutt)

A Bill Repealing and Replacing SFCC 1987 Chapter 14 ("Land Development Code"); Clarifying and Consolidating Various References to Code Violations Into the One Violations Section; Specifying that the Applicant or the Property Owner Have the Burden of Proof for Establishing Legal Non-Conformities; Reducing the Early Neighborhood Notification Requirement for City Capital Improvement Projects to those Exceeding Two Hundred and Fifty Thousand Dollars; Renaming "Special Use Permit" to "Conditional Use Permit"; Removing Historic District Review Board's ("HDRB") Authority to Recommend Personal Property Acquisitions; Requiring Archaeologists to Hold a New Mexico State Burial Excavation Permit for Certain Work; Removing Waivers of Qualifications for Archaeologists by Archaeological Review Committee; Increasing Permitted Building Heights for Residential Districts and Non-Residential Development; Establishing Densities and Height By Right for Certain Residential Zones Exceeding Ten Units Per Acre; Creating a Parks and Open Space Zoning District; Permitting Additional Flexibility for Certain Structures and Situations Regarding Setbacks; Eliminating Residential Suite Hotel/Motel and Ecological Resource Protection Overlay Zoning Districts; Reducing the Length at Which an Archaeological Clearance Permit is Required for Sewer and Utility Main Construction; Removing Alcohol Sale Regulations in the Airport Road Overlay; Identifying a Strategy to Review and Approve Land Uses Not Specifically Listed in the "Summary Table of Allowed Uses"; Clarifying that Duplexes, Triplexes, Townhomes, and Residential Complexes are Permitted Uses; Creating Use Categories and Subcategories and Reorganizing Some Existing Uses Into New Categories within the Table of Allowed Uses; Requiring Trees to be Integrated Into Stormwater Infrastructure in the Airport Road Overlay District; Removing Certain Prohibitions for Vehicle Parking at Residences; Allowing Accessory Dwelling Units to be the Maximum Allowable Height of the Zoning District; Establishing Design and Dimensional Standards for Residential Compound Development; Regulating In-Ground and Above-Ground Pools; Regulating Agricultural Home Occupations; Reassigning the Use, "Laboratory, Research, or Testing" From Industrial to Commercial; Regulating Outdoor Dining; Updating Telecommunication Facilities Code to be Consistent with Federal Standards; Establishing New Subdistrict Regulations in the Historic District Overlays; Specifying Primary Facades for Significant Structures and the Strategy for Identifying Primary Facades On Contributing Structures; Updating Definitions For Façade and Elevation; Prohibiting Enclosure Of Existing Porches and Portals on Primary Facades of Contributing Structures; Requiring Window Depth and Other Characteristics of Windows and Doors be Preserved in Historic Districts; Increasing Affordability Incentives, Including Administrative Review and Density Bonuses; Specifying that Open Space Requirements in the C-2 District are Per Dwelling Unit; Expanding Options to Reduce On-Site Parking and

Exempting the Business Capital District from Parking Requirements in Table 7-4; Reducing Required Off-Street Parking Spaces; Requiring Electric Vehicle Charging Stations for All New Developments; Distinguishing Parking Regulations Applicable to Bicycles from those Applicable to Vehicles, and Requiring Long-Term Bicycle Storage and Parking; Eliminating Content-Based Sign Restrictions; Imposing a Variety of New Regulations Protecting the City's Terrain and Stormwater Management; Imposing New Landscaping Standards for Plants and Trees; Eliminating Allowance for High- and Low-Pressure Sodium Lamps and Mercury Vapor, Adding Led as the Permitted Lamp Type, and Decreasing the Permitted Incandescent Watts from 160 to 150; Sunsetting the Business Capitol District Design Review Committee and Long Range Planning Subcommittee; Defining Numerous Terms; Imbedding Graphical Depictions of Processes; and Making Non-Substantive Chapter Organizational Changes.

Ms. Heather Lamboy advised that, per Section 14-2.7, when a case is under review by both the HDRB and the ARC, a joint meeting may be held.

Ms. Lamboy explained that the Land Development Code (LDC) update was originally designed as a three-phase project. Phase 1, the current focus, involves cleaning up and reorganizing the code. The last comprehensive adoption of the LDC occurred in 1987, and numerous amendments have been completed since. These incremental updates have led to inconsistencies and conflicts within the code. The goal of this phase is to address these inconsistencies and streamline the document.

Phase 2 will focus on the substantive policy updates, addressing key issues identified during Phase 1 and through community outreach. An initial assessment to identify critical areas in need of modernization was conducted, and a report summarizing those findings will be provided to the Board.

Phase 3 will ensure that the LDC aligns with the updated General Plan, which is currently being revised.

Substantive changes in the Phase 1 draft include the consolidation and reorganization of all zoning-related information, with clearer references to setbacks, building height, and dimensional standards. Tables were simplified and reduced, and new graphics and illustrations were added. Phase 1 also aims to promote affordable housing through a tiered incentive system that rewards developers. Revisions also support infill development by permitting smaller lots and accessory dwelling units throughout the city.

A Parks and Open Space zoning category was created in response to community concerns, and updates to overlay zoning districts now include maps identifying locations and boundaries. Specific prohibitions that previously discouraged development were

removed. The revised code also removes architectural character descriptions and public view limitation clauses. Additionally, new land uses, such as dog daycare centers, were added, and permissions were updated to support sustainable construction practices.

Additional updates include revised landscaping, wall, bicycle parking, and fence standards, and updates to parking regulations and signage. Parking requirements for senior housing were reduced, and those in the downtown area were eliminated.

The ordinance adds a requirement for a New Mexico State burial excavation permit, establishes procedures for handling human remains, and introduces emergency action protocols and artifact custody requirements. The waiver of archaeologist qualifications has been removed to ensure professional standards are maintained.

Ms. Lamboy explained the Governing Body process, noting that the public testimony period primarily focused on affordable housing. The next steps will include a meeting with the Planning Commission, followed by review and discussion at council subcommittees. The Governing Body will then receive the recommendations for final decision.

These updates are also intended to honor the First Peoples and earlier cultures, with recognition that Tribes such as Tesuque Pueblo have participated in the process and archaeological analyses.

Public Comment:
Dr. Steven Post, 3924 Old Santa Fe Trail, noted that several of the proposed revisions are substantive, particularly the shortening of utility line disturbance lengths within the archaeological districts, which raises concerns of additional burdens on landowners and utility companies. Mr. Post questioned how the disturbance length decision was made and how site boundaries would be determined for applying the new archaeological buffer rules, given the limitations of existing mapping tools.

Care is needed when defining site boundaries, especially in the Rivers and Trails and Suburban Archaeological Districts. Future committees and staff require clear guidance on overlapping site buffers and determining when archaeological studies are required.

Member Treece responded that the revised distances and thresholds were based on real-world observations from recent ARC meetings. There are increasing instances of projects located very close to archaeological sites, where developers were not fully accounting for their proximity to protected areas. With the rise in underground utility work, there is now greater potential to disturb archaeological materials. Some companies segment projects to avoid triggering review requirements.

Member Eck explained that the reduction in allowable trench lengths was intended to also ensure that individual homeowners would not be disproportionately affected by the new requirements. Routine home maintenance or line replacements should not automatically

trigger a review. When an application falls within the buffer limits, a case-by-case evaluation will be conducted to determine whether an archaeological review is warranted.

Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, expressed concern over the substantive nature of some of the proposed revisions and their implications. It is unclear how staff can rely on restricted documents, as much of their work is part of the public record, and when the public would be able to provide feedback. While there appears to be public participation throughout the process, it may not influence the outcome.

It is questionable whether members would allocate sufficient time to the lengthy document, and it may be approved without sufficient public debate. At the October 9, 2025, hearing, many of the participants appeared to represent development and housing interests, rather than the general public or preservation community.

While the ordinance overhaul was presented as an effort to simplify and clarify the land use code, the proposed archaeological sections complicate the process.

Board Action:
Member Bechtol moved to approve the recommendation of the Phase 1 revisions to the governing body. Member Eck seconded. The motion passed unanimously by voice vote (3-0).

The ARC was excused.

Ms. Lamboy noted that the updates were necessary to ensure fairness, improve clarity, support affordable housing goals, and simplify the development process. Technical working groups and a subcommittee contributed to shaping the refinements. Regarding process and structure updates, sections were renumbered for clarity. Diagrams and graphics were added to outline Board processes, as were demolition reviews and decision-making steps.

The design guidelines were reorganized to be more precise and consistent across all districts, utilizing standardized headings and focusing on defining qualities rather than subjective styles. The ordinance now acknowledges Northern New Mexico vernacular architecture alongside Pueblo and Territorial Revival styles, broadening the scope of what is recognized as historically appropriate.

Updates aim to make the ordinance more accessible and inclusive while maintaining preservation goals and now allow flexibility for contemporary interpretations that respect the district’s character.

The Subcommittee, comprising Board members, preservation experts, architects, and community representatives, endorsed the staff’s recommendations following multiple review rounds.

Member Aguilar Medrano expressed concern, as while she had received the updated draft earlier in the week, the last Subcommittee meeting was held in August 2024. Most of the discussion at that meeting focused on later phases, and the version under review was noticeably different. Including member names in the new version implies that the Board approved the changes.

Ms. Lamboy clarified that there had been one additional Subcommittee meeting after August 2024. The process was delayed by a comprehensive legal and technical review conducted by the city attorney's office, which examined approximately 700 pages.

Member Cherry agreed with Member Aguilar Medrano's comments, noting that he did not formally agree to substantive changes.

Matt Goebel, Clarion Associates, explained that Santa Fe has undergone multiple iterations of the historic ordinance, with prior efforts involving extensive stakeholder input but yielding no changes. Separating housekeeping from substantive changes is common in municipal code updates, as it allows more straightforward implementation and builds momentum for more complex updates. Determining the line between minor and substantive changes can be challenging, and some minor changes were intentionally included as they reflected community priorities or straightforward improvements. A new assessment report will be released for Phase 2.

Member Bienvenu acknowledged the significant undertaking of the project but noted that he believed the changes were minor and expressed concern about some of the proposed changes, particularly in the Downtown East Side historic district, which seemed extreme. The district has been governed by consistent rules since 1957. The district character description is confusing as it references historic styles no longer permitted.

The process was presented as a hygienic cleanup with no substantive changes. Yet, substantive changes were introduced in May 2025, and the Board's objections have not been fully addressed. The revised draft made only minor adjustments and largely mirrored the original version. The accelerated timeline risks insufficient public and Board consideration, potentially undermining preservation standards.

Regarding the removal of longstanding review standards, language in the existing ordinance requiring the Board to evaluate proposed changes for harmony with adjacent buildings, preservation of historical qualities, and conformity to architectural style has been removed.

Regarding permitted architectural styles, the draft eliminates the existing Old Santa Fe and Recent Santa Fe styles and replaces them with Pueblo Spanish Revival, Territorial Revival, and Northern New Mexico Vernacular subtypes of Santa Fe style. The new styles are undefined, creating ambiguity.

Regarding consistency and materials, current standards require harmony in materials, color, proportion, and details, ensuring that new construction in the district maintains the appearance of adobe construction. The draft appears to remove this requirement.

Additional inconsistencies in the draft include applying Adobe-style requirements only to Pueblo Spanish Revival buildings and only for publicly visible portions. All original language regarding Adobe construction should be retained for all districts until Phase 2. Many districts, including the Historic Review District and Westside Guadalupe, have confusing descriptions.

Implementing these changes now would create an interim period with multiple sets of standards for the same districts, potentially lasting a few years and risking the undermining of long-established preservation norms.

Member Biedscheid clarified that she is not an architect, as stated in Maggie Moore's memo. Support was expressed for the previous member comments, and it was noted that the Technical Advisory Working Group was not involved in the proposed revision process. Instead, the group focused on community priorities such as the affordable housing initiative. Changes should help professionals, applicants, and staff navigate the code more effectively, improve review timeliness, and reduce confusion.

Support was expressed for introducing more measurable criteria to replace vague qualitative standards, to improve consistency and preserve the Santa Fe style. Adopting federally recognized approaches, such as defining a period of significance for districts or structures, would be more effective than referencing undefined styles.

The existing guidance documents could be used to test and refine new definitions before being formally added to the code. Gathering feedback through these documents could strengthen Phase 2 revisions and ensure the language is more clearly understood.

Member Cherry expressed concern over adopting the Phase 1 changes, which would become code until Phase 2 is adopted. The approach could create a moving target as the code would continue to evolve. The Subcommittee's primary goal was to preserve the integrity of historic structures and districts, and the purpose of the revisions should be to clarify and simplify the code by reducing ambiguity and clearly outlining what is and is not permitted.

Public Comment:
Frank Katz, 1300 Canyon Road, Board member of the Old Santa Fe Association, expressed concern over the changes, noting that Santa Fe's historic district was the result of decades of effort beginning in 1912 and culminating in the 1957 ordinance. Introducing modern designs is inconsistent with the traditional aesthetic, and maintaining the city's distinctive character is essential. The Board was urged to reject the changes.

Jerry Richardson, a resident of the Guadalupe Historic District, strongly opposed the revisions. The public was granted only a week to review a nearly 700-page document with no clear indication of what had changed. The Subcommittee did not finalize recommendations, yet city staff drafted new language. The agenda's description of the updates as non-substantive is misleading. The Board was urged to reject the proposal.

Daniel Warwa, a member of the Community Advisory Working Group, supported the affordable housing incentives included in Phase 1, as the current code hinders this type of development. Affordability measures would ensure that local workers can live within the city. Aesthetic preservation must operate in tandem with the preservation of community diversity and culture.

Johanna Gilligan, also a member of the Citizens Advisory Working Group and a professional in affordable housing, urged the Board to approve the Phase 1 updates. The code revisions have been underway for over three years and have included substantial community input. Further postponement would harm low- and moderate-income residents.

Jenny Parks, 141 Sereno Drive, Senior Vice President at the Anchorum Health Foundation, noted the link between housing and public health. Communities are struggling with affordable and workforce housing shortages. Santa Fe's lengthy and complex permitting process discourages affordable housing developers. The four incentive components: density bonuses, dimensional flexibility, fee waivers, and administrative review, must be adopted together. The Board was urged not to delay implementation of these provisions due to disputes over historic preservation.

Robin Gavin, a 50-year Santa Fe resident, expressed concern about the lack of inclusion and transparency in the process. While Chapter 14 needs updating, affordable housing and historic preservation can coexist. Greater collaboration between the preservation and housing communities is required.

Anne Watkins, 2138 Candelero Street, a member of the Community Development Commission, supported the updates, noting that outdated code provisions are a significant obstacle to creating new and innovative housing.

Dante Gonzalez, representing Generation Elevate New Mexico, noted the severe affordability crisis and the long commutes by local workers. The Board was urged to support Phase 1 and the Creating Affordability Now initiative, which are crucial for enabling younger residents and workers to remain in the community.

Anthony Guida, an architect, President of Friends of Architecture Santa Fe, and former HDRB member, strongly supported adopting the Phase 1 draft. While imperfect, the rewrite modernizes and clarifies outdated language, making the code more accessible and consistent. Fears that modern architecture will overtake historic areas are unfounded,

and the proposed updates better define historic character while also addressing the city's housing inequities. The affordable housing incentives support inclusion, sustainability, and cultural continuity.

Miles Conway, a housing advocate and Executive Officer of the state's Homebuilders Association, emphasized that preservation and affordability are compatible. The Board was encouraged to retain language it deems necessary for preservation oversight, while supporting the core housing provisions in the update. The proposed reforms align with national best practices for addressing housing affordability.

John Eddy, representing the Old Santa Fe Association, distributed a document for the record and noted that historic preservation and affordable housing are not opposing goals. Adopting the entire Phase 1 draft as a single document would risk undermining the preservation code.

Carlos Gamora, a housing reform advocate and member of the Technical Advisory Working Group, noted that the Phase 1 proposal originated in earlier collaboration among preservation and housing stakeholders, including members of the Old Santa Fe Association, and was delayed by the pandemic. While the historic overlay revision concerns are valid, prolonged delays would create stagnation in needed policy reforms. The Board was urged to adopt feasible historic overlay updates now while reserving more complex debates for Phase 2.

Stefanie Beninato, a longtime Santa Fe resident and preservation historian, member of the Old Santa Fe Association and the National Trust for Historic Preservation, who has lived in multiple historic neighborhoods since 1975, noted that she co-led the first architectural survey of the West Side, which resulted in its historic district designation.

Concern was expressed about the lack of public involvement in the process, noting that meetings were closed to the public and were primarily composed of members with development interests rather than preservation backgrounds. While supporting affordable housing, it is unclear whether the proposed density bonuses would achieve affordability, as many R-1 neighbourhoods have restrictive covenants that prevent additional density. Small, affordable condominium units on existing properties could be a more effective path to local homeownership.

Santa Fe's historic architecture is what attracts visitors and sustains its cultural identity, and allowing incompatible modern designs in historic districts would undermine that authenticity.

The conversion of former schools into hotels, the proliferation of short-term rentals downtown, and the lack of regulation to limit their spread were also presented as concerns. Furthermore, it is unclear whether the proposed density and parking reductions

would improve affordability or transportation, as the Bicycle and Pedestrian Advisory Committee's data show only 2% of commuters bike to work.

The Board was urged to investigate the approval process for some recent architectural approvals within historic areas, citing a large dormer-style roof at 433 Camino Del Monte Sol, which is inconsistent with the surrounding historic character.

Chair Rios read part of a letter from the Co-Executive Director of the Santa Fe Association, strongly urging the Board to reject the updates.

Member Degnan noted that the city's historic character was one of the reasons she moved here and advised of her past involvement in the affordable housing space. While an important issue, it should be addressed separately from complex preservation code updates. Santa Fe is recognized for its historic and cultural value, and National Geographic recently ranked the city number one in the country.

There has been insufficient time to review the 600–700-page document, and it would be irresponsible to vote without doing so.

Ms. Lamboy confirmed that the Board's decision regarding the parts of the code within its purview could unintentionally affect other sections. Still, the Board could provide suggestions to the Governing Body.

Member Biedscheid expressed support for adopting the Phase 1 changes, with the recommendation that a committee including at least two members of the HDRB be formed to refine the portions of the code that remain unclear. Phase 2 will provide an opportunity to refine and correct code based on lessons learned.

Member Bienvenu agreed that the Board's concerns should not prevent the Governing Body from making a decision. The concerns raised should be easy to remedy.

Member Bienvenu:
Whereas the draft code presented to the Board this evening contains substantive revisions that were expected to be analyzed and discussed during Phase 2;
Whereas the Board previously recommended, at its May 2025 hearing, that such substantive revisions were inappropriate for inclusion in Phase 1 and should be deferred to Phase 2;
Whereas these substantive revisions alter existing style and preservation standards in ways that could negatively impact Santa Fe's historic districts and therefore warrant more careful review;
Moved to provide the Governing Body with the recommendation to reject the specific substantive revisions outlined in the memorandum dated October 14, 2025, which has been entered into the record. The Board supports the remaining revisions to Chapter 14 as they pertain to the Historic Preservation Ordinance in the current draft and offers no opinion on portions of the code outside its jurisdiction. The Board further believes that the

draft code could be revised accordingly and still proceed for approval under the governing body's current schedule. Member Medrano seconded.

A vote was not called as the conversation continued.

Ms. Lamboy explained that while a resolution can express the Board's opinion, it typically applies to non-binding matters, such as the General Plan. Since this concerns an ordinance with legal effect, the motion may not technically be a resolution.

Member Bienvenu responded that the term resolution was used based on Robert's Rules of Order, which calls any Board action a resolution, and includes the clauses that provide reasoning for the decision and results in an official document.

Ms. Lamboy confirmed the resolution does not require re-phrasing for staff purposes and that the meeting record would be included in all future presentations, including the staff report to the Planning Commission and the packet for the Governing Body. The timeline for Phase 1 is as follows: discussion at the Planning Commission on October 16, at the Public Works & Utilities Committee on October 20, at the Quality of Life Committee on October 22, at the Finance Committee on October 27, and at the Special Governing Body hearing on November 19, 2025. The vote could occur in November 2025, though the outcome could also be continued. Changes to the current motion would require Governing Body approval.

Member Degnan requested clarification on the motion, and Chair Rios responded that the motion recommends that the HDRB approve Phase 1 of the historic ordinance, while opposing the specific changes listed in the memorandum provided. The Board supports retaining the existing language for those historic provisions and takes no position on other non-historic parts of the code, as they are outside its purview.

Member Bienvenu agreed with the clarification.

Ms. Lamboy clarified the process, advising that, for presentations to other committees and commissions, staff would provide an updated version of the historic section reflecting the current design standards. This would serve as a visual reference for the Governing Body, providing an alternative version of the code consistent with the Board's motion for consideration. If the Board wishes for the motion to be presented as an ordinance, staff can make the necessary adjustments, as providing a clear version of the code is essential to understand the recommendation and ensure the record is clear and accurate.

In response to Member Cherry's request for the motion to be repeated, Member Bienvenu explained that the concept is that the Governing Body would receive an alternative version of the updated code that includes all the changes in the memorandum but retaining the Board's preferred language, in order to have a complete code to review and approve.

In response to a second request, the motion was restated as follows:

Member Bienvenue moved to approve the recommendation to the Governing Body that the proposed changes to the code identified in the October 14, 2025, memorandum not be accepted, and that the existing language of the current code for those specific provisions be retained through Phase 1, and that the remainder of the code update be considered acceptable with respect to the provisions pertaining to the historic preservation ordinance, which fall under the Board's purview, and that an alternative draft be prepared and presented to the Governing Body, reflecting the Board's recommended retention of the current language for those provisions. Member Aguilar Medrano seconded. The motion passed by voice vote (4-3) with Chair Rios, Vice Chair Bienvenu, Members Aguilar Madrano and Cherry in favor, and Members Biedscheid, Degnan, and Mather opposed

Member Biedscheid acknowledged that Phase 1 requires additional revisions but recommended adopting it to avoid compromising preservation efforts, as Phase 2 provides an opportunity to refine and correct the code.

Chair Rios noted that she understood the draft presented is a final product, and that its acceptance as-is means the Board recommends it to the Governing Body as final.

Ms. Lamboy confirmed Chair Rios's interpretation, noting, however, that it is within the Board's authority to propose amendments before approval. A copy of the motion will be provided to the Board for their review and feedback.

Member Cherry expressed confusion, as the motion was to reject the code. Member Bienvenu responded that the intent is not to accept the code as written today. However, with the recommended changes incorporated (as outlined in the memo), the Board supports the code.

7. **Staff Communications**

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

This item was postponed to October 28, 2025.

8. **Old Business**

a. **Case 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).

This item was postponed to October 28, 2025.

9. **New Business**

a. **Case 2025-011226-HDRB, 1323 Paseo De Peralta**: Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation. (Lani McCulley, LJMcCulley@santafenm.gov).

This item was postponed to October 28, 2025.

b. **Case 2025-011227-HDRB, 925 Canyon Rd.**: Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable. (Lani McCulley).

This item was postponed to October 28, 2025.

c. **Case 2025-011248-HDRB, 1020 Camino San Acacio**: Downtown & Eastside Historic District, Contributing, Henry Avila, agent for Zelma Long and Philip Freese, owners, requests status review with primary façade(s) designation if applicable. (Paul Duran) (Postponed to October 28, 2025).

This item was postponed to October 28, 2025.

d. **Case 2025-011245-HDRB, 456 Camino Don Miguel**: Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for William J. and Celeste K. Hughes, owners, requests approval of a new 529 sq. ft. detached garage structure in the Recent Santa Fe design style to a height of 11'-7" where the maximum allowable height is 15'-8" and new vehicular gate. (Paul Duran).

This item was postponed to October 28, 2025.

e. **Case 2025-011228-HDRB, 927 Canyon Rd.:** Downtown & Eastside Historic District, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1". (Lani McCulley).

This item was postponed to October 28, 2025.

f. **Case 2025-011229-HDRB, 815 Dunlap St.**: Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimber, owner, proposes to replace and repair windows, remove the greenhouse, and stucco.

An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows. (Lani McCulley).

This item was postponed to October 28, 2025.

g. **Case 2025-011244-HDRB, 412 Camino Cabra**: Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, requests approval for window replacements, construct a coyote fence to a height of 4'-6", and yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. (Paul Duran).

This item was postponed to October 28, 2025.

h. **Case 2025-011246-HDRB, 532 Calle Corvo**: Downtown & Eastside Historic District, Contributing, John Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624 sq. ft. addition to the main house and 442 sq. ft. addition to the garage. 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. 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. (Paul Duran).

This item was postponed to October 28, 2025.

i. **Case 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3**: Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, 14-5-2(D)(2)(c) placing an addition on a primary façade, 14-5-2(D)(5)(b) replacing a chimney on a significant structure. (Lani McCulley).

This item was postponed to October 28, 2025.

j. **Case 2025-011231-HDRB, 330 Gormley Ln.**: Downtown & Eastside Historic District, non- contributing, Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144 sq. ft. pergola to a height of 9'-0" and a 298 sq. ft. portal to a height of 15'-4" where the maximum allowable height is 17'-5", and three pedestrian gates ranging from 5'-10" to 6'-0" where the maximum

allowable height is 6’-0” that were constructed without a permit. (Lani McCulley).

This item was postponed to October 28, 2025.

10. **Matters from the Board**

There were no matters from the Board.

11. **Next Meeting**

October 28, 2025

12. **Adjournment**

Member Cherry moved to adjourn. Member Mather seconded. The vote passed unanimously, and the meeting was adjourned at 9:25 p.m.

Minutes prepared by Lorena Araujo of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

_____ _____

David Eck, Archaeology Review Committee Chair Date

Regular Meeting of the Historic Districts Review Board
October 28, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=7kz_KRat0LE

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

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

Members Present
Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Mr. Scott Cherry
Ms. Mary Ellen Degnan
Ms. Madelein Aguilar Medrano

Members Absent
Mr. John Bienvenu, Vice Chair
Ms. Amanda Mather

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
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for each agenda item are incorporated herein 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 reported that Item a, 2025-010873-HCRB 219 and 219 A Washington Avenue, under Old Business, has been postponed. He also advised that Items e, 2025-011245-HDRB 456 Camino Don Miguel, and f, 2025-011248-HDRB 1020 Camino San Acasio, under New Business, have been withdrawn. Item j is now renumbered Item e under New Business.

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

3. Approval of Minutes

a. August 26, 2025
b. September 9, 2025

No changes were made to the minutes of August 26, 2025, and September 9, 2025.

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

4. Approval of Findings of Fact and Conclusions of Law

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

Item 5a, 2025-010102-HDRB, 423 A W. San Francisco St., was presented with this agenda.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Gayla Bechtol, 320 Aztec St., Santa Fe, noted that since February 11, 2025, the Board has not had an architect on staff. Chapter 14 defines an architect and a landscape architect as separate, and the Board requires the former.

Heather Lamboy responded that several names have been forwarded to the Mayor’s office. However, no appointment has been made at this time.

There were no online comments from the public.

6. **Staff Communications**

a. **Land Development Code:** Ms. Lamboy announced that Phase 1 of the Land Development Code has been forwarded by all boards to the Land Governing Board. The adoption hearing will be held on November 19, 2025, starting at 5:00 p.m. Councilors are currently working on the changes to the submission as requested by the Board. There will also be supplemental information provided. Hearing reminders will be made constantly.

b. **Information Item:** Mr. Moquino noted that there is one item for information only: 715 Camino Lejo, Historic Review Historic District, design review for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden.

Matthew O'Reilly spoke to this item, explaining that he represents the State of New Mexico, the Board of Regents of the Museum of New Mexico, and thanked the Board for allowing him and representatives from the Santa Fe Botanical Garden to attend. The proposed project will be constructed using state funds on state property, and the state will own the building. The State of New Mexico supports this project. The Historic Santa Fe Foundation Board also supports the project design, and the New Mexico Historic Division has determined that the project will not impact historic properties or Camino Lejo.

Philip Weddle presented the Children's Discovery Garden project design to the Board, noting that it aims to provide children with both passive and active experiential learning opportunities. One of the features is a shaded gateway pavilion. There is an existing juniper landscape on the site, in addition to parking and a visitor's center entry building. There will be interactive loop trails in the Children's Discovery Garden, located south of the gateway pavilion. The pavilion will feature 2-foot-thick walls, and a shaded gateway plaza will provide seating for educational programs. Rainwater will be gathered on the rooftop and collected in a cistern.

Mr. Weddle noted that there were modifications made to the initial proposal dated July 3, 2025. There have been multiple meetings with the Board and sub-committee, with feedback incorporated into the project proposal. Stucco and stone walls have been incorporated, in addition to earth tone colors, thick walls for a wall-dominant design, and solar energy, to conform to District standards. Metal panels have been eliminated from the project design. The parapet slope has been maintained in the design to assist with renewable energy retention, and solar panels have been incorporated. The water harvesting component is the central educational element in this project.

Mr. Weddle presented projected views of the completed design and noted the importance of teaching children about sustainability through this project.

Chair Rios inquired about the project's compatibility with the surrounding buildings in the museum area. Mr. Weddle responded that it is compatible, and the moss rock masonry and stucco, which will be predominant in the design, are also a feature throughout the Botanical Garden and Museum Hill. He noted that the project is much smaller in dimension compared to the surrounding museums.

Chair Rios followed up to ask if the project would be considered contemporary, especially with its parapet design. Mr. Weddle noted that the building meets the historic standards and that the design incorporates feedback from the Board and subcommittee. Chair Rios appreciated the water harvesting feature and solar panels as part of the design.

Member Biedscheid expressed her appreciation for the project team considering the Board's feedback. She also remarked on the Museum of International Folk Art, located across the street from the Botanical Garden, which features moss rock masonry as part of its design. She noted how well the project would fit with the surrounding buildings.

Member Degnan inquired about the structure's height. Mr. Weddle responded that the highest walls are 16' on the east side and 15'-8" on the west side, which are not as tall as the surrounding structures. However, these walls are suitable for the garden itself.

Member Cherry thanked Mr. Weddle for taking the Board's feedback into account. He noted his appreciation for the concept and scale of the project. The buttress feature gives the project a more grounded appearance. He also remarked on the roof feature and noted that this project would be one of the few where the solar panels would not need to be concealed from view. Mr. Weddle explained that the best option for a renewable energy system is a racking option, which can be attached directly to the roof and would align with the roof area. Member Cherry also noted his appreciation for the meeting area in the space and explained that the higher roof prevents it from feeling closed off.

Member Aguilar Medrano reiterated her appreciation for the project team's incorporation of the Board's feedback. She noted that she preferred the steel roof to the stucco replacement. Nonetheless, she noted that an exception may be required for the wall materials and asked if the team had considered incorporating true adobe, in keeping with New Mexico's design. She also expressed appreciation for the raised windows and the project scale.

Chair Rios thanked Member Aguilar Medrano for her comments and inquired about the project timeline.

Mr. Weddle noted that the plan is to move as quickly as possible, as there are time limits on state funding.

Ms. Lamboy added that HDRB provides comments on the application, and unless there is a disagreement over design, there is no need to establish a state-local committee. Chair

Rios responded that there appear to be questions about this project from the Board and that there may be public comments pertaining to this matter.

Public Comment:
Jennifer Berkeley of Santa Fe noted that this is the first time she has seen the design plan and that she likes it. She recognized that the design may not meet the historic parameters; however, it complements the Botanical Garden and the surrounding museums well.

John Eddy expressed support for the raised windows and stucco as the predominant feature. He expressed some reservations about the winged parapet, which is a Modernist feature, and may be due to the metal roofing covered by stucco. He asked if the architects might consider a shed roof.

Mr. O'Reilly responded that the state and Botanical Garden are seeking approval to move forward on the project.

Staff Comment:
Ms. Lamboy noted that the staff has found the project compliant with historic review standards. A shed roof would not be feasible for this type of building, and the stucco and moss rock used in the construction meet the standards. A vote would help move the project forward. Frank Ruybalid explained that this item is a staff communication item on the agenda and is not included for approval.

Ms. Lamboy responded that, due to state-local standards, a vote may not be the appropriate tool. Chair Rios offered to conduct a poll and asked members about their reservations. Member Degnan noted that she would vote in favor of the project, but her only concern was with the structure's height. She recognized the work that had already been done.

Member Biedscheid noted that she does not object to the use of steel on the butterfly roof or the shape of the roof as it pertains to sustainability. She would support the use of steel or stucco for the roof.

Chair Rios asked Mr. O'Reilly if the Board's sentiments on the project are clear, and he asked that staff follow up with a communication stating the points from this meeting. This communication would satisfy the state. Chair Rios thanked the project team.

Chair Rios asked staff if the sub-committee must continue meeting about this project, and Ms. Lamboy responded that it is not.

7. **Old Business**

a. **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".

Member Aguilar Medrano moved to table Item a under Old Business to the end of the meeting. Member Degnan seconded. The motion passed unanimously by voice vote (4-0).

8. **New Business**

a. **2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District**, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation.

Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing and recommends the north façades (F1, F2 and F3), east façade (F4), northwest façade excluding the windows (F11) and including the exposed window headers, and the southwest façade including the portal and excluding the handrail of the southern original building (F10), which are character-defining façades, as the primary facades for the building as per Section 14-5.2(C), Designation of Contributing or Non-Contributing Status Within Historic Districts.

The floor was opened to questions. Member Biedscheid asked if façade 4 is visible from the public right-of-way. Ms. McCulley responded that a portion is visible.

Jennifer Salimbene, 125 Lincoln Ave., was sworn in. She stated that she agreed with the staff's recommendations and the primary façades indicated. She had nothing further to add and supported the staff recommendation.

Public Comment:
There was no public comment.

Board Action:
Member Cherry moved in case 2025-011226-HDRB at 1323 Paseo De Peralta, Don Gaspar Area Historic District, to maintain the contributing status of façades F1, F2, F3, F4, F14, excluding the air-conditioning unit, with F10, F11 to be primary. Member Degnan seconded. The motion passed (3-1).

b. **2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District**, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable.

Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to be contributing with the south and west façades of the original 1950s building as primary. This is noted as R3 and R4, excluding the non-historical portal and non-original windows under Section 14-5.2(C), Designation of Contributing or Non-Contributing Status Within Historic Districts.

Trey Jordon, 1227 Palace Ave., was sworn in. He informed the Board that the historic survey was thorough and noted that he had never gone through this process in his years of experience. He expressed confusion over the contribution of the structure to the character of the district design as outlined in the ordinances. He emphasized the beauty of the adobe walls that John Vigil built by hand. He asked if staff had visited the lower levels of the house, which feature some of the exposed adobe. He noted that he did not understand the reason for keeping a structure without a parapet and explained that some house components do not conform to the Code.

Member Biedscheid commented that she agreed with the applicant and evaluator John Murphy that this is not a contributing property to the surrounding streetscape. There is also a very tall brick wall that is over 50 years old. She commented that the two façades recommended by staff as primary are obscured by the addition of new portals or porches.

Member Biedscheid asked if the current owners are related to the Vigils. Mr. Jordon responded that the current owners grew up in the house and are related to the Vigils. She explained that this fact carries importance as the family knows best what should happen to the house going forward. She expressed support for the applicant in this case and disagreed with the staff recommendation.

Member Cherry asked staff about the reason for the recommendation. Ms. McCulley responded that the primary designation was due to these components being part of the core building from the 1950s. The reason for the contributing status recommendation is that the additions are historic and characteristic of other buildings on the street.

Public Comment:
Tara Woodruff, 17 Mulatto Drive, was sworn in. She stated that she is the realtor for the Vigil family, hired to sell their home, and noted her opposition to upgrading the property to contributing status. The property has been listed for two years, and the feedback received is about how the house does not resemble any other homes on Canyon Rd. It does not possess the features of a contributing property, except for its use of Adobe. It has aluminum windows and a cinderblock addition. It has been under contract twice, both of which have ended due to the scope of work and the buyer's costs associated with the permit process. Ms. Woodruff noted her respect for the Board and its work and explained her own historic roots. She reiterated that the property is not a contributing one.

There were no further comments.

Board Action:
Member Biedscheid moved in case 2025-011227-HDRB at 925 Canyon Rd., Downtown & Eastside Historic District, to designate the status of the house as non-contributing. Member Aguilar Medrano seconded. The motion passed with the Board voting (2-1) with Member Biedscheid and Aguilar Madrano in favor, Member Degnan opposed, and Member Cherry abstained.

c. **2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District**, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1".

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

Member Cherry inquired if the wooden carport is a 2x12 with a steel framing hanger attached to it. Ms. McCulley responded that it is. Member Cherry followed up to inquire about the ceiling material, and Ms. McCulley confirmed that it will be wood. Member Cherry requested further clarification about the type of wood, and Ms. McCulley noted that it would be oriented strand board (OSB). Member Cherry asked for confirmation that the finished structure will be a rough-frame structure with OSB visible from underneath. Ms. McCulley confirmed that this would be the case.

Member Cherry asked how this would comply with District standards and if compliance would be possible if the material were raw-framing lumber. Mr. Moquino responded that the OSB would not comply with the District standards, while the framing structure would be. Member Cherry inquired about the finish, and Ms. McCulley responded that it would be a walnut stain to match the property's aesthetic.

Member Biedscheid inquired about the height of the existing house and was informed that the 10' is at the lowest point of the portals, and the house is approximately 1' taller than that. Member Biedscheid followed up to ask about the brown stain, as it is not visible in the photos. Ms. McCulley responded that the window frames are white and the portal posts are brown.

Ms. Lamboy added that a carport is defined differently from a house because it is a structure and not a building. The Code does not clearly define this.

Chris Welch, 732 Torretta Dr., was sworn in online. He explained that the wood would match the existing patio cover to which it would be attached. The ceiling would be

painted to match the walls. Upon an inquiry from Member Cherry, he clarified that it is a stain, and this would match the color of the existing structure. Member Cherry asked where the stain is on the existing structure, and Mr. Welch responded that the patio cover, which envelopes the house, is made of stained wood. When asked about the ceiling material by Member Cherry, Mr. Welch responded that the proposed material is T111, which resembles a tonguing groove and will be stained to match the existing structure. Member Cherry clarified that this is a plywood siding product. Mr. Welch noted that this structure could also be constructed without the ceiling. He deferred to the Board.

Public Comment:
John Eddy was sworn in. He expressed his concern about the carport's structural integrity and that this would be a matter for the building department. He also noted that the structure lacks any design character and thus compatibility for the Eastside streetscape. He asked how visible the structure would be. Ms. McCulley responded that the entire building would be visible.

Member Cherry added that he feels the structural integrity is part of the Board's purview and that there may be a structural steel solution to reinforce the roof. He also questioned how the plywood T111 siding would be stained.

Ms. Lamboy recommended that the applicant meet with the Building Division, noting that the drawings do not show a drain, although the roof appears to be sloped. There may be a need to update the application.

Member Aguilar Medrano requested clarification regarding the TPO roofing material used on top of the structure. Mr. Welch confirmed that the TPO material on top would be tan in color and would match the TPO on the house. The roof will have a slight slope, and water will drain from the front. He also noted that the carport structure is a basic one, matching the existing plywood porch ceiling. The framing has been engineered to match the spans.

Board Action:
Member Biedscheid moved in case 2025-011228-HDRB at 927 Canyon Rd., to postpone the case and that the applicant should meet with staff to discuss preliminary design and building elements, and consider the visible nature of this carport from Canyon Rd., for pedestrians and vehicular traffic, as the underside of the carport will be very visible, as will the side construction, which will dominate the property. Some attention should be paid to details that would contribute character to the streetscape rather than the simplistic approach taken so far. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

d. **2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District**, contributing, Christopher Purvis, agent for Michael Zimber, owner,

proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the exception to Section 14-5.2(D)(5)(a), Replacing Historic Windows on Primary Façades, as criteria have been met. Staff also recommended other elements of the application as they comply with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(I) for Westside Guadalupe Historic District Design Standards.

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in. He stated that Ms. McCulley's report was thorough. He noted that the original intention was to fix the windows. Chair Rios noted her support for the removal of the greenhouse.

Public Comment:
There were no public comments.

Board Action:
Member Cherry moved in case 2025-011229-HDRB, at 815 Dunlap St., to approve as submitted, noting that all exception criteria have been met. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

e. **2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District**, contributing, Andrew Lyons, agent for George Abrams, LLC, owner, proposes to remodel the exterior of the residence and garage, and build a 3'-6" yard wall. 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 presented the case and staff recommendation.

Member Cherry inquired about the yard wall, and Ms. Romero confirmed that the south side of the garage is the primary one. On the drawings, the south wall intersects with the garage, and Ms. Romero noted that the drawing has been updated. The wall will extend from the east side of the garage.

Upon an inquiry from Chair Rios, Ms. Romero confirmed that the original building and garage were constructed pre-1937, and they have always been white with red coping. The proposed metal gate would be the same height as the wall; however, this needs to be confirmed with the applicant.

Member Degnan asked if the Board had ever approved replacing historic coping, and Ms. Romero replied that the coping may be replaced or repaired in kind. Chair Rios

inquired about the condition of a large portion of the coping. Ms. Romero responded that it is in good condition.

Member Biedscheid inquired about the exceptions as requested by the applicant, specifically the front door replacement in the main house and the removal of historic materials. She asked if window and chimney removals require an exception, and Ms. Romero responded that those are not a primary façade. Member Biedscheid asked about the second exception for the stucco color in the main house and the removal of historic material. Ms. Romero responded that this is the case, and she confirmed that the third exception pertains to the removal of the brick coating, rather than replacing it in kind. Member Biedscheid inquired about the exception for the garage door and pedestrian door, and Ms. Romero confirmed that staff considers the exception criteria to be met. She confirmed that the exception criteria for the main house have not been met, but have been met for the garage.

Upon an inquiry from Chair Rios, Ms. Romero confirmed that the garage design aligns with the historical precedent. Therefore, the applicant has met the exception.

Andrew Lyons, P.O. Box 8858, Santa Fe, was sworn in. He stated that there are four exceptions for the garage: replacing the two doors, replacing the brick coping, and adding new stucco in a new color. The applicants would like to replace the metal storm sashes with new wooden storm sashes to match the existing cream color. All windows, with the exception of two on the north side, will be restored. Some structural repairs are also required. The intention with this project is to convert the building into a residence, which was its original function in 1937. Chair Rios asked about the drastic changes to the brick coping and color. Mr. Lyons responded that the brick coping is decaying and that the owners want to replace it.

Tom Abrams, 10 Goldpoppy Circle, was sworn in. He added that a coping expert assessed the condition. The coping is absorbing water and crumbling, with diagonal cracking due to water penetration. The expert explained to the applicant that the current coping cannot be repaired and must be replaced. Chair Rios inquired about replacing the coping in kind, and Mr. Abrams responded that the applicants would undertake the in-kind replacement at a later time. The brick is significantly different in the submission from the actual sample.

Krista Romwalter, 106 Placita Halcon, was sworn in. Chair Rios inquired about the color of the house in relation to the brick. Ms. Romwalter noted that the applicants chose the lightest stucco color approved by the Board, as white-colored stucco is not on the approval list. The applicants wish to move ahead with a Board-approved color. Chair Rios noted the importance of honoring the house’s historicity.

Mr. Lyons noted that the existing stucco is painted, making it difficult to determine the original color.

Ms. Lamboy displayed the revised plan. She also clarified that, as the white color is part of the historic character of the building, it does not need to comply with the approved stucco colors as per the District. This stipulation is for new construction and non-contributing buildings. The change of materials is not as much of a concern as the change in color.

Member Aguilar Medrano inquired about the west elevation of the main house, where the applicants propose to retain one of the historic doors and infill the opening to relocate it closer to the outside. She asked if the door would protrude. Mr. Lyons responded that it would appear to be a functioning door from the outside. She also noted the two different designs in the elevation and that the elevation does not reflect the same design.

Member Cherry asked how far from the stucco the door would be moved. Mr. Lyons responded that it would be moved approximately 2”, whereas it is currently at 6” or 7”. Member Cherry added that he had inspected the building thoroughly and found that the stucco was probably originally white, possibly a lime stucco.

Member Biedscheid noted that there is a great deal of work to be done on this project and that the requested exceptions could be eliminated through in-kind replacements. The front door currently matches the garage door, and the proposed steel gate is too modern for the house. She recommended a project redesign.

Member Cherry requested clarification regarding the replacement of the aluminum storm sashes. Mr. Lyons confirmed that it is included in the application package, which includes a section on the wood frame.

Member Aguilar Medrano inquired about the new gate and if it has been proposed for E. Palace Ave. Ms. Romero responded that the gate will be set back as the courtyard gate and will not be on the street. She also confirmed that the stone wall along E. Palace Ave. will remain untouched. Member Aguilar Medrano emphasized her support of Member Biedscheid’s feedback.

Mr. Abrams noted that the exceptions requested were explained in letters and that the doors are functionally inoperable and require replacement. These doors were installed in the 1970s and are not original to the property. He also noted the structural issues with the property and explained that the gate on the yard wall is a custom iron structure. The Board had previously approved this type of gate for another property. Ms. Romero explained that the staff recommended a wrought-iron gate.

Chair Rios noted that the Board must do its due diligence with historic houses and their elements. Ms. Romwalter asked if the Board would approve white stucco and a brick color at this time so that the project may proceed. The other elements of the application,

such as the doors and gate, could be tabled. Chair Rios explained that the Board would decide how to move forward.

Member Degnan commented that the Board must be flexible while also maintaining historic character. The main building requires several exceptions, with only the roof remaining, and this is of concern to the Board.

Mr. Moquino noted that Navajo white and bright white may be approved by the Board, in addition to the color candlelight.

Member Biedscheid explained that there appears to be some confusion regarding in-kind replacement, which does not involve retaining what is already in place. The brick coping must be replaced due to failure; however, it must be replaced with in-kind material.

Member Cherry recognized the applicants' frustration and noted that there is a process with questions and discussion. He confirmed that the applicants would be amenable to replacing elements in-kind.

Ms. Romwalter reiterated that the doors are not original to the building and asked why the applicants could not install a territorial-style door. Chair Rios responded that the doors were characterized as historic during the evaluation process. Ms. Romero added that although the doors may not be original to the home, they are considered historic.

Member Biedscheid inquired about removing three of the exceptions in favor of replacing the stucco, the brick coping, and the historic front door in kind. Member Aguilar Medrano noted that she did not want to separate the approvals and that the garage door should remain white. There appeared to be some confusion about in-kind replacements. She favored postponing the motion to the next meeting.

Mr. Ruybalid added that there are legalities following a Board approval, and separating the approvals could complicate the issue.

Member Cherry requested clarification on the postponement and whether it would allow applicants to re-propose their project. This could become complicated if the Board composition differs at the next meeting.

Ms. Lamboy noted that there were several options for the Board: conditional approval of the project based on the stucco, the coping, and the garage door, and bringing the metal gate back for additional review; postponing the case to November 18, 2025; and the applicant could further research the doors for replacement and thus present a clearer application package to the Board.

Mr. Ruybalid inquired whether the conditional approval of the elements mentioned by Ms. Lamboy could be presented to the staff for administrative approval. Ms. Lamboy noted that this is a possibility if the Board provides conditional approval.

Public Comment:
John Eddy, previously sworn in, stated that the solutions presented by the Board appear to be acceptable to the applicant. He confirmed that his memories of the property are of a white house with red brick.

There were no further public comments.

Board Action:
Member Aguilar Medrano moved in case 2025-011353-HDRB, at 401 E. Palace Ave., to postpone the case to the next hearing date of November 18, 2025 and advised the applicants to review the notes from this meeting and to try and minimize the number of exceptions and also bring forward some of the improvements such as the gate, and bring forward another option, as this was discussed by the Board tonight, as well as the color of the garage door. Member Biedscheid seconded and added a friendly amendment to state that the applicant should also research the front door and garage doors, and present any evidence that these are not historic, at the next meeting. The motion passed with the Board voting unanimously (4-0).

f. **2025-011327-HDRB, 412 Camino Don Miguel, Downtown & Eastside Historic District**, non-contributing, Gayla Bechtol, agent for Mark and Jesse O'Brien, owner, proposes to construct a yard wall with a pedestrian gate to the maximum allowable height of 5'-4

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project, noting its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(E) of the Downtown and Eastside Design Standards.

Upon an inquiry from Chair Rios, Ms. McCulley confirmed that the wall heights vary from 4'7" to 5'4".

Gayla Bechtol, previously sworn in, thanked the Board for allowing her to advocate on behalf of her clients. She noted that the wall does not need to be continuous, and it can be curved. The idea is to enclose the yard.

Member Aguilar Medrano inquired about the gates, which vary from 6' to 6'4", and asked if these should match the wall height. Ms. McCulley responded that the gate is in the interior of the property. Gates may also be higher.

Chair Rios requested clarification regarding the rounded walls and recommended adding this stipulation to the motion.

Public Comment:
There was no public comment.

Board Action:
Member Aguilar Medrano moved in case 2025-011327-HDRB at 412 Camino Don Miguel to approve the application as submitted. Member Biedscheid seconded with the friendly amendment that the wall be rounded. The motion passed with the Board voting unanimously (4-0).

g. **2025-011326-HDRB, 127 Duran St., Westside-Guadalupe Historic District,** non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to construct a 459 sq. ft. portal to a height of 9'-6" where the residence is 9'-8" high, replace windows and doors, install an eyebrow and skylights, stucco, and re-roof.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(I) for Westside Guadalupe Historic District Design Standards.

Gayla Bechtol, previously sworn in, noted that the house's footprint is being maintained; therefore, the windows will be rearranged along with some of the other interior elements. The rearranged portals will provide outdoor living space, and the clients want a metal gate that is off the street. Upon an inquiry from Chair Rios, Ms. Bechtol explained that the portal is 12' deep, which allows for seating and a table.

Public Comment:
There was no public comment.

Board Action:
Member Cherry moved in case 2025-011326-HDRB, at 127 Duran St., to approve the application as presented. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

h. **2025-011329-HDRB, 826 Camino del Poniente, Downtown & Eastside Historic District**. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, requests changes to the previously approved case 2024-007775-HDRB, including the decrease and relocation of the garage, relocating the yard wall gate, enclosing a 49 sq. ft. portion of the new approved portal for heated space, constructing an additional 29 sq. ft. on the west elevation, and installing a new window on the south elevation.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project, noting its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(E) of the Downtown and Eastside Design Standards.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. He stated that approval for the project was received on February 24, 2025, and the details of the new proposal match those of the original application. He noted that the owners want to retain two large pine trees, which requires moving the entry walkway and thus reducing the garage size. Therefore, the current two-car garage will be converted into a one-car garage. The proposal to move the entry gate forward is related to the tree roots. The entry portal connecting the gate to the house would become slightly longer as a result. Also, the owners want to modify the previously approved one-panel bay window into a three-panel unit. This change will not be visible from the street. The proposal also calls for enlarging the master bathroom to incorporate closet space.

Member Cherry inquired about the trees and noted that during the site visit, Board members were informed that the Chinese elm tree would be retained. Mr. Martinez confirmed that the tree will be saved; however, these modifications pertain to two pine trees. He added that he incorporated these pine trees into the modified floor plan and reiterated the extension of the entry portal and reduction of the garage.

Member Degnan congratulated the applicant and the owners on their decision to preserve the pine trees. Chair Rios commented that the property is lovely, with lovely landscaping. Mr. Martinez noted that one of the owners is a landscape designer.

Public Comment:
There were no public comments.

Board Action:
Member Degnan moved in case 2025-011329-HDRB at 826 Camino del Poniente, to approve the request. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

i. **2025-011354-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District,** Significant, Rebecca Wood, agent for George & Tina Feghali, owner, propose to demolish two non-contributing additions on a significant structure and demolish two non-contributing detached structures.

Amanda Romero presented the case and staff recommendation. Staff recommended that these structures be approved for demolition.

Rebecca Wood, 909 Rio Vista, was sworn in. She stated that the two additions, two

outbuildings, and three site walls are not contributing to the historic character of the property.

Member Cherry inquired about the possibility of demolishing the stairs adjacent to the wall. Ms. Wood confirmed that the stairs on the west side of the building are proposed for demolition.

Public Comment:
There were no public comments.

Board Action:
Member Biedscheid moved in case 2025-011354-HDRB at 515 Paseo de Peralta to approve the demolition of the two non-contributing additions, the two non-contributing detached structures, along with the small yard wall, retaining wall, shed, and small stairs as per staff's recommendation. Member Degnan seconded. The motion passed with the Board voting (3-0) with one abstention, Member Cherry.

9. **Old Business**

a. **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".

Chair Rios noted that case 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District had been tabled to the end of the meeting. However, the applicant was not in attendance, and this discussion was postponed.

Board Action:
Member Biedscheid moved in case 2025-010495-HDRB at 439 Camino del Monte Sol Lot 1-A to postpone the case to November 18, 2025. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

10. **Discussion Items**
Member Cherry discussed storey poles, which should be erected on the day of the site visits. He also added that storey poles reached only to the underside of the roof at one site, which is different from the language used to specify this. The storey poles are expected to be matched to the height of the roof.

He also inquired about the Historic Cultural Properties Inventory (HCPI) and noted that there were antiquated ones at one of the sites. Mr. Moquino noted that a new inventory is required if there is not enough information available. Ms. Lamboy explained that the Board could draft a policy on this topic. Member Biedscheid added that she does not

feel this is a requirement and should only be requested when it is necessary, as it would be a charge for applicants.

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

12. **Next Meeting**
The next meeting will be held on November 18, 2025.

13. **Adjournment**
Member Biedscheid moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 9:15 p.m.

Minutes prepared by Shazia Ahmad of Minutes Solutions Inc.

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2025-10349-HDRB
Address – 821 Acequia Madre
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Mary and Elaine Alarid

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 821 Acequia Madre is listed as contributing and the garage and yard wall as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in the late 1940s on a 0.19-acre lot and comprises approximately 1,400 square feet of roofed area. The main structure was built in the Spanish Pueblo Revival architectural design style as seen by the adobe block construction material, flat roof with rounded parapets, and recessed doors and windows.

The garage was built in the 1960s and constructed out of masonry cinder block and stucco. A four-foot-high yard wall encapsulates an open area between the main house and the garage, and is constructed out of masonry cinder block. The main structure has had an addition added to the north elevation with a new portal added to the east elevation. See Case # 2024-9400-HDRB, heard November 26, 2024.

At this hearing, the Applicant requests Board approval of the following items:
1) Remodel the existing garage with a new 496-square-foot living addition;
2) Construct a new 538-square-foot garage to a maximum height of 16'8"; and
3) Construct a new 135-square-foot portal addition to a maximum height of 16'8".

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with SFCC Sections 14-

5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. With respect to this application, the Board finds that no addition will be made to a contributing structure, and that the alteration to this property will not cause the other existing structure, which is contributing, to lose its contributing status.
10. The information contained in the Staff Report, exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10093-HDRB
Address – 224 and 228 E. Palace Ave.
Agent's Name – Dimitrov Design Studio, LLC
Owner/Applicant's Name – Drury Southwest Santa Fe Inc.

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The 4.9-acre property located on the southwest corner of Palace Avenue and Paseo de Peralta currently houses the Drury Hotel, which was previously the St. Vincent Hospital. Other structures on the property include the boiler building, which currently houses conference rooms, the 2008-approved parking garage and 2008-approved retail and restaurant spaces. The property holds outside courtyards, seating areas, concrete and red-brick pathways, an open-air hotel parking area, and open access to Cathedral Park to the west. The property is subject to a 2004 phased Development Plan. This application focuses on Marian Hall and the Drury Hotel structures only and is considered Phase 3 of the development plan. Phase 1 is complete, and Phase 2 is incomplete.

The original St. Vincent Sanitarium was built in 1882, founded by Archbishop John Lamy in the location that is now Marian Hall. The Sanitarium was destroyed by fire in 1896, and reconstructed in a craftsman style by Isaac Hamilton Rapp for the Sisters of Charity. The rebuilt St. Vincent Sanitorium reopened in 1910. In 1954, the Sanitarium building was remodeled for use as a convent and was then named Marian Hall. In 1954, just a few years after St. Vincent's Hospital was built, two corridor walkways were constructed to connect the new hospital to Marian Hall. These corridors were designed by John Gaw Meem and were constructed with the same materials and style as the Hospital. The design included large undivided windowpanes, which would not meet the current standards of the Historic District, but were emblematic of the mid-century modern style Meem was known for.

In 2008 under Case # H-08-095, the Historic Districts Review Board designated Marian Hall as significant to the Downtown and Eastside Historic District with all elevations considered primary because the building retains much of its historic integrity. As part of a remodel the Board approved the removal of non-historic materials, including the stucco finish, cladding on bay windows, the south elevation ADA ramp and handrails, and an addition to the southeast corner. The corridors designed by Meem, which connected the hospital to Marian Hall and were designated non-contributing in the 2008 case, were approved for demolition and demolished in 2011. None of the approved work on Marian Hall under Case # H-08-095 has been completed except for the 2011 demolition of the hallways that connected the hospital to Marian Hall, and the in-kind roof.

The building has been vacant since government offices vacated the property in the early 1990s. The Drury Hotel bought the property in 2001 and included it in their development plan that was approved in 2011 as the final phase of development. The Drury Hotel now requests improvements to Marian Hall as Phase 3 of their approved Development Plan to adaptively reuse the building as an extension of the Drury Hotel.

The Applicant proposes the following exterior alterations:

1) Reconstruct a 275-square-foot portion of the walkway, demolished in 2011, which connected the east elevation of Marian Hall to the west facade of the Drury Hotel building. The walkway will be constructed of brick, with a brick coping with concrete cap, exposed concrete header above the windows, painted steel casement windows, painted concrete columns and concrete sills. The windows will consist of larger panes in the same layout as the original walkway. The proposed walkway mimics the original design from John Gaw Meem, as substantiated by documentation and pictorial evidence, and will connect in the same location on each of the two structures as the original walkway. The Staff has determined that this fulfills Santa Fe City Code, Section 14-5.2(D)(5)(b), which requires that replacement or duplication of missing features be substantiated by documentation, physical or pictorial evidence.
2) Construct a 92-square-foot addition on the second and third floors of the east elevation of Marian Hall to create a stairwell for egress. An **exception** is requested to SFCC Section 14-5.2(D)(2)(c) for creating an addition on a primary façade.
3) Infill two windows on the east elevation of Marian Hall. An **exception** is requested to SFCC Section 14-5.2(D)(5)(a)(iii) for closure of existing openings on a significant structure.
4) Replace a window with a door on the east elevation of Marian Hall. An **exception** is requested to SFCC Section 14-5.2(D)(5)(a)(i) to alter the dimensions of a window to create a door on a significant building.
5) Replace a window with a door on the west elevation of Marian Hall where documentation and pictorial evidence supports duplication of this missing feature, in accordance with SFCC Section 14-5.2(D)(5)(b). In historic photos a door is shown in this opening.
6) Replace windows and doors in Marian Hall. The windows and doors to be replaced are non-historic, 1984 replacements.
7) Removal of the second-floor balcony on the west primary façade of the Drury Hotel in order to reestablish the walkway described in Item # 1 above.
8) Repair of joints in the brick façade of Marian Hall.
9) Repair or replacement of wood elements in kind for existing beams and columns of veranda porch and roof eave outriggers of Marian Hall.
10) Replacing exterior concrete stairs at Marian Hall.
11) Install exterior lighting at Marian Hall.
12) Remove metal guardrail at exterior stairs to basement on the south façade of Marian Hall.
13) Remove conduits, flood lights, rooftop equipment on Marian Hall. There is no intention to reestablish any of these items.
14) Paint existing brick facades of Marian Hall in Sherwin Williams SW7704, Tower Tan.
15) Paint brick facades under porches of Marian Hall in Sherwin Williams SW6385, Dover

White.

16) Paint existing wood, concrete and metal trim at Marian Hall in Sherwin Williams SW6385, Dover White.
17) Paint wood window frames at Marian Hall in Sherwin Williams SW6385, Dover White.
18) Stucco in the existing locations on Marian Hall with stucco finish and color which is to be confirmed but will be to match the existing stucco finish.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements, and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff's analysis of the proposed project identified three exceptions to the design standards of the Historic District overlay. The following recommendations summarize the Staff's analysis of the exception criteria for each request:
    a. For the proposed 92-square-foot second/third floor addition to the existing stairwell (Item # 2), and for the proposed change of a window to a door (Item # 4) on the Marian Hall east elevation, Staff recommended a finding that the exception criteria have been met and recommended approval of the exceptions.
    b. For the proposed closure of two window openings on Marian Hall's east elevation (Item # 3), Staff recommended a finding that the criteria have not been met and recommended denial of the exception.
    c. Staff recommended approval of the other elements of the application that do not require exceptions, as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

New Stairwell for Egress (Item # 2)

8. The Applicant proposes to construct a 92-square-foot stairwell addition on the east-facing primary façade.
9. Under SFCC Section 14-5.2(D)(2)(c) additions are not permitted to significant structures or to the primary façades of contributing structures.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of project Item # 2, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated the exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because this item is a small addition to a large, institutional building on a side which does not face the street and is set back from the street, which will minimize its public visibility and minimize the impact on the district;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because egress regulations are a requirement for this adaptive reuse of Marian Hall and it would harm the public welfare and fail to meet the fire code not to have an egress at this end of the hall; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because this is a design option necessary for access, which creates an egress connection to the ground floor as required, and other options such as internal access in the existing location is not viable.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 2.

Infill Two Windows (Item # 3)

14. The Applicant proposes to infill two windows on the east façade.
15. Under SFCC Section 14-5.2(D)(5)(a)(iii), no existing opening shall be closed on a significant structure or on a primary façade of a contributing structure.
16. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(iii) would be required for approval of project Item # 3, and the Applicant requested an exception.
17. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because a historic

photograph shows that the windows to be infilled are not original to the building, and their removal will create harmony with the original structure;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because windows at that location limit the use of the interior space; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because the removal of the windows will allow full occupancy and maximize the use of this structure, which is presently unoccupied.

19. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 3.

Replace Window with Door (Item # 4)

20. The Applicant proposes to change a window to a door on the east façade.
21. Under SFCC Section 14-5.2(D)(5)(a)(i), for all façades of significant and landmark structures, and primary façades of contributing structures, historic windows that cannot be repaired or restored shall be duplicated in the size, style and material of the original, and no opening shall be widened or narrowed.
22. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of project Item # 4, and the Applicant requested an exception.
23. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
24. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because this is a small alteration to a large, institutional building on a side which does not face the street, and the alteration is set back from the street, which will minimize its public visibility and minimize the impact on the district;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the fire code requires egress at this location, and compliance with the fire code prevents injury to the public welfare; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because increased fire safety will facilitate the full usage of this historic, institutional building.
25. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 4.

26. The Board finds that the construction of the walkway connecting the east elevation of Marian Hall to the west elevation of the Drury Hotel building (Item # 1) and the

replacement of a window with a door on the west elevation of Marian Hall (Item # 5) would replace architectural features which have been removed, as substantiated by documentation and pictorial evidence.

27. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
28. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-18 as set forth in the application.
3. The Board grants the exceptions requested in the application with respect to project Items # 2, 3 and 4.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10295-HDRB
Address – 234 Irvine St.
Agent's Name – Samantha Greenberg
Owner/Applicant's Name – Eden Kark

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The single-family residence and accessory structure at 234 Irvine St. is listed on the City's map of historic properties as contributing to the Westside Guadalupe Historic District. The 1,796-square-foot main residence was constructed prior to 1928 of adobe with a hip roof. According to the 2025 Historic Cultural Properties Inventory, the property is part of the 1887 Irvine Addition, which was the first subdivision on the west side of Santa Fe. The house features deep-inset wood windows, many of which contain lead lozenge décor in the upper sashes. Several of the windows appear to have been repaired with non-historic components, and four are clad, aluminum and metal. The rear or west facade features a recent porch addition. Sometime after 1978, the original rear porch was enclosed and extended west off the back of the house. Other modifications to the main residence include a mechanical room addition on the north, as well as a recent porch mudroom addition, all after 1978.

The accessory structure was constructed of concrete masonry units (CMU) sometime after 1935 and was converted to dwelling units in 1980. In 2019, the carport was enclosed and extended, which was done without the requisite permits and resulted in a red tag violation. The building features modern glass doors, newer windows in the carport section, and a low pitch gable on the west side. The carport addition is the subject of Case # H-10-006 which was approved for a 572-square-foot carport with a height of 11 feet on the non-contributing shed structure. Since 2010, there have been no cases for the property, with the exception of the 2019 case initiated due to a red-tag violation.

The property has an eastern street frontage yard wall that was constructed of concrete block sometime prior 1985. While the exact date is unknown, the yard wall was raised to a varying height of 68" to 90". The yard wall features a rounded gate arch and window openings. The yard wall is non-contributing due to age. Additionally on the west property line, there is a latilla fence on low rock foundation, which was constructed after 1978. No primary facades for either the main residence or the accessory structure have been designated. The yard wall has not been assigned a historic status.

APPLICANT'S REQUEST:

The Applicant requests the following:

1. A status review with primary façade designation, if applicable, for a residential structure.
2. A downgrade from contributing to non-contributing status for an accessory dwelling structure.
3. A status review for a street-frontage yard wall.

Staff recommends the main residence be maintained as contributing. While the structure has been modified and altered over the years, several of its distinctive historic properties are preserved, particularly on the north, east and south facades. The core of the residence remains distinctive, particularly the inset windows and the pitched hip roof on the adobe structure. Staff recommends the primary façades as the north, east and south façades (5, 6, and 7 on the façade diagram) which hold the original footprint of the residence, with the exceptions of the non-historic doors and windows and the non-historic east-elevation porch.

The record of the accessory structure is inconsistent regarding its historic status. Staff recommends designating its status as non-contributing. Although the accessory structure was 50 years old at the time of the 2010 case, it was listed as non-contributing then. Currently, it is listed as contributing on the City's map, but there has been no additional status review since 2010, and Staff cannot identify why it is listed on the map as contributing. Staff recommends the yard wall be designated as non-contributing due to its modernity.

FINDINGS OF FACT

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

1. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Staff Recommendation: Per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts: Staff recommended the historic status of the residential structure be retained as contributing with the primary façades designated as the north, east and south facades. Staff recommended excluding the non-historic doors and windows and the non-historic east elevation porch from the designation. Staff recommended that the accessory structure be designated as non-contributing. Staff also recommended that the yard wall be designated as non-contributing.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the West-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).

6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a "contributing structure," as recommended by Staff.
11. The Board finds that the primary elevations of the main residential structure with the features that define the character of the structure's architecture are the east façade (façade 6), original easternmost north façade (façade 5), and original easternmost south façade (façade 7), excluding the non-historic doors and windows and excluding the non-historic east elevation porch. These facades hold the original footprint and historic details of the residence, including the inset wood windows with lead lozenge patterns and the original roof line of the building.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory residential structure meets the definition of a "non-contributing structure," as recommended by Staff.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the yard wall meets the definition of a "non-contributing structure," as recommended by Staff.
14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the main residential structure as a contributing structure.
4. The Board designates the following elevations of the main residential structure as the primary façades: north, east, and south facades (facades 5, 6, and 7 respectively),

excluding the non-historic doors and windows and excluding the non-historic east-elevation porch.

5. The Board designates the accessory dwelling unit as a non-contributing structure.
6. The Board designates the yard wall as a non-contributing structure.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10293-HDRB
Address – 345 Garcia St.
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Robert Holleyman and Bill Keller

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The single-family residence at 345 Garcia St. is listed as contributing to the Downtown and Eastside Historic District, and the front yard wall is designated contributing. An accessory structure is listed as non-contributing. On November 26, 2024, in case # 2024-9369-HDRB, the Historic Districts Review Board retained the contributing status of the residence, designated the west elevation, northwest corner and area around the chimney on the north elevation as the primary façades. The Board designated the street fronting yard wall contributing and downgraded the accessory dwelling unit and its west-elevation carport to non-contributing.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 square feet, constructed of adobe, concrete block and wood frame, and has evolved over time. According to the 2024 Historic Cultural Properties Inventory ("HCPI") significant changes to the structure took place circa 1987 including replacement of all the windows and doors, installation of the bay windows on the north, creation of new openings and closure of old openings; replacement of the Territorial-style trim; elevation of the ceiling, roof and parapets at the back of the house; change of front or west wall at the vehicular entrance and addition of a pedestrian entry. The accessory structure in the southeast corner was approved for demolition May 13, 2025, under Case # 2025-10292-HDRB.

A tall street wall, partially serving as a retaining wall, crosses the front of the property adjacent to Garcia Street. The base is stone, the upper portion is stuccoed and the full height is about 53 inches. Near the center is an arched opening over a pedestrian gate. The area of the gate was previously a parking space in the 1950s-60s according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic at over 50 years of age.

The Applicant proposes the following exterior alterations:

Main Residence:

1. Infill a north-facing window on the west-elevation primary facade. An **exception** is requested to SFCC Section 14-5.2(D)(5)(a)(iii) to infill a window opening on a primary façade. This window is not original to the structure and may sit in the space of a previously infilled door, according to the 2024 HCPI.

2. Enlarge the existing 382-square-foot southern portal to 621 square feet. An **exception** is requested to SFCC Section 14-5.2(D)(2)(d) to enlarge the portal within 10 feet of the primary façade.
3. Construct a 108-square-foot portal on the southeast facade.
4. Replace all windows with aluminum clad simulated wood windows with a white finish. The existing windows are not historic; the windows were replaced in 1987. The window replacement will consist of reconfiguring some openings, including replacing a window with a door on the non-primary south elevation, and enlarging the bay window opening and creating two doors with a window on the non-primary part of the north elevation. Create a window on the non-primary east elevation under the new portal. Staff notes that the bay window is from the 1980s remodel and is not original to the house.
5. Construct two exterior fireplaces on the south and east elevations at the two portals.
6. Install exterior lighting in Shielded Metal.
7. Stucco using cementitious Buckskin color.
8. Paint the trim in white.

Lot:

9. Construct a freestanding 436-square-foot guest house with garage near the southeast corner of the lot to a height of 10'0" where the maximum allowable is 15'5" in the recent Santa Fe style.
10. Construct a 481-square-foot carport on the guest house to a height of 10'0" where the maximum allowable is 15'5".
11. Alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the yard wall. An **exception** is requested to SFCC Section 14-5.2(D)(1)(a) for removing part of the historically contributing wall.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Staff Recommendation: For the exceptions to SFCC Section14-5.2(D)(5)(a)(iii) to close the north-facing window opening on the west primary elevation, and to SFCC Section 14-5.2(D)(1)(a) to remove two linear feet from the contributing yard wall, Staff recommended findings that the criteria had been met, and recommended approval of the exception requests. For the exception to SFCC Section 14-5.2(D)(2)(d) to extend the south portal, Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception request. Staff recommended approval of the other elements of the application that do not require exceptions, as they

comply with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Window Infill on Primary Façade (Item # 1):

8. The Applicant proposes to infill a window on the west primary façade.
9. Under SFCC Section 14-5.2(D)(5)(a)(iii), for the primary façades of contributing structures, no existing opening shall be closed.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(iii) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 1.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because neither the window nor the opening are historic or original to the house (the existing window replaced a doorway at that location);
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the window at that location is inconsistent with the use of the interior space at the western entranceway; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because to infill this window opening will maximize the use of the living space in this historic home.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 1.

Extension of Portal Within 10 Feet of West Primary Façade (Item # 2):

14. The Applicant proposes to extend the south-elevation portal, with the extension attaching to the existing portal within 10 feet of the west primary façade.
15. Under SFCC Section 14-5.2(D)(2)(d), additions are not permitted to the side of the existing footprint of a contributing building unless the addition is set back a minimum of

10 feet from any primary façade.

16. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application, and the Applicant requested an exception.
17. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 2.
18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the portal extension will mimic the design of the existing portal, and it will not change anything on the west primary façade;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing portal does not adequately protect the main entrance from the weather and reconstruction of the portal will protect the structure from undue deterioration; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because this design is the most architecturally harmonious approach to improving the use, function and lifespan of the portal and entranceway.
19. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 2.

Alteration of Contributing Yard Wall (Item # 11):

20. The Applicant proposes to remove a two linear foot section of the contributing wall to create a straight path from Garcia Street to the west-facing garage doors.
21. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status of a contributing structure shall be prohibited.
22. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the application, and the Applicant requested an exception.
23. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 11.
24. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the yard wall has been changed twice since it was built, it is not in its original configuration and the impact to the Historic District of the missing two feet will be minimal;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception

is required to prevent a hardship to the Applicant or an injury to the public welfare because the driveway presently is hard to maneuver, requiring the driver to curve left while backing to clear the existing yard wall opening, and the view of oncoming traffic on Garcia Street is obstructed; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because it will reduce the chance of traffic accidents as drivers emerge from the driveway onto Garcia Street.

25. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 11.

26. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
27. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-11 as set forth in the application, as recommended by Staff.
3. The Board grants the exceptions requested in the application with respect to project Items # 1, 2 and 11.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10341-HDRB
Address – 248 Rodriguez St.
Agent's Name – Jennifer Salimbene, CEO, Santa Fe Permits
Owner/Applicant's Name – Steven Barrett

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The 104-square-foot shed at 248 Rodriguez St. is non-contributing to the Downtown and Eastside Historic District. The structure was built in a vernacular style, as seen by the flat roof, wood frame and stucco construction materials. The structure was constructed between 1966 and 1973, has no plumbing or insulation and is not fit for human habitation. It is built of non-traditional materials, such as particle board and plywood, and has a wood inset-panel door and aluminum slider windows. The author of a 2025 Historic Cultural Properties Inventory wrote:

> "The shed is barely 50 years old and does not possess any architectural or traditional construction significance. In addition, it is separated from its associated property through different ownership."

The Applicant requests demolition of the shed.

FINDINGS OF FACT

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

1. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Staff Recommendation: Staff recommended that the Board grant approval and finds that the demolition application complies with SFCC Section 14-3.14(C).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in

SFCC Sections 14-3.14 and 14-5.2.

6. Staff provided information to the Board about the structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
    a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is non-descript, has no distinctive architectural characteristics, is built of non-traditional materials, and is not of historical significance.
    b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
    c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is deteriorating and in disrepair.
8. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
9. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the application to demolish the shed.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10343-HDRB
Address – 248 Rodriguez St.
Agent's Name – Jennifer Salimbene, CEO, Santa Fe Permits
Owner/Applicant's Name – Steven Barrett

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The Applicant proposes to construct a one-story detached single-family residential structure designed in a Spanish Pueblo Revival style at 248 Rodriguez St. The plans are for a 1507-square-foot residence with a portal to a height of 14'0", where the maximum allowable height is 14'4". Stucco will be cementitious color "adobe". Windows and doors will be painted in white trim with true divided lites.

A small uninhabitable shed presently is situated on this otherwise unimproved property. The shed is listed as non-contributing in the Downtown and Eastside Historic District. On April 8, 2025, in Case # 2025-10124-HDRB, the Historic District Review Board voted to designate the shed as non-contributing, and on May 27, 2025, in Case # 2025-10341-HDRB, the Historic District Review Board approved the Applicant's request to demolish the shed structure.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Staff Recommendation: Staff recommended approval of the project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the application as submitted.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10348-HDRB
Address – 557 San Antonio St.
Agent's Name – Ju Tan, Architect, Juice Kitchen Design Workshop, LLC
Owner/Applicant's Name – Clayton and Maggie Miles

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The single-family residence and guest house with attached carport at 577 San Antonio St. are listed as non-contributing to the Downtown and Eastside Historic District. Both structures are noted as being built in 1977, as recorded in the 1992 Historic Building Inventory form. The structures reside on a 0.17-acre lot and total approximately 2,700 square feet of roofed area. The structures were built in the Spanish Pueblo Revival design style as seen by the flat roofs, rounded parapets and recessed doors and windows. The property is situated at the southern end of San Antonio Street.

At this hearing, the Applicant requests Board approval of the following items:

1) Construct a new 402-square-foot portal on the main residential structure.
2) Construct a new 240-square-foot addition and 40-square-foot portal on the existing guest house.
3) Replace all doors and windows with non-divided-lites, with sashes and frames in two colors.
4) Re-stucco all structures with cementitious stucco color "Desert Rose".
5) Replace clerestory skylights with similar materials.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-

5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. the stucco color of all the structures shall be one of the approved colors on Historic Preservation Staff's approved list, rather than the proposed color;
    b. the lites of the windows shall be divided, other than windows under the portals which are permitted to be undivided at the discretion of the Applicant;
    c. the color of the windows and doors be one of the two options presented by the Applicant but not both, or in the alternative they may be white;
    d. the gate may be replaced if it is replaced with a design similar to the existing, not made of steel, and a revised drawing of the gate is submitted to Staff for approval.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10350-HDRB
Address – 907 Don Miguel Pl.
Agent's Name – Jeffrey Seres, Seres Architecture, LLC
Owner/Applicant's Name – Sarah Kennington and Steve Bardwell

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 27, 2025.

BACKGROUND

The single-family residence at 907 Don Miguel Pl. is listed as contributing to the Downtown and Eastside Historic District with the west façade designated as primary, excluding the portal and non-historic material. Built in 1949 on a 0.13-acre lot, its total roof area is 640 square feet. The structure was built in a quintessential Santa Fe Pueblo vernacular manner as seen by the adobe and cinder block construction materials, low flat roof, and recessed, divided-lite wood windows and doors. A 2006 Historic Cultural Properties Inventory notes that there have been no substantive changes to the structure since it was built, other than the addition of the small portal on the west elevation, infill of one window and replacement of a second window, and the placement of cinderblocks to create a stem wall adjacent to the south elevation – apparently the beginning of an addition which was never completed. A non-historic woodshed is located on the north end of the property. It appears to be wood frame and plywood board construction materials.

At this hearing, the Applicant requests Board approval of the following items:

1) Construct a new 48-square-foot entry portal on the west, primary façade.
2) Construct a new detached 118-square-foot storage room with a 181-square-foot portal.
3) Construct a new detached 185-square-foot garage.
4) Raise the height of the parapet 1'4" to a maximum height of 9'6".
5) Replace non-historic doors and windows with other minor alterations.
6) Re-stucco the existing residence in La Habra Sahara 135 color.
7) Modify the lot grade, relocate the electrical meter and make interior renovations. (These do not require HDRB review.)

FINDINGS OF FACT

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

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

2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. There is insufficient evidence that the door and window on the west, primary façade are historic.
9. Replacement of the west façade portal in the same size, design and with similar materials as the existing portal is permitted by SFCC Section 14-5.2(D)(5)(b) and is not considered an "addition" requiring an exception under SFCC 14-5.2(C)(5)(b). The Board finds that the portal is not historic.
10. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. the portal on the west façade shall be reconstructed in kind and in the existing footprint, with revised plans to be submitted to Staff for approval.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____	_____
Cecilia Rios, Chair	Date

FILED:

_____	_____
City Clerk	Date

APPROVED AS TO FORM:

_____	_____
Frank Ruybalid Assistant City Attorney	Date

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 21, 2025

To: Building Permit Division

From: Lani McCulley

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:

Case Number: 2025-011594--ADMIN

Contact Name: NICOLE THOMAS

Phone Number:

Email:

Approved Scope of Work: *This approval is for the Shelby Street Bridge located on Parcel 910017966. Conditions of the Board for case # 2025-010684-HDRB Shelby Street Bridge design have been met. The replacement bridge is approved to be widened to six feet with a railing height of 42 inches to meet ADA standards and new concrete slab approaches in Davis Concrete colors "Oatmeal Buff". Existing sandstone will be salvaged and reused wherever possible. New sandstone matching the existing material and pattern will be supplemented where needed. The stone placement pattern will replicate the existing configuration as closely as practicable. Stone pilasters will wrap the railings at both bridge ends to preserve the original design's visual character. The existing brick will be reused, and brick to match will fill in the gaps of the brick walk areas. The sub-committee has agreed with the design of the camber arch to accommodate the flood plain requirements.*

October 16, 2025

To: HDRB Subcommittee Members
From: City of Santa Fe Parks Division

RE: The Shelby Street Bridge Design

Dear Chair Rios and Member Cherry:

Enclosed are the design materials for the Shelby Street Bridge, submitted for your review and comment. Following the July 2025 HDRB hearing, the project team proceeded with engineering the pedestrian bridge, informed by the Board's guidance on design requirements. The style and location of the bridge present unique structural and aesthetic challenges; therefore, two design options have been developed for your consideration, along with supporting documentation.

Materials Included

- Proposal letter and request for Subcommittee review
- Project location map
- Existing and proposed site plans
- Two bridge design alternatives
- Design finishes and materials
- Photographs of existing conditions (included in the Engineer's report and HCPI form)
- HDRB action letters (Appendix A)
- Engineer's report (Appendix B)
- Building Official's letter (Appendix B)
- HCPI form (Appendix C)
- Plans and drawings (Appendix D)

July 2025 HDRB Hearing Summary

At the July hearing, the Shelby Street Bridge was designated as contributing to the Downtown and Eastside Historic District. The Board approved the bridge's demolition with an exception to Section 14-5.2(D)(1) and approved a replacement bridge with an exception to Section 14-5.2(D)(5)(b), requiring the new design to replicate the existing bridge as closely as possible. The replacement bridge is approved to be widened to six feet with a

railing height of 42 inches to meet ADA standards. The Board Action Letters can be found in Appendix A.

Project Location



Figure 1. Project location (in red).

Existing and Proposed Site Plans

The site plans presented show the existing site plan, the site demolition plan, and the proposed site plan. Plans and drawings are provided in Appendix D of this application.

Existing Site Plan

The existing site plan depicts the current orientation, span, and width of the bridge. The existing sidewalk configurations and materials and locations of existing utilities are also noted on the site plan.

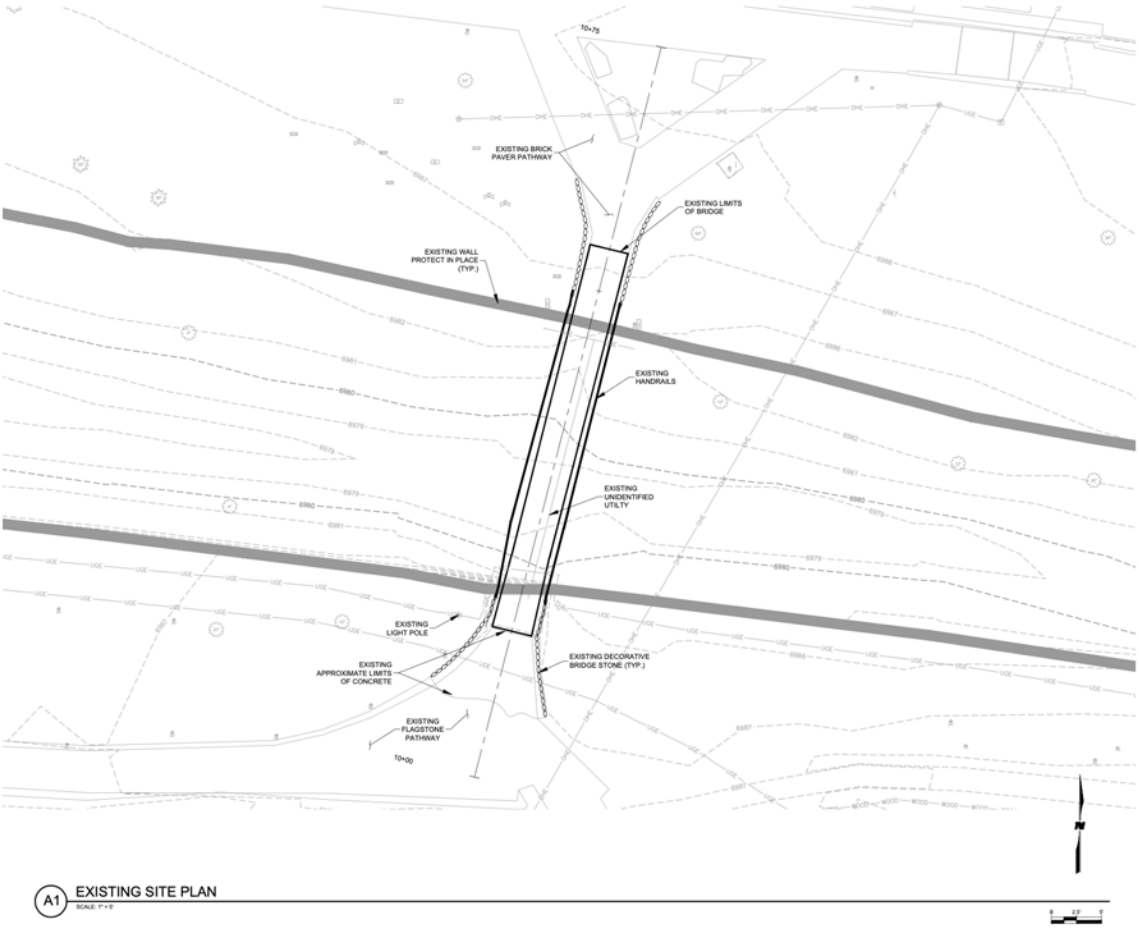


Figure 2. Existing site plan.

Site Demolition Plan

The demolition plan identifies all elements to be removed within the project area.

- South Side: The existing flagstone walkway along the river will remain. The light pole will

also remain, though the exposed conduit beneath the bridge will be relocated underground to prevent vandalism. The stone abutments and concrete approaches will be removed.

- North Side: The existing brick and concrete approach will be removed, and the brick salvaged. The decorative stone at the bridge approach will be removed, and the underlying waterline will be buried and tied into the existing irrigation box.

The bridge deck, concrete girders, stone curtain wall, railing, and abutments within the riverbank will be carefully dismantled to avoid damaging the Civilian Conservation Corps (CCC) stonework along the interior riverbank to the extent possible and using the “lightest touch.”

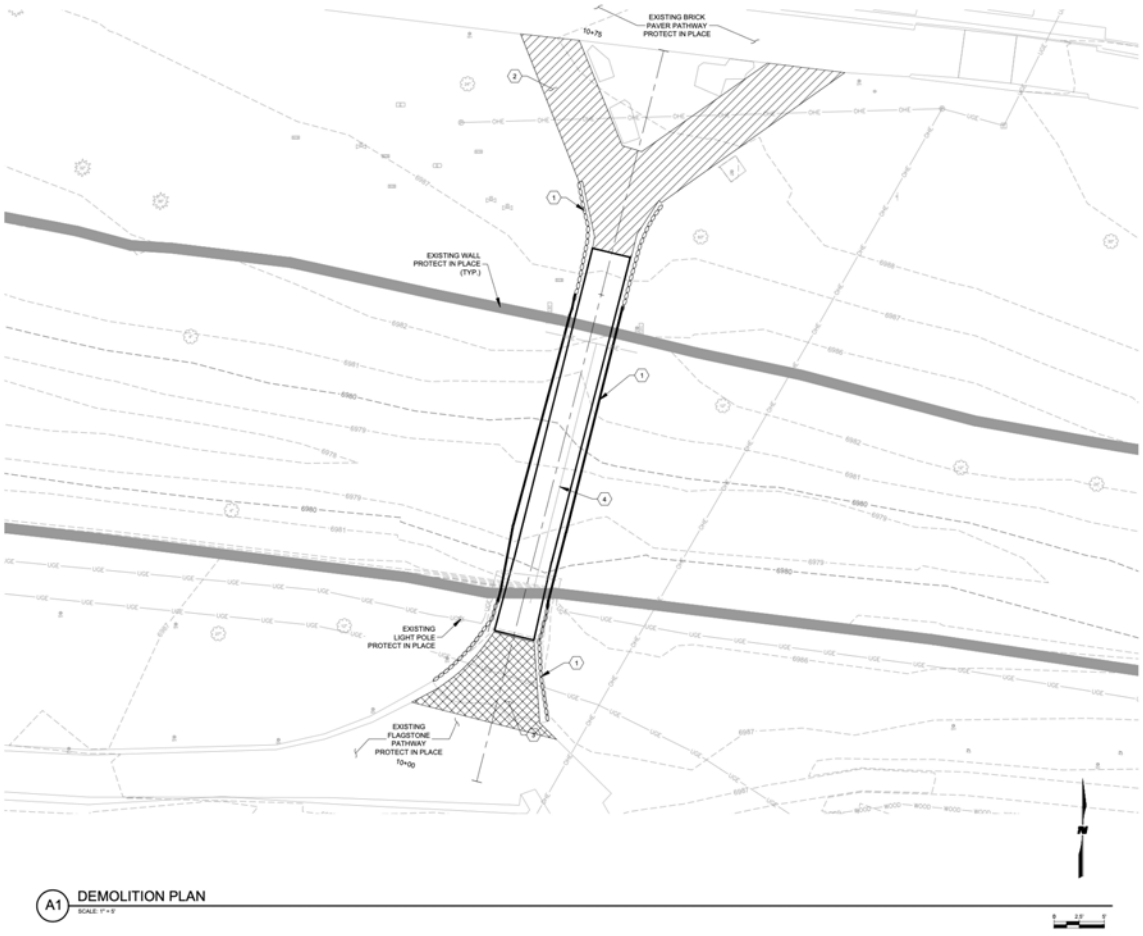


Figure 3. Bridge and project area demolition plan.

Proposed Site Plan

The proposed plan reflects the widened bridge (from 5'-9" to 7'-4") and new concrete slab approaches. Salvaged brick will be reused at the north approach to maintain continuity with the existing E. Alameda Street sidewalk. Approximately 20 inches of CCC stone wall will need to be removed to accommodate the wider bridge. The stone will be replaced after the bridge has been installed.

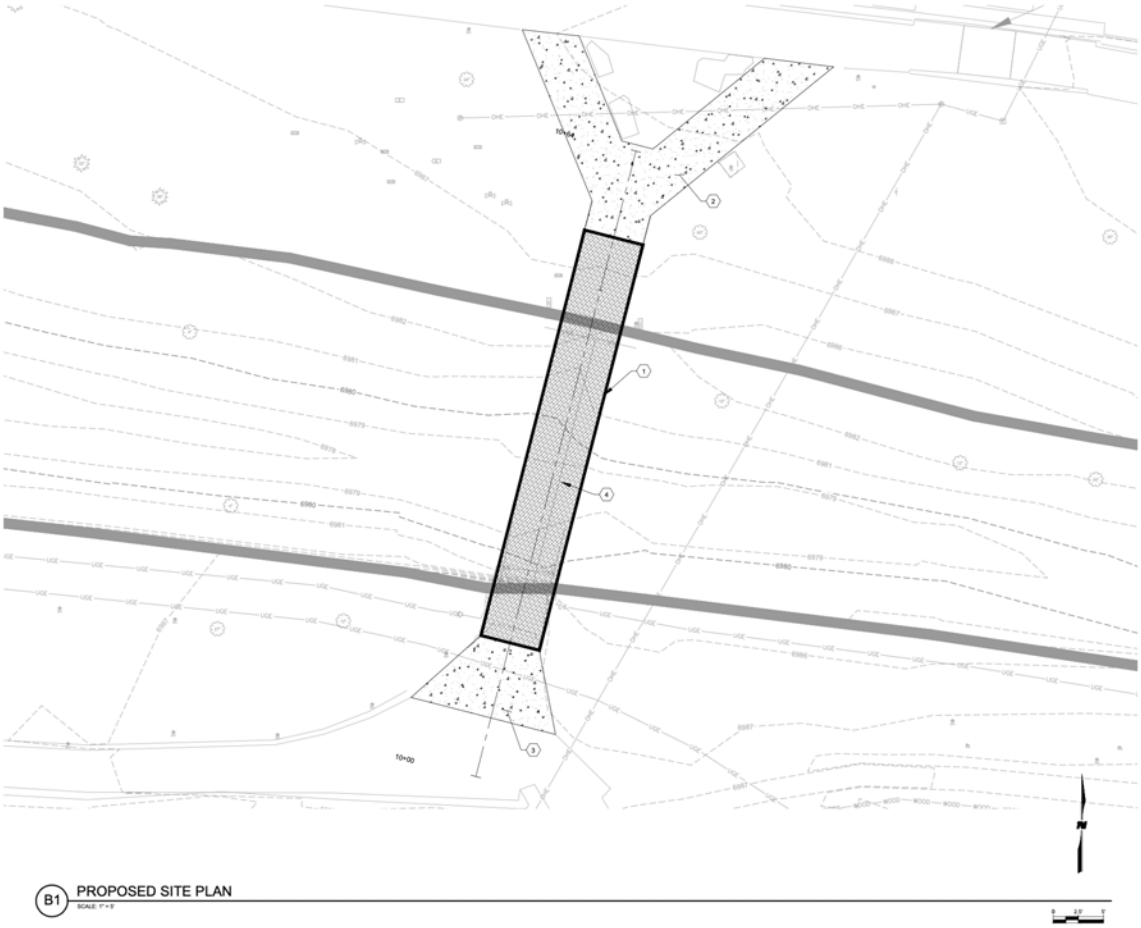


Figure 4. Proposed site plan showing the wider bridge deck.

Existing and Proposed Bridge Design

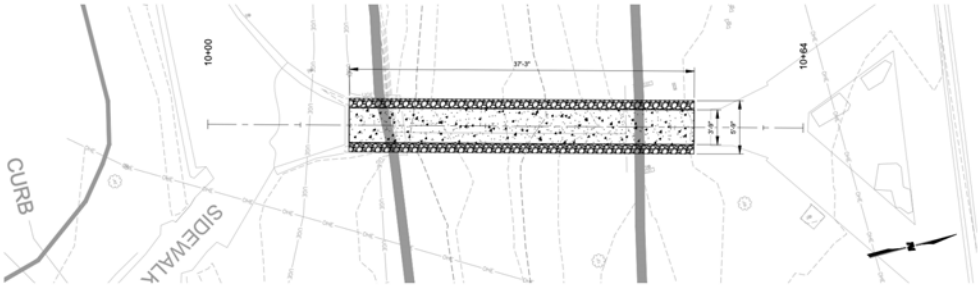
The existing bridge consists of a 4-foot-wide concrete deck with pre-cast concrete girders, sandstone curtain walls with a false arch, and metal tube railings set into stone pilasters. The replacement bridge will feature a pre-cast metal superstructure spanning the river channel, anchored outside the riverbanks to protect the CCC rockwork.

Existing sandstone will be salvaged and reused wherever possible. New sandstone matching the existing material and pattern will supplement where needed. Stone pilasters will wrap the railings at both bridge ends to preserve the visual character of the original design.

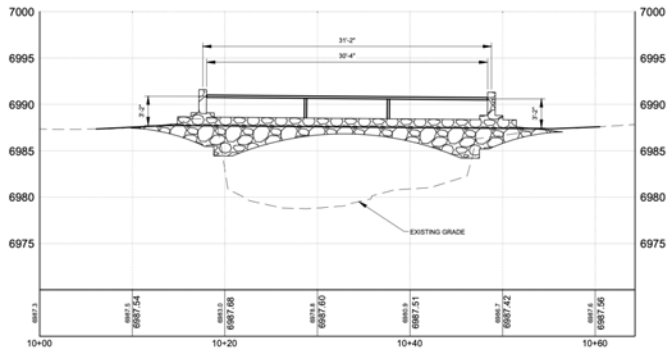
Design Alternatives

1. Arched Façade: Replicates the existing false arch but presents flood management challenges due to reduced channel clearance.

2. Non-Arched Façade: Simplifies the façade while improving hydraulic performance. This option eliminates the arch but maintains the bridge's traditional stone appearance.

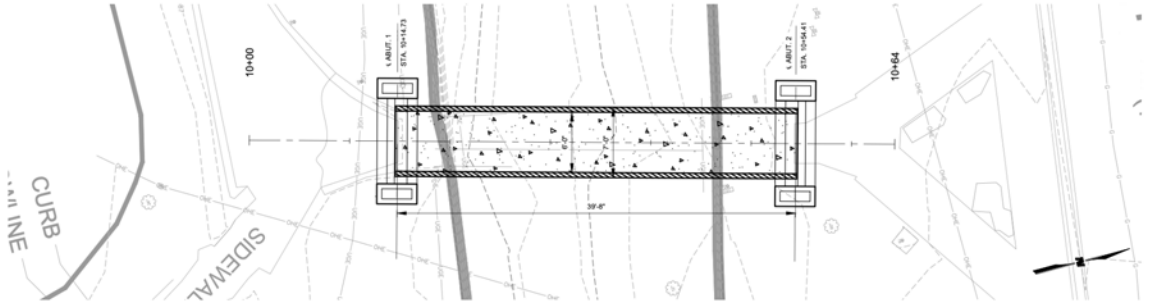


EXISTING BRIDGE PLAN

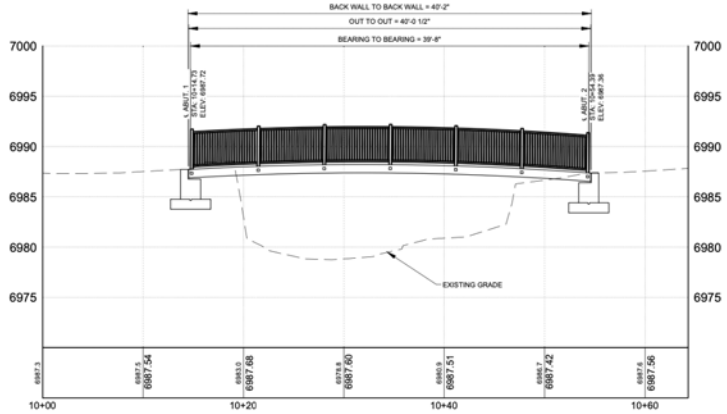


EXISTING BRIDGE PROFILE

Figure 5. Elevation (profile) of the existing bridge.



PROPOSED BRIDGE PLAN



PROPOSED BRIDGE PROFILE

Figure 6. Superstructure of the prefab bridge to be covered with sandstone.

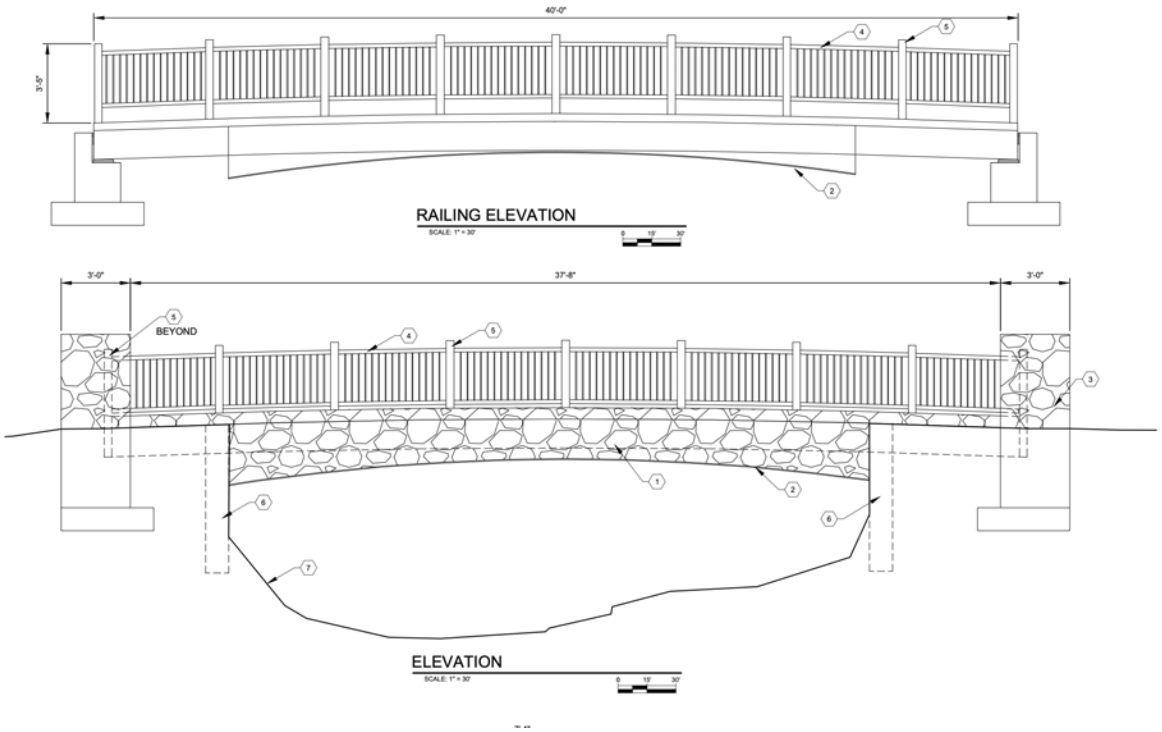


Figure 7. Arched Design (east and west elevations).

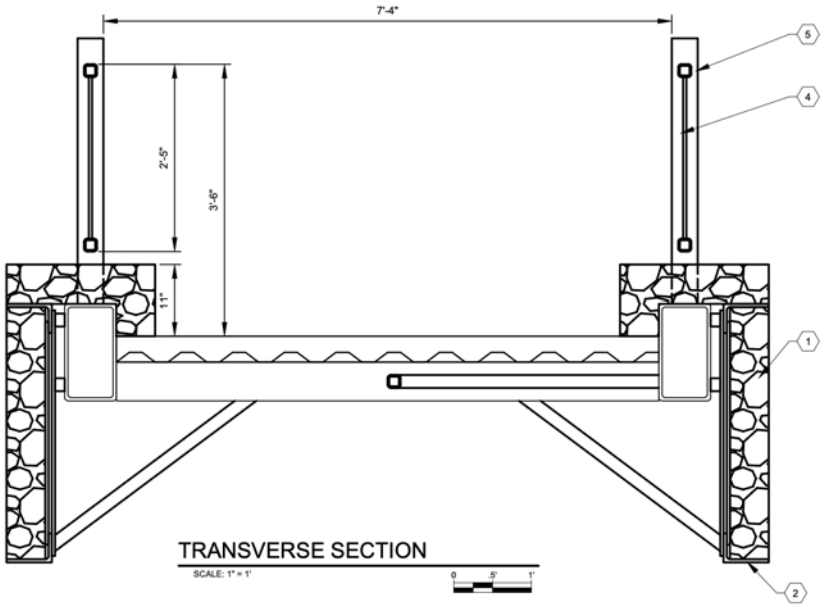


Figure 8. Arched Design (north and south elevations/ transverse section).

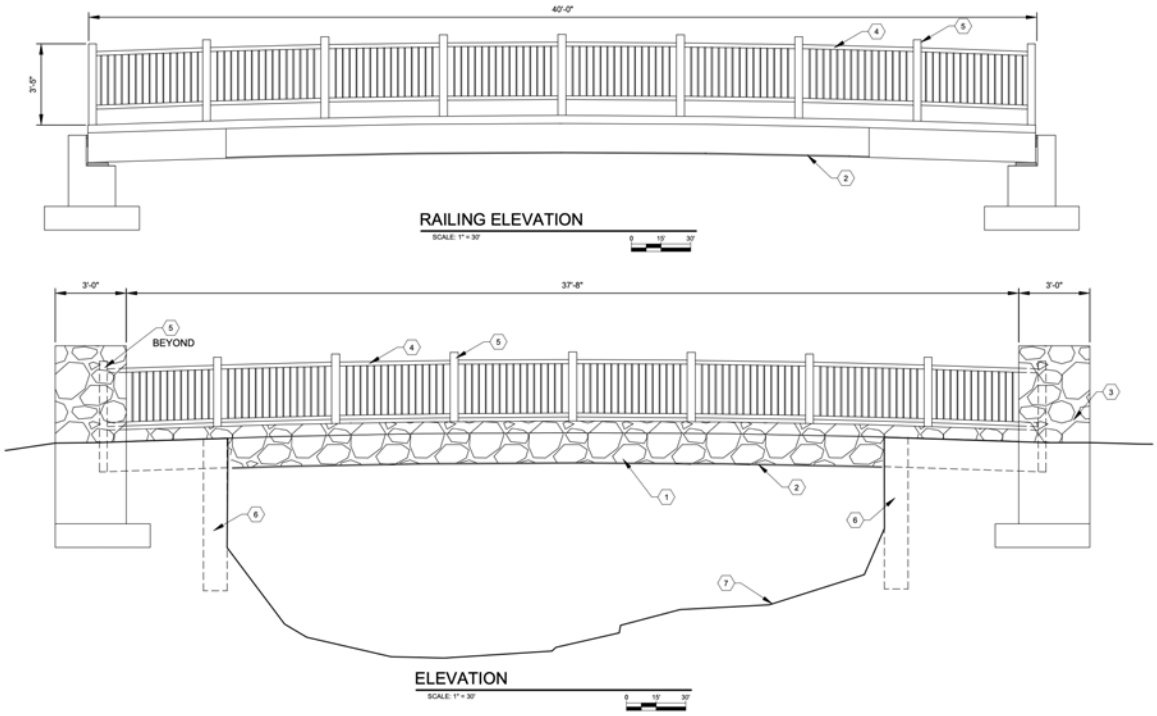


Figure 9. Non-arched bridge design (east and west elevation).

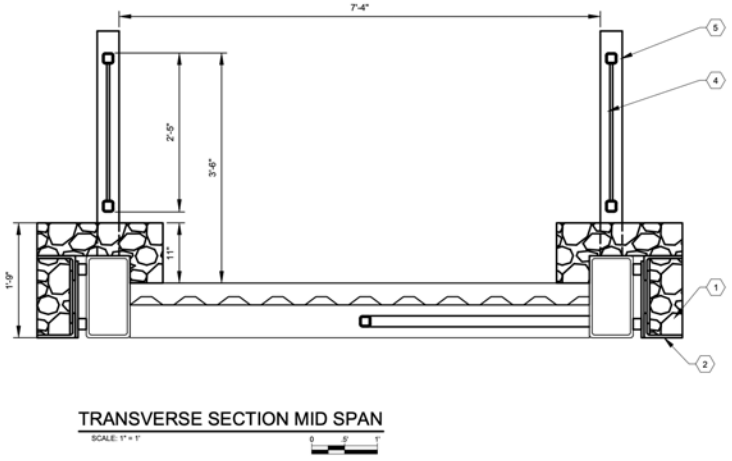


Figure 10. Mid-span section (north/south view).

Design Details

Per the HDRB's July 8, 2025, directive:

- The bridge must utilize real sandstone, incorporating salvaged stone where feasible.

- The stone placement pattern should replicate the existing configuration as closely as practicable.

- The deck must be six feet wide, with a 42-inch-high railing.

Bridge Element	Existing	Proposed
Bridge Length	37'-3"	42'-0"
Deck Width	4'-0"	6'-0"
Rail Height	18"	42"
Frame/Structure	Concrete and steel wire	Prefab metal
Façade	Sandstone	Sandstone
Approaches	Concrete (south), brick/concrete (north)	Concrete (south), brick/concrete (north)
Pilasters/End Caps	Sandstone	Sandstone
Railings	Metal tube pipe	Steel railing
Deck Finish	Concrete	Concrete (Oatmeal Buff)

<u>Colors</u>

- Powder coat for metal elements TBD

- Concrete is proposed to and approved color similar to David Concrete colors approved by City HPD and the HDRB and similar to an "Oatmeal Buff" color to meet the requirements of 14-5.2(E)(11).

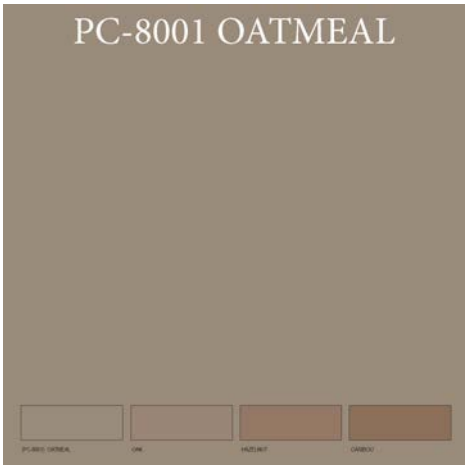


Figure 11. Concrete color sample.

- Existing brick and brick to match will be used where brick is required.



Figure 12. Typical brick sample for Downtown Santa Fe.

- Existing sandstone and sandstone to match existing will be used where required.



Figure 13. Existing sandstone.

Thank you for your review and continued guidance on this project. The City of Santa Fe Parks Division and design team look forward to the Subcommittee's feedback on the proposed alternatives.

Sincerely,



Nicole A. Ramirez Thomas
Wonderstone LLC
On behalf of the City of Santa Fe Parks and Open Space Division

APPENDIX A
HDRB Action Letters

City of Santa Fe

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

PROJECT DESC: 2025-010666-HDRB, Shelby St. Foot Bridge, Downtown & Eastside Historic District, no status, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests a historic status review for the pedestrian bridge.

CASE NUMBER: 2025-010666--HDRB

PROJECT TYPE: Historic Status Review

LOCATION:

CONTACTS:		
Property Owner	Ashkia R Trujillo Ashkia R Trujillo	PO Box 1474 Popay AVE Ohkay Owingeh, NM 87566
Applicant	WONDERSTONE LLC	PO BOX 5891 STATELINE , NV 89449

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 08, 2025. The decision of the Board was to designate the Shelby Street Footbridge as contributing to the Downtown and Eastside Historic District.

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

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

PROJECT DESC: 2025-010683-HDRB, Shelby St. Foot Bridge, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to demolish the pedestrian bridge. An exception is requested to section 14-5.2(D)(1)(a) for demolition of a contributing structure.

CASE NUMBER: 2025-010683--HDRB

PROJECT TYPE: Demolition

LOCATION:

CONTACTS: Applicant WONDERSTONE LLC PO BOX 5891
STATELINE , NV 89449

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 08, 2025. The decision of the Board was to approve the demolition of the Shelby Street Footbridge noting that the exception criteria are met and with the condition that the replacement bridge closely matches the existing bridge.

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

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

PROJECT DESC: 2025-010684-HDRB, Shelby St. Foot Bridge, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to construct a pedestrian bridge. An exception is requested to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities.

CASE NUMBER: 2025-010684--HDRB

PROJECT TYPE: New Construction

LOCATION: Shelby Street Footbridge:Alameda at the base of Shelby Street

CONTACTS: Applicant WONDERSTONE LLC PO BOX 5891
STATELINE , NV 89449

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 08, 2025. The decision of the Board was to deny the option one design with the metal railing and stucco pilasters finding that the exception criteria to not replace in-kind have not been met; however, to approve the option 2 design with the stone facade finding the exception criteria are met for the removal of historic material with the condition that the final plans will correspond as closely as possible with the existing bridge, that no artificial stone facades will be used but that the existing stones will be reused where possible and that the pattern of the replacement rock match as closely as possible the existing rock and that it be laid with the same pattern and points in between and texture as the existing , that the lightest touch possible will be used to avoid damage or removal of the limestone rocks that line the river channel, noting the new dimensions of the 6'0" width, the 42" high railing, and additional length are approved to meet the Americans with Disabilities Act (ADA) requirements and proportional balance of the bridge, and that the final design showing these conditions have been met shall be submitted to staff for approval, if staff is uncertain about the final design it shall come back to the HDRB for approval.

For further information please call 505-955-6124.

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.**

APPENDIX B
Engineer's Report
Building Official's Letter

Memorandum

To: Melissa McDonald, City of Santa Fe

From: Carlos Aguilar, P.E., Wilson & Company, Inc.

CC: Sherman Peterson, P.E., Wilson & Company, Inc.; Tyler Ashton, P.E., Wilson & Company, Inc.

Date: 6/9/2025

Re: Shelby St. Pedestrian Bridge Evaluation

On April 10, 2025, a team consisting of Carlos Aguilar, P.E. and Sherman Peterson P.E. from Wilson & Company, Inc. conducted an evaluation of the Shelby St. Pedestrian Bridge. The Shelby St. Bridge is a single span bridge that carries pedestrian traffic over the Santa Fe River in Santa Fe, New Mexico. The bridge connects pedestrians from Shelby St. and E. Alameda St. to the north with government agencies and businesses to the south. No as-built plans were available; as such, there is no known date for the time of construction. The superstructure consists of an approximate 27'-5" single span (overall beam length of 37'-3) with one prestressed concrete double tee beam. The top flange of the double tee beam acts as the deck of the bridge. From inspection, the abutment substructure consists of timber beams that could likely be recycled railroad ties. The beam was measured to have an approximate depth of 15", with an approximate 3" thick top flange and 12" deep stems. There is also an approximate 8½" wide by 10" deep rectangular beam placed in between the stems of the double tee beam with an attached utility line. This beam was likely placed to provide additional support for the utility line; it should be noted that this beam is sagging significantly and has no influence on the support of the bridge.

Outside of the bridge there are stone arch facades that vary in depth from 50 inches at its deepest near the abutments to 20 inches at the midpoint of the bridge. It appears that the top flange of the beam is encompassed by these arches, as they also provide an approximate 1' curb for the travel way along the top surface. There are steel pipes attached to the stone arches that serve as railing along the bridge, approximately 38" above the travel way. A location plan is shown in Figure 1, with an elevation view of the bridge in Figure 2. The superstructure configuration from underneath the bridge is shown in Figure 3, highlighting the rectangular beam between the double tee beam.

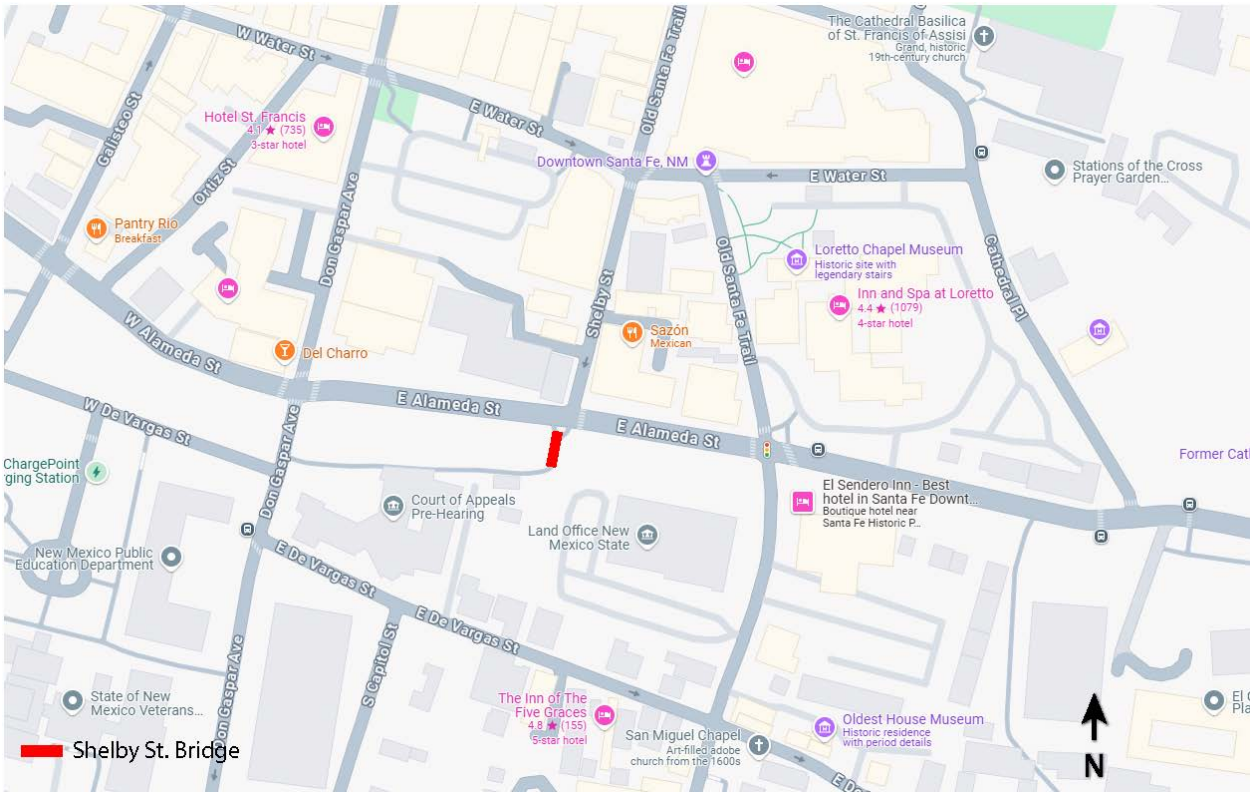


Figure 1 – Bridge location plan



Figure 2 – Bridge elevation view



Figure 3 – Bridge superstructure configuration

Given the significant damage present along the bridge, it has been closed to the public. During the evaluation, it was observed that the top flange of the beam, acting as the deck of the bridge, has a large hole near midspan with additional smaller holes along its edges near the stone arch. Figures 4 and 5 illustrate the damage in the top flange from above and below the bridge, respectively. Note in Figure 4 the presence of brown efflorescence near the hole. This is an indication that the reinforcement in the top flange is rusting and likely losing its strength, thus providing less capacity to support the travel way as initially intended.



Figure 4 – Top of flange damage



Figure 5 – Underside of flange damage

Throughout the length of the girder, the double tee beam has significant damage, including large cracks and spalls, with areas of exposed prestressing strands that appear to be rusted. Figures 6 and 7 include the damage present along the beam. Prestressing strands are used in concrete to place the beam under compression while in service to eliminate any cracking due to tension. The current condition of the beam is an indication that this beam has failed and can no longer serve its purpose to carry any pedestrian loading. Given the configuration of prestressed concrete, once a prestressing strand is damaged it becomes extremely difficult to repair the beam to restore the bridge to its original condition.



Figure 6 – Beam delamination and cracking along web and flange



Figure 7 – Beam web spalling with exposed prestressing strand

With the beam failing at midspan, it appears that the stone arch façade is supporting the load from the bridge through its embedment of the top flange. This is likely not the intention of the arch, as it appears to be more of an aesthetic feature. It appears patch work along the girder has been performed in the past, with some evidence that these patches were also attached to the arch. This can be seen in Figure 7.

From the evaluation, it can be determined that the bridge is both structurally deficient with its excessive damage and functionally obsolete. The existing travel way is less than 4’-0” wide, which would be too narrow to meet the Americans with Disabilities Act (ADA) requirements. Given the information from the evaluation presented herein, it is recommended that this bridge is demolished and replaced with a new structure.



Figure 7 – Beam web spalling with exposed prestressing strand

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City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **6/20/2025**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
Shelby Bridge on West Alameda Across Shelbe St.

BACKGROUND & SUMMARY

An inspection was carried out on June 18, 2025, at the above-mentioned location. The bridge is built out of concrete and masonry with rock cladding. The walking deck is deteriorating and coming apart from the structure, supports underneath the deck are concrete beams the supporting members are cracked and deteriorated.

The overall condition of the structure is unsafe and in very poor condition

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.
Thank you,

APPENDIX C
Shelby Street Footbridge HCPI Form

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 7, 2025

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

1. Name of property: **Shelby Street Footbridge**	**2. Location:** **Over Santa Fe River** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **Parcel # 910017966**

5. Property Type:
__ Buildings:
_x Structures: Bridge
__ Site __ Object

6. Date of Survey:
May 20, 2025

7. Previous Survey Date(s):
__ Yes:
_x No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6850349,-105.9392324



10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing southwest.

11. Brief Description of the Property:

Erected in 1968 by staff of the State Parks and Recreation Commission, the Shelby Street Footbridge is an approximately 26-foot-long standard girder-slab span crossing the Santa Fe River (Photo 1). It is dressed with sandstone curtain walls designed to give the appearance of a masonry arch bridge. The bridge was crudely constructed and is now in poor condition, with a major punch-through in the deck and areas of concrete delamination. These issues prompted the City of Santa Fe to close the bridge in 2022 (Photo 2).

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date: 1968

_ x_Known __ Estimated Source: Newspaper aricle

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

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)**



Portion of Parcel # 910017966 with Shelby Street Footbridge highlighted.

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:

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

Current owner: Assumed to be the City of Santa Fe, though no deed was located for the property, per Office of the Santa Fe County Clerk

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status
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: N/A
Shelby Street Footbridge	Over Santa Fe River Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 20, 2025

Bridge Data

6. Feature Crossed: Santa Fe River
7. Bridge Type: Pre-cast concrete girder-slab with masonry false spandrel wall
8. Total Structure Length: 38' ±
9. Number of Spans: one
10. Main Span Length: 26' ±
11. Main Substructure: Timber abutment (assumed) and stone abutments and bridge seats
12. Deck Width: 4' ±
13. Railing Type: Steel pipe rail

14. Designer/Engineer: Unknown	Builder/Contractor: New Mexico State Parks and Recreation Commission Force Account Labor

15. Modifications: x __ No known modifications

#1 Date: Unknown.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Urban style park bridge

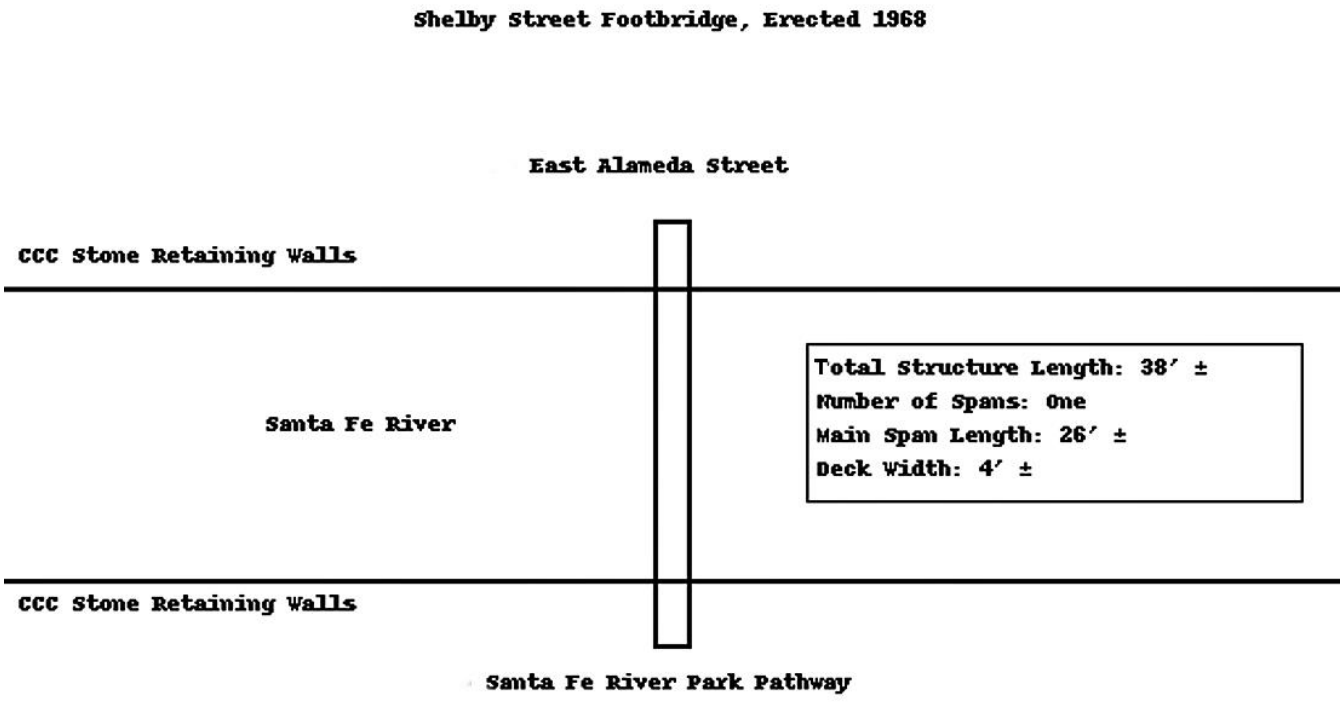
17. Documents Available and Their Locations
None: See Documentation Note

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: The adjacent channel is listed in the National Register of Historic Places, to which the subject is a Non-Contributing resource.

19.Site Plan: Field Sketch, AHS.



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		5. Date of Survey: May 20, 2025

Architectural Description Continued

Setting

The Shelby Street Footbridge crosses the river near the base of Shelby Street in downtown Santa Fe. It is positioned above a stone-lined channel constructed by the Civilian Conservation Corps in the early 1930s. Pedestrian walkways, added in the 1950s during the area's tenure as a state park, flank the bridge on both the east and west approaches.

The bridge lies within a modified riparian corridor where the river has been straightened and channelized. The surrounding context includes a mix of commercial and governmental buildings, reflecting the area's urbanization from the mid to late 20th century. Mature cottonwoods, willows, and other riparian vegetation provide shade and visual relief, reinforcing the river's presence as a natural element in an increasingly dense built environment (Photo 3).

Bridge Details

Superstructure

The bridge consists of two precast concrete girders supporting a cast-in-place or integrally cast slab deck (Photo 4). Each girder measures approximately 3 inches wide by 11½ inches high and is T-shaped, flanged into the slab. A later addition—a concrete beam measuring approximately 8½ inches wide by 9⅞ inches high—was installed between the girders for supplemental support; however, the beam exhibits noticeable deflection at mid-span. The bridge spans the river at 26 feet, with a total length of approximately 38 feet including approaches.

The exterior features non-structural concrete curtain walls with a false arch profile. It is clad in local sandstone likely intended to mimic a closed-spandrel masonry arch (Photo 1). These false spandrel walls measure approximately 3 inches wide with a variable height and consist of sandstone blocks set into a concrete bed (Photo 5). The blocks exhibit pronounced horizontal striations or bedding planes that visually differ from the limestone channel walls below (Photo 6).

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Similar to a true masonry arch, the false spandrel walls taper toward the center, narrowing from 4 feet at the base to approximately 20 inches at the "keystone"—a small vertical block located at the bridge's midpoint (Photo 7). This keystone is decorative and non-structural.

Vertical clearance beneath the bridge at mid-span is approximately 73 inches, a limited height that has long raised flood control concerns. In the 1970s, the U.S. Army Corps of Engineers identified the bridge for removal due to its inadequate hydraulic capacity.

Substructure

The bridge rests directly on the river embankment, supported by large timber blocks that serve as both abutments and bridge seats.[1] This rudimentary substructure reflects minimal engineering, relying largely on soil mass and timber resistance for lateral stability. The lower abutments and bridge seats are faced with stone for visual effect (Photo 8).

Deck and Approach

The bridge's deck is formed by the concrete slab. Over time, surface deterioration has exposed the reinforcing steel mat. Near the center of the span, a punch-through has developed, accompanied by widespread concrete delamination.

The 4-foot-wide walkway is bordered on both sides by low sandstone parapets that rise approximately 12 inches above the deck surface (Photo 9). A painted metal pipe railing runs along the edges of the deck, terminating at each end in square masonry end posts approximately 18 inches high, which visually anchor the span.

On the north side, the bridge is approached by a continuation of the concrete slab (Photo 10). Curving stone walls flank this approach, rising from ground level to approximately four feet where they connect with the masonry end posts. On the south side, the original approach was removed to accommodate the widening of the pedestrian path (Photo 2).

[1] Based on a restricted view of the north bank, it is presumed that timber blocks function as the back (or rear) abutment.

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Condition

The bridge is currently in poor condition and shows multiple signs of structural distress. A large punch-through in the deck reveals corroded reinforcing steel (Photo 11). Significant delamination has weakened the concrete surface, and cracks are evident both longitudinally and transversely beneath the deck (Photo 12). Efflorescence—white mineral deposits indicating moisture infiltration—is visible across the underside (Photo 12). These combined issues have compromised the structural integrity of the bridge, leading to its closure by the City of Santa Fe in 2022.

Historical Overview

Introduction

In late April 1968, Lela Wilson—a 28-year-old Clovis native and secretary for the New Mexico State Parks and Recreation Commission—stood at the center of the recently completed Shelby Street Footbridge. A State Parks photographer captured an image of Wilson, her bouffant hairstyle silhouetted, as she looked out across the Santa Fe River (Fig. 1). The pair had likely walked from the Commission's new office at 141 East DeVargas Street to take the photo.

The bridge at the time marked the western terminus of Santa Fe River Park and likely replaced a rustic log span erected by the Civilian Conservation Corps (CCC) in 1934. The new structure, designed to blend with the CCC-built limestone river walls, continued to serve the same essential function: carrying pedestrians across the Santa Fe River. It fulfilled this role until 2022, when ongoing deterioration and substandard construction led officials to deem it a public hazard.

Imagining a River Park

At the start of the Great Depression, New Mexico—like many states—did not have a single state park. With the infusion of New Deal funding and the labor of the Civilian

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Conservation Corps (CCC), the state was able to launch its first formal park program.[2] In August 1933, Governor Arthur Seligman issued an executive mandate establishing the New Mexico State Park Commission, enabling the state to use CCC labor for park development.

One of these recreation areas fulfilled a long-held ambition to create a linear parkway along the Santa Fe River. The ambitious but ultimately unproductive 1912 Santa Fe Preliminary Plan envisioned a "Paseo del Rio" boulevard and park stretching along the river from Camino Cabra westward to the future St. Francis Drive (Fig. 2).[3] With no funding attached to the proposal, the plan failed to materialize.

The river parkway concept resurfaced in the 1920s, when the City of Santa Fe, the Chamber of Commerce, and civic groups such as the Kiwanis and Lions Clubs launched a campaign to establish the Santa Fe River Park.[4] Although preliminary drawings were prepared, progress stalled due to resistance from property owners unwilling to sell land fronting the river. With the arrival of the CCC, the project resurfaced. An editorial in the New Mexican stated the federal program put a "chance in front of [civic leaders] to secure one of the most beautiful parks in the country."[5]

Building a Riparian Park

In Santa Fe, the Civilian Conservation Corps undertook two state park projects concurrently. In the Sangre de Cristo foothills, CCC crews developed Little Tesuque Canyon—later designated Hyde Memorial State Park—into an all-season recreation area with campsites, stone shelters, a lodge, and a ski run.[6] At the same time, in the heart of the city, crews from the same camp—headquartered in what would become the Casa Solana subdivision—constructed an urban riparian park along the Santa Fe River, transforming the corridor into a landscaped public space that served both recreational and flood-control purposes. Early plans had envisioned the two parks being connected.

[2] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 55.
[3] Ibid., 56
[4] "Alleged Catron Obstructs Park Development; Matter to Come Before Council on Wednesday," *Santa Fe New Mexican*, April 24, 1934, 2.
[5] Ibid.
[6] Mary Wright Coan, "The New Deal in Little Tesuque," *New Mexico Magazine* (July 1934), 24-25+.

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The river park would extend nearly two miles along the Santa Fe River, starting at the lower reservoir and moving downstream to a point near St. Francis Drive. Unlike earlier efforts, federal officials assisted in acquiring riverfront parcels, resulting in more than 90 quitclaim deeds made to the State of New Mexico by local landowners.[7]

The project's primary goal was to straighten and channelize the river for flood control. Until this point, the river routinely flooded, damaging homes and property along its course. A secondary goal was to create an urban recreation area, with a concentration of amenities placed between College Street (now Old Santa Fe Trail) and Shelby Street.

Work on this section began in the spring of 1934 and was largely completed by the end of the year. It included obliterating an ancient acequia and channeling its flow along a raised stone-lined ditch.[8] By August, CCC crews had constructed stone retaining walls reaching Shelby Street, where they were in the process of erecting a rustic log footbridge over the river.[9]

The bridge provided access to the newly built State Parks Commission headquarters on East DeVargas Street. This Pueblo Revival-style building (Fig. 3), funded with New Deal money, served as the administrative offices for the state park system. It was demolished in the 1960s to make way for a parking lot serving the new State Land Office Building.

A Rustic Log Bridge

An article in the New Mexican described the new footbridge as made of large yellow pine logs "nearly two feet in diameter."[10] Though brief, the description fits what would later be called the National Park Service rustic style of park architecture.

As a CCC project, the design of park structures and furnishings was overseen by the regional office of the National Park Service. During this period, the NPS guided park development through a series of design portfolios that covered nearly every aspect of planning and construction. The effort began in 1934 with a slim volume showcasing

[7] David Kammer, "Santa Fe River Park Channel," National Register of Historic Places nomination (Washington, D.C.: June 2008), 9-18, bibliographical entry.
[8] "Alleged Catron Obstructs Park Development," 2.
[9] "Work on River Park," *Santa Fe New Mexican*, August 13, 1934, 1.
[10] Ibid.

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representative park structures and expanded—under the direction of NPS architect Albert H. Good—into an encyclopedic three-volume set published in 1938.[11]

As articulated by Good, the Park Service design philosophy sought to promote "through the use of native materials in proper scale, and through the avoidance of severely straight line and over sophistication. . . the feeling of having been executed by pioneer craftsmen with limited hand tools . . . [and by doing so achieve] sympathy with the natural surroundings and with the past."[12]

For small footbridges in parks, Good recommended the use of logs or stone, noting that such materials "appear more indigenous to our natural parks than spans of steel or concrete."[13] His chapter on footbridges included photographs illustrating what the Park Service considered exemplary design. Many of these were rustic log spans, which likely influenced the design of the original Shelby Street footbridge. Unfortunately, no known photographs of that bridge survive, making it difficult to determine its actual appearance.[14]

Completing the Park

The erection of the massive retaining walls extended westward beyond the Don Gaspar Avenue Bridge to a point near St. Francis Drive, and was largely completed by 1937. The State Parks Commission envisioned developing the river corridor westward through downtown into a formal park, while preserving the area east of College Street in a more

[11] John W. Murphey, " Maryland State Parks: A Survey of Selected State Parks in the Eastern and Western Regions," (Report prepared for the Maryland Historical Trust, January 31, 2019), 58-59.

[12] Albert H. Good, *Park and Recreation Structures, Part I- Administration and Basic Service Facilities* (Washington, D.C.: United States Department of Interior, National Park Service, 1938), 176.

[13] Ibid.

[14] No photographs of the bridge were located at the Palace of the Governors Photo Archives (Catie Carl, email communication to John W. Murphey, May 8, 2025). Inquiries with the City of Santa Fe, the New Mexico State Archives, and New Mexico State Parks regarding park records, drawings, and photographs produced no results. It is possible that relevant materials may exist in Record Group 35 at the National Archives and Records Administration (NARA), College Park, Maryland. However, the short turnaround time and limited budget for this project did not allow for a NARA records search.

natural state.[15] How much of this vision was ever fully realized remains unclear. With the major structural work completed, the CCC devoted its final years to installing picnic tables along the grassy strip lining the river between College and Shelby Streets.

By the end of the Depression, New Mexico had established four state parks built by the CCC—but the improved Santa Fe River area was not among them.

Santa Fe's Unofficial Park

After its completion, the *Santa Fe River State Park*—as it was referred to in the press—fell into a jurisdictional gray area. The park encompassed state-owned land, including the riverbed and narrow linear strips along both banks, but was bordered by city-owned and private properties. These overlapping boundaries created administrative uncertainty, and as a result, the park remained unofficially designated for nearly two decades.

After the conclusion of World War II, the Commission began efforts to improve the Santa Fe River Park. According to a 1947 newspaper account, State Parks Superintendent Charles Roehl planned to enhance the urban stretch by developing footpaths, building rock tables and benches, installing drinking fountains, and planting grass.[16] The project was a joint undertaking by the State Parks Commission, the State Highway Department, and the State Penitentiary, which provided prison labor for the work.

The Santa Fe River Park continued to receive incremental improvements but did not achieve official state park designation until the late 1950s. As of 1954, the New Mexico State Parks Commission operated six officially designated parks: Bluewater Lake, Bottomless Lakes, City of Rocks, Conchas Lake, Kit Carson, and Hyde Park. The Santa Fe River Park, by contrast, remained an unpublicized strip of state-owned land—maintained by the state but not formally recognized or promoted as part of the official park system.

[15] "City and Vicinity Given Preference in Park Work, Says Supervisor," *Santa Fe New Mexican,* March 30, 1937, 4.
[16] "Roehl Tells of Plans to Make River Parkway a Place of Beauty," *Santa Fe New Mexican*, July 15, 1947, 1.

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In its 1954 annual report, the New Mexico State Parks Commission acknowledged the unusual status of the river park running through the heart of the capital. The report flagged the unresolved question of whether the area should be formally designated a state park or incorporated into the South Capitol Complex—a growing cluster of state government offices located south of the river.[17] While the matter remained unsettled, the Parks Commission continued to maintain the river corridor.

In 1957, the Santa Fe River Park was officially designated as a state park. The original unit encompassed only the north bank of the river, extending approximately 0.4 miles from Delgado Street on the east to Shelby Street on the west.

Park Beautification

Beautification efforts began as early as 1953, when state park employees planted lawn and installed picnic tables along the stretch between Cathedral Place and what is now Paseo de Peralta.[18] This initial work was followed by improvements farther west, including raising the streambed and importing topsoil to level the embankments.

Following the park's official designation, a series of additional improvements were undertaken. The stone retaining walls were raised to accommodate more fill (Fig. 4), new picnic areas with concrete tables and benches were added, turf was planted throughout, footpaths were laid, and signage installed—including an Official Scenic and Historic Marker framed in rustic brown logs. None of the archival sources reviewed—including newspaper accounts and records from the State Parks and Recreation Commission—mention the replacement of the original CCC-built log bridge.

By 1967, a year before the current footbridge was erected, the park featured 18 designated picnic sites ("picnic pits") and a continuous lawn along the length of its corridor.[19] Ongoing maintenance focused on repairing older log tables and removing dead trees and overgrowth.

[17] New Mexico State Park Commission, *Your State Parks – 1954* [annual report] (Santa Fe: New Mexico State Park Commission, n. pag.); New Mexico State Parks and Recreation Division Records, Folder: "Parks & Recreation Department Publications," New Mexico State Records Center and Archives, Santa Fe, New Mexico (hereafter PRDP).

[18] "A Good Start" [editorial], *Santa Fe New Mexican*, December 2, 1953, 4.

[19] New Mexico State Parks and Recreation Commission, "Welcome to New Mexico State Parks" [foldout brochure], (Santa Fe: State Parks and Recreation Commission, 1967), n. pag., PRDB.

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A Replacement Bridge

The current footbridge was constructed in early 1968, likely replacing an earlier structure—possibly the original timber span built during the CCC era. A February 1968 aerial photograph shows two footbridges crossing the river at the foot of Shelby Street (Fig. 5). By the following year, only the present bridge remained (Fig. 6). The bridge was erected by park personnel under the supervision of Joe B. Rodriguez, then the area supervisor for Northern New Mexico.

The bridge's design marked a departure from earlier CCC-era standards. Thirty years prior, National Park Service architect Albert H. Good had advised against constructing stone footbridges with a "thin and structurally weak appearance."[20] He recommended a more substantial parapet wall rising above the deck, arguing that such designs maintained a more appropriate "park character" than those capped with "thin … and more formal cap stone."[21] The new bridge, by contrast, featured a tapering false spandrel and a low parapet wall—elements that contradicted Good's guidance and lent the structure a more urban profile.

Its completion was marked with a photograph in the local newspaper (Fig. 1), although the project went unmentioned in the State Parks and Recreation Department's internal newsletter. It did, however, appear in the background of two promotional films produced in the late 1960s to advertise New Mexico's state parks (Fig. 7).

The State Park's Final Years

The 1960s enhanced park was marketed by the state as an urban recreational amenity, focused on strolling and picnicking. A 1977 park brochure described the space as "a serene retreat in the center of Santa Fe for visitors and local residents."[22]

The New Mexico State Park and Recreation Commission continued to maintain and improve Santa Fe River State Park through the 1990s. In 1999, the City of Santa Fe and the State of New Mexico entered into a joint powers agreement to support the park's

[20] Good, *Park and Recreation Structures, Part I*, 192.
[21] Ibid.
[22] New Mexico State Parks and Recreation Commission, "New Mexico State Parks: Santa Fe River & Hyde Memorial" [foldout brochure], (Santa Fe: State Parks and Recreation Commission, 1977), n. pag., PRDB.

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ongoing maintenance and future development.[23] The work was reviewed by the City's Public Works Committee and ultimately evolved into the River Trail and Greenway Improvement Project.

The City hired Wilson and Company to prepare a master plan for the park's future development. This work included expanding the park westward and constructing pedestrian and bicycle trails from Delgado Street to Defouri Street under the Santa Fe River Downtown Urban Trail Project. As part of the project, the width of West Alameda Street was reduced to allow for a wider and more gradual embankment from Defouri Street to St. Francis Drive. Improvements to the park have continued through the use of Capital Improvements Program funds.

When a Footbridge Becomes a Liability

Calls to remove the Shelby Street Footbridge began in 1983, following a U.S. Army Corps of Engineers project to channelize a section of the Santa Fe River west of Don Gaspar Avenue using heavy concrete retaining structures. The Corps' initiative was prompted by an earlier flood study predicting that a 100-year event could submerge Shelby Street and surrounding areas under five feet of water.[24] The Corps had been involved with the Santa Fe River since 1957, when a major flood destroyed numerous bridges and riverfront businesses.

As part of the study and following project, the Corps identified several bridges in need of improvement or replacement, including the Old Santa Fe Trail and Defouri Street vehicular bridges, as well as pedestrian crossings like the Shelby Street Footbridge.[25] Each of these bridges had been determined to have a flow capacity of 2,100 cubic feet per second or less—insufficient to withstand a 100-year flood event.

As a cost-sharing arrangement, the City of Santa Fe was responsible for replacing the bridges. However, nearly all available funding was directed toward the replacement of the Old Santa Fe Trail Bridge, a high-volume crossing the city had identified in 1975 as a top priority. Its replacement turned into a costly and protracted effort that took several

[23] Edward Vigil (City of Santa Fe), phone message to John W. Murphey, May 30, 2025; various notices of public meetings published in the *Santa Fe New Mexican*, 1998–2000.
[24] Sam Atwoood, "River Flood Plan Under Attack," *The New Mexican*, May 5, 1983, A-7.
[25] Ibid., "River Plan Presented Wednesday," *The New Mexican*, May 3, 1983, A-7.

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years to complete. With most of the city's budget directed to the Old Santa Fe Trail crossing, other river spans were not affected by the project, including the Shelby Street Footbridge.

The Shelby Street Footbridge avoided replacement for another 40 years. However, in 2022, with its concrete deck visibly deteriorating, the City of Santa Fe permanently closed the bridge in August after a civil engineering assessment raised safety concerns.[26] The structure has remained closed since.

In November 2024, the Santa Fe Governing Body approved the use of $240,000 in state capital outlay funds to design a new structure to replace the aging and structurally deficient bridge.[27] This HCPI is a step in the process of replacing the bridge.

[26] Nathan Lederman, "Deteriorating Footbridge in Downtown Santa Fe Closed," *Santa Fe New Mexican*, October 15, 2022, A-1 and A-4.
[27] Carina Julig, "Contract Extends Capital Outlay Appropriations," *Santa Fe New Mexican*, November 19, 2024, A-8.

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Evaluation of Historical Status

The Shelby Street Footbridge was designated a Non-Contributing resource in the 2008 Santa Fe River Park Channel National Register of Historic Places district nomination. That nomination encompassed the immediate park development along the river, including the CCC-era stone retaining walls and other features. The rationale for the bridge's non-contributing status was that it fell outside the district's period of significance, ending in 1940, and that it did not stylistically fit with the National Park Service design aesthetic of the New Deal era.

While the nomination did not reference Albert H. Good's guidance, it is clear—based on his principles quoted above—that the bridge does not embody the Park Service Rustic ideal. Its lean profile and pipe railing lack the form and naturalistic materials associated with that design philosophy.

Given its previous designation, and its poor quality of construction, the recommendation is to designate the Shelby Street Footbridge a Non-Contributing structure to the Downtown and Eastside Historic District.

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Documentation Note

No CCC or National Park Service architectural drawings related to the original bridge or associated structures were located in local archives. However, such materials may exist within Record Group 35 (Civilian Conservation Corps) at the National Archives and Records Administration (NARA) in College Park, Maryland. Additionally, no drawings or plans were found for the 1950s state park improvements or for the construction of the 1968 footbridge. The following collections were reviewed, with relevant materials noted below:

Local Collections

New Mexico State Archives and Records Center

A. **Civilian Conservation Corps, New Mexico District Records**
   Citation Number: Collection 1959-030
   Dates: 1935–1942

B. **New Mexico State Parks and Recreation Division Records**
   Citation Number: Collection 1979-010
   Dates: 1939–[ongoing]

C. **Governor Arthur Seligman Papers**
   Collection: 1959-102
   Series: Correspondence – New Mexico Park Commission
   Citation: Series [not specified], Folder 70, Box 3

D. **Governor Clyde K. Tingley Papers**
   Collection: 1959-104
   Series: Correspondence – New Mexico State Park Commission
   Citation: Series [not specified], Folder 45, Box 2

E. **Map Collection**
   Citation Number: Collection 1959-296
   Series: Santa Fe – City

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F. New Mexico Historical Film Collection

- **Santa Fe River State Park**
  Citation Number: Collection 1959-000, Item 11472, Serial No. 11472
- **Santa Fe River State Park**
  Citation Number: Collection 1959-000, Item 21628, Serial No. 21628
- **New Mexico State Parks**
  Citation Number: Collection 1959-000, Item 11553, Serial No. 11553
  Date: Circa late 1960s

City of Santa Fe, Land Use Division

No records

City of Santa Fe, Parks and Open Space Division

No records

New Mexico Historic Preservation Division

National Register of Historic Places files (transferred to NMCRIS)
Backing information for the Santa Fe River Park Channel NRHP missing

New Mexico Office of the State Engineer Library

Santa Fe/Santa Fe River Materials
No material relevant to the park or bridge

New Mexico State Parks

No records or knowledge that Santa Fe River Park was a state park

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Illustrations



Figure 1: Lela Wilson stands at the center of the recently completed Shelby Street Footbridge, April 1968. Courtesy of the Santa Fe New Mexican.

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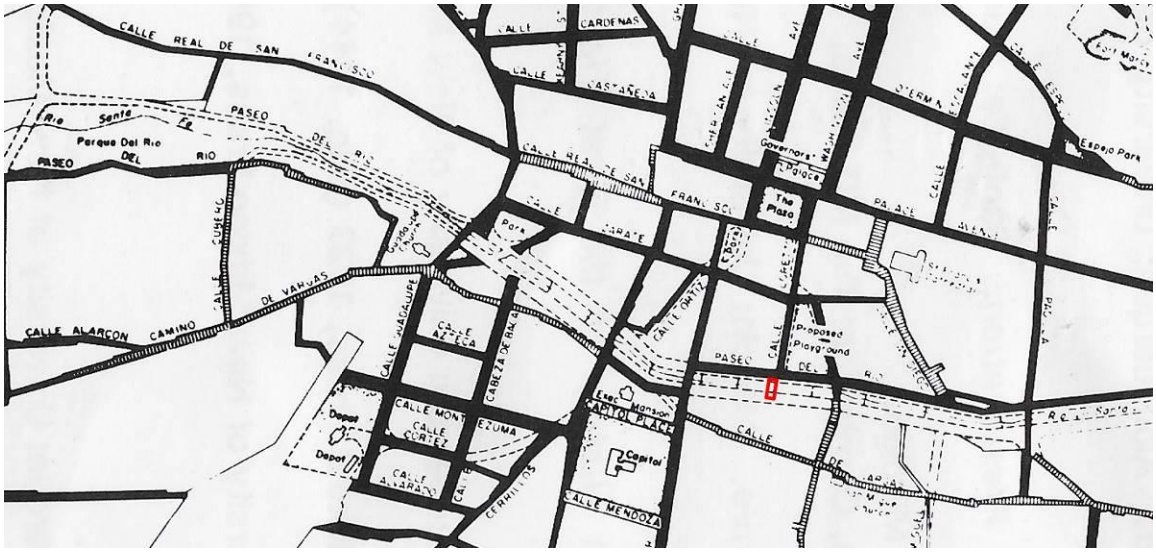

Figure 2: Portion of 1912 plan showing the proposed Paseo del Rio boulevard and river park. Site of future footbridge highlighted N. L. King, "Map of the City of Santa Fe, Showing Street, Park and River, Improvements Proposed by the City Planning Board," 1912.

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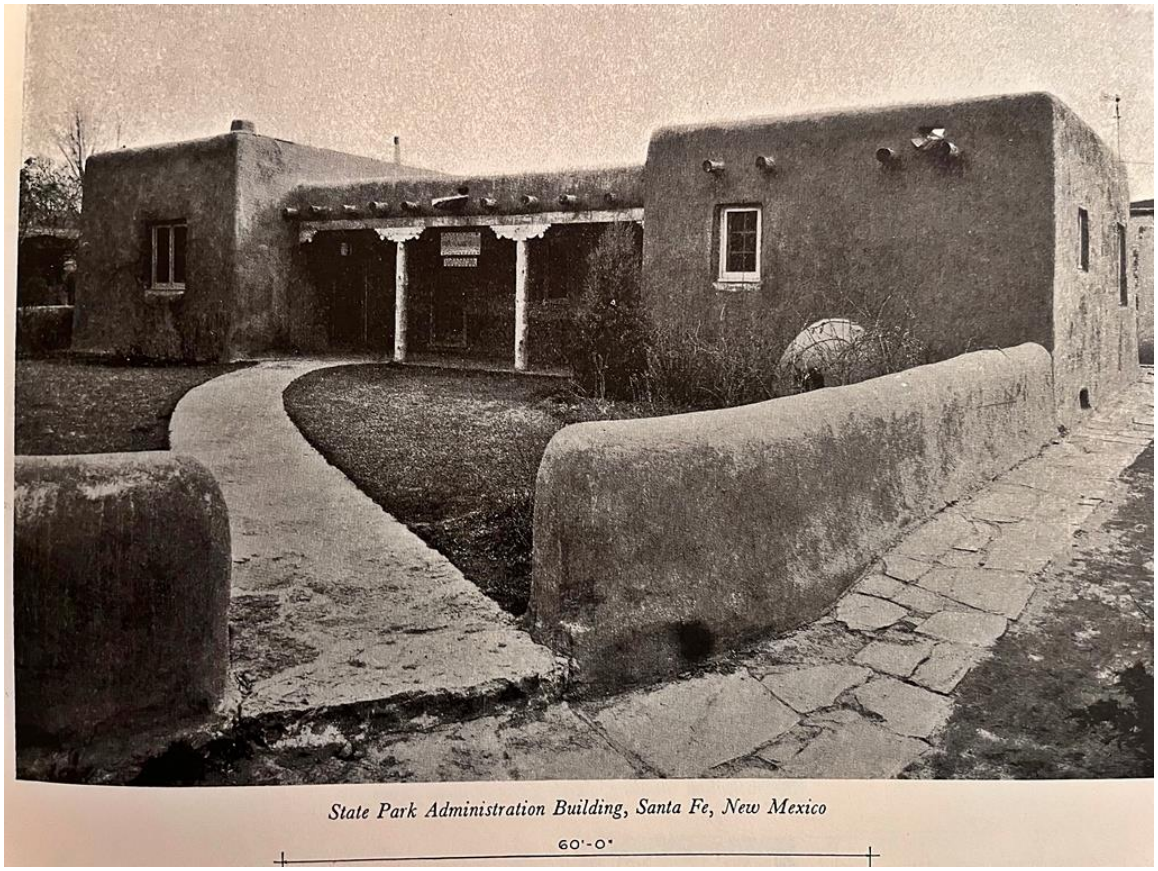

Figure 3: Original State Park Administration that sat on the south side of the river across CCC-built log footbridge. The building was destroyed in the early 1960s create parking for the new State Land Office Building. Courtesy of Princeton Architectural Press.

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Figure 4: Contemporary photograph showing where the river retaining walls were extended in the early 1950s to create the Santa Fe River Park.

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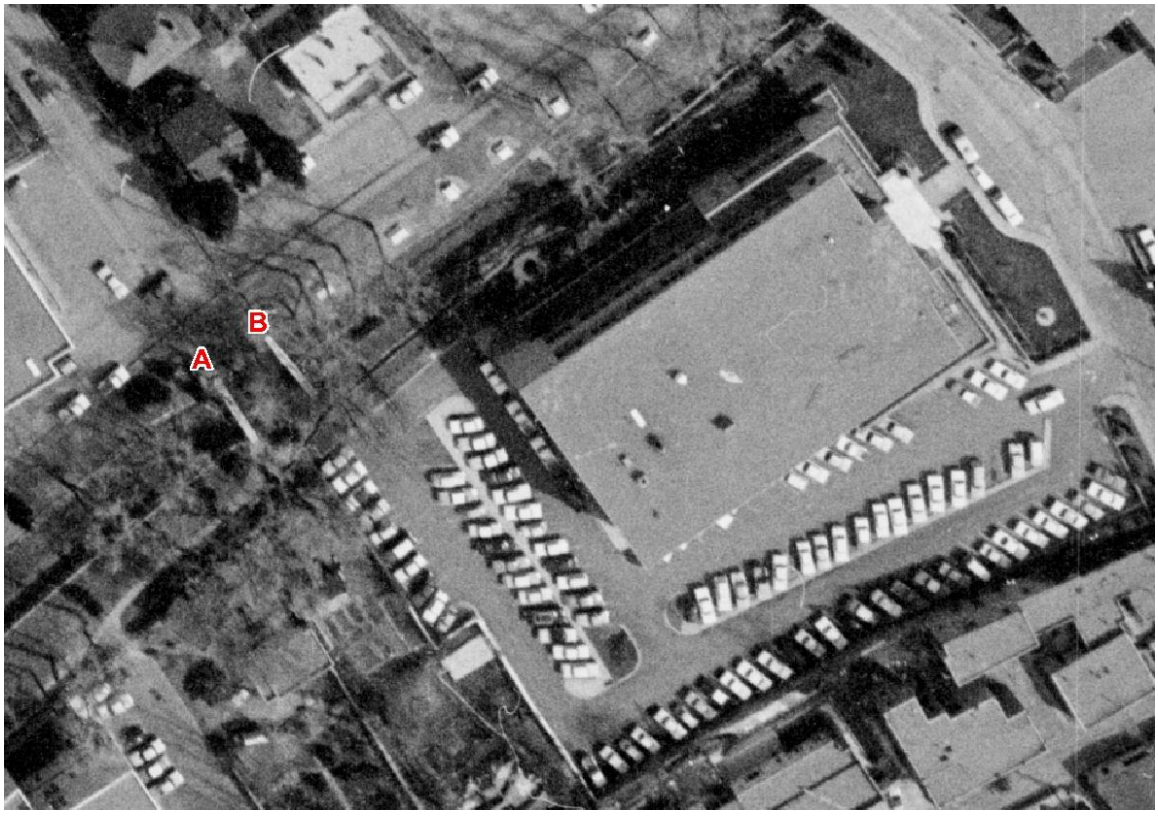

Figure 5: February 2, 1968, aerial photograph showing two bridges at the Shelby Street crossing. A. is the bridge erected 1968; B. is likely the CCC -constructed built in 1934.

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Figure 6: February 27, 1969, aerial photograph, showing the completed current bridge.

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Figure 7: Still taken from late 1960s State Parks and Recreation Areas Commission promotion film with Shelby Street Footbridge in the background. Repeat shot taken June 1, 2025. Original photograph of the Courtesy of the New Mexico State Archives Records Center.

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Survey Photographs

(All images taken by John W. Murphey on May 20, 21, 22, and June 1, 2025.



Photo 2: South approach. Camera facing north.

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Photo 3: River and channel context. Camera facing west.

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Photo 4: Bridge superstructure: A: exterior false spandrel walls, B. girder-slab beams C. reinforced center beam. Camera facing north.

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Photo 5: Interior stonework of false spandrel wall.

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Photo 6: Exterior stonework of false spandrel wall.

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Photo 7: Crown of false spandrel wall with "keystone" highlighted.

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Photo 8: Substructure at south embankment stone abutment and bridge seat, and what appears to be timber support. Camera facing south.

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Photo 9: Deck and railing. Camera facing south.

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Photo 10: North approach. Camera facing south.

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Photo 11: Deck showing punch-through, delamination, and exposed rebar mat.

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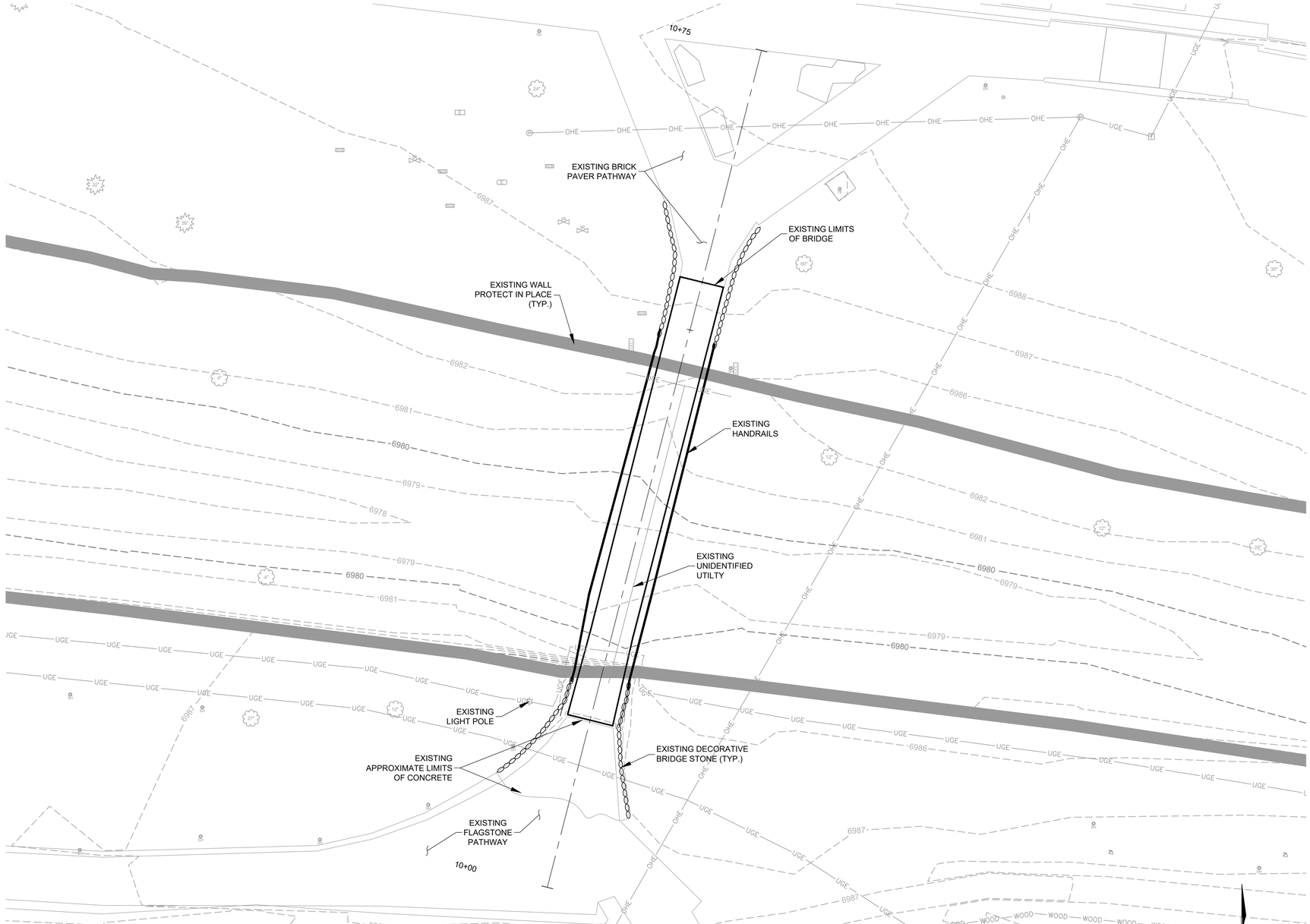
Photo 12: Deterioration to structural members, including severe delamination and exposed rebar on the beam, along with longitudinal cracking and efflorescence across the slab.

APPENDIX D
Plans and Drawings



A1 EXISTING SITE PLAN

SCALE: 1" = 5'

GENERAL SHEET NOTES

1. ALL UTILITIES AND OTHER TOPOGRAPHIC FEATURES ARE APPROXIMATE BASED ON FIELD SURVEY AND SHOULD BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. ACTUAL LOCATIONS AND LAYOUT CONTROL POINTS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ANY ADDITIONAL DAMAGE TO SITE NOT DETAILED IN PLANS PAID IN-KIND BY THE CONTRACTOR.
3. EXISTING VEGETATION/IRRIGATION LINES ADJACENT TO THE NEW IMPROVEMENTS SHALL BE PROTECTED.
4. ALL EXISTING BLOCK ON SITE NEEDS TO BE IDENTIFIED AND REUSED PRIOR TO ORDERING NEW BLOCK.

LEGEND

6690 EXISTING CONTOURS

WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

CONSULTANTS

SEAL

60% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	AUG 2025

SHEET TITLE

EXISTING SITE PLAN

SHEET NO:

C-102

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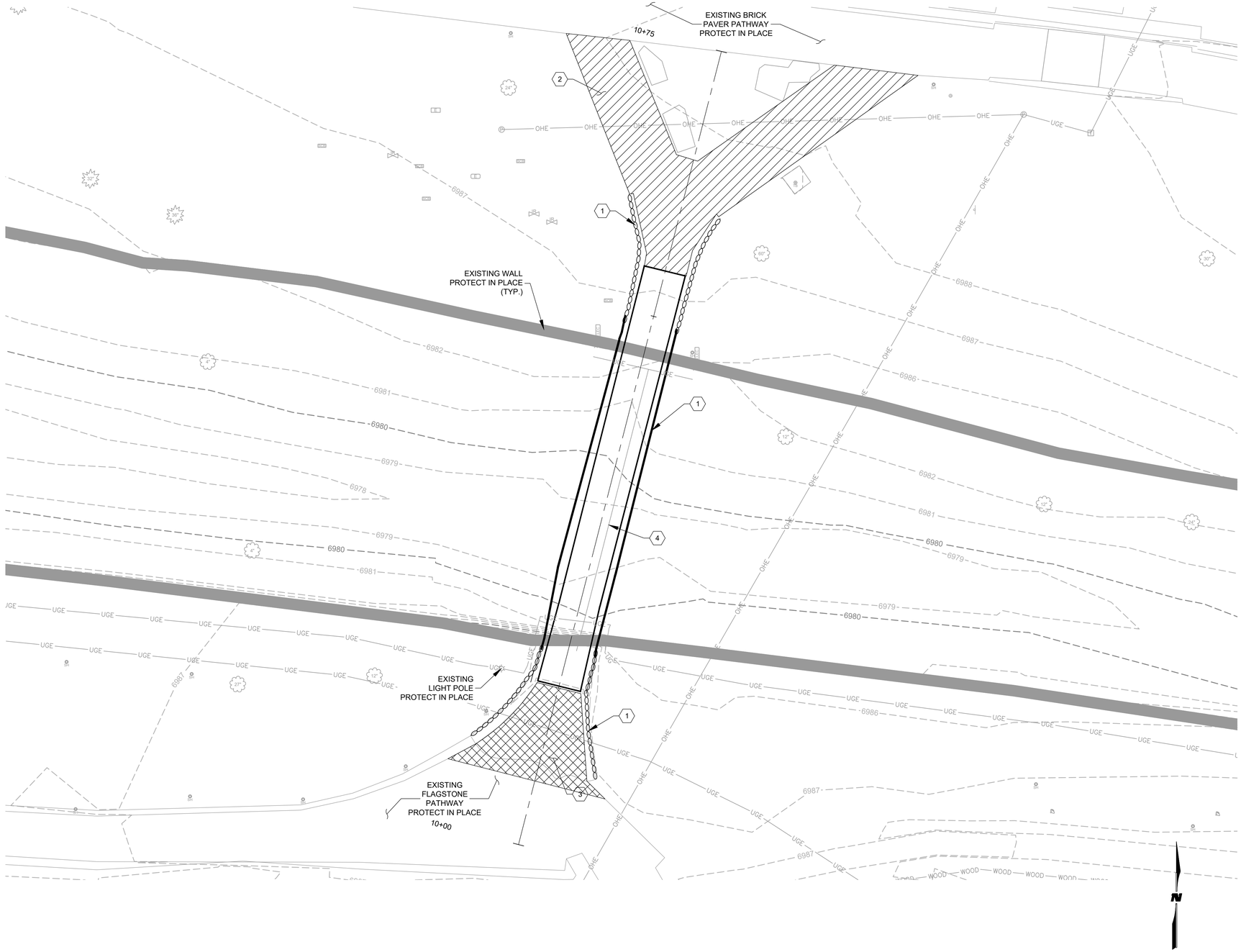
6/5/2025



A1 DEMOLITION PLAN

SCALE: 1" = 5'

GENERAL SHEET NOTES

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3. EXISTING VEGETATION/IRRIGATION LINES ADJACENT TO THE NEW IMPROVEMENTS SHALL BE PROTECTED.
4. ALL EXISTING BLOCK ON SITE NEEDS TO BE IDENTIFIED AND REUSED PRIOR TO ORDERING NEW BLOCK.

KEYNOTES

1. REMOVE EXISTING PEDESTRIAN BRIDGE AND DECORATIVE STONE
2. REMOVE AND SALVAGE EXISTING BRICK PAVERS AS NECESSARY FOR CONSTRUCTION OF NEW BRIDGE
3. SAWCUT AND REMOVE EXISTING CONCRETE
4. UNKNOWN UTILITY LINE. CONTRACTOR TO LOCATE, IDENTIFY, AND NOTIFY ENGINEER PRIOR TO REMOVAL AND DISTURBANCE. PROCEED WITH DISCONNECTION ONLY AFTER RECEIVING WRITTEN DIRECTION FROM ENGINEER

LEGEND

6690 EXISTING CONTOURS

WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

CONSULTANTS

SEAL

60% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	AUG 2025

SHEET TITLE

DEMOLITION PLAN

SHEET NO:

C-103

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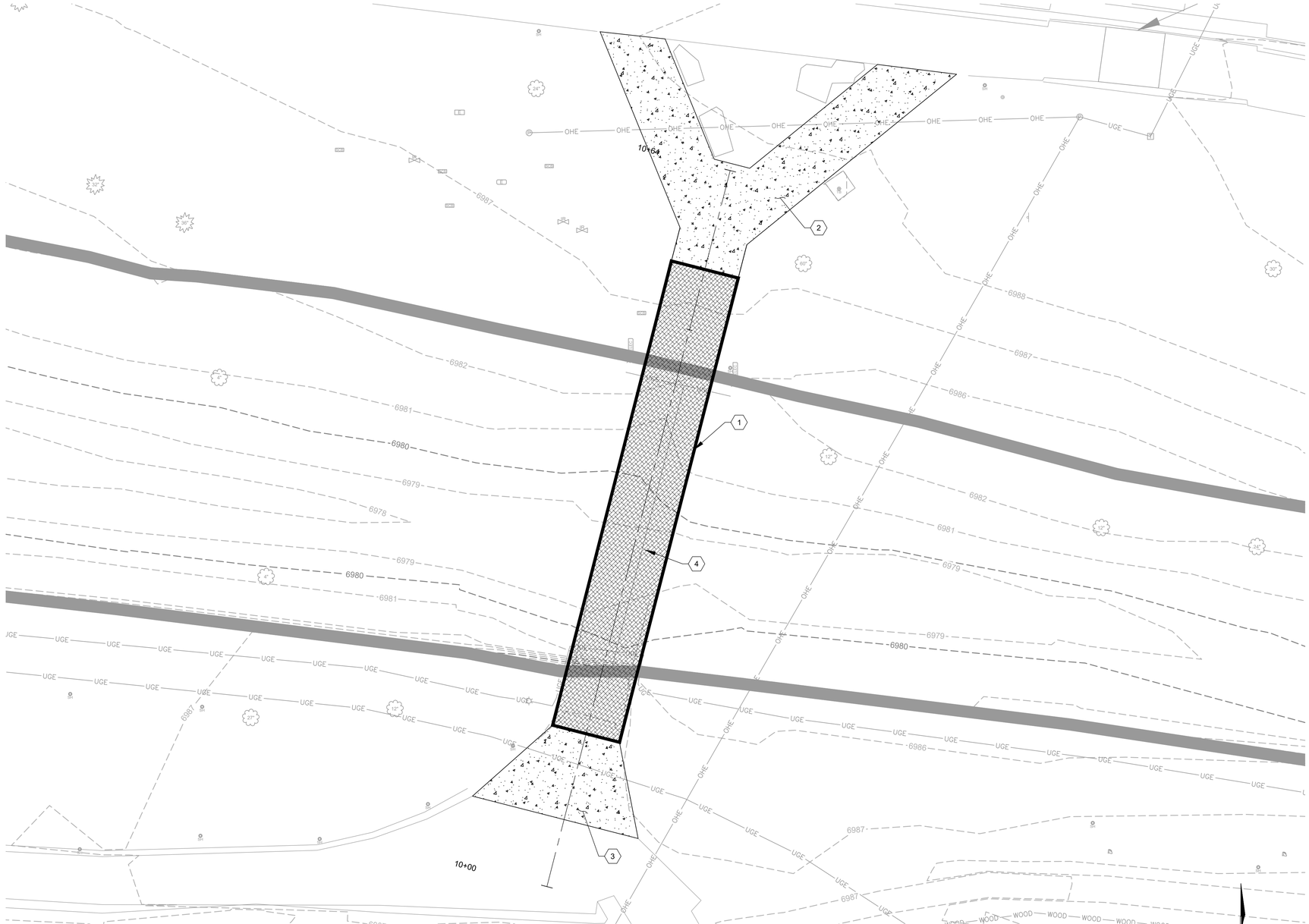
6/5/2025



B1 PROPOSED SITE PLAN

SCALE: 1" = 5'

GENERAL SHEET NOTES

1. ALL UTILITIES AND OTHER TOPOGRAPHIC FEATURES ARE APPROXIMATE BASED ON FIELD SURVEY AND SHOULD BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. ACTUAL LOCATIONS AND LAYOUT CONTROL POINTS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ANY ADDITIONAL DAMAGE TO SITE NOT DETAILED IN PLANS PAID IN-KIND BY THE CONTRACTOR.
3. EXISTING VEGETATION/IRRIGATION LINES ADJACENT TO THE NEW IMPROVEMENTS SHALL BE PROTECTED.
4. ALL EXISTING BLOCK ON SITE NEEDS TO BE IDENTIFIED AND REUSED PRIOR TO ORDERING NEW BLOCK.

KEYNOTES

1. CONSTRUCT NEW PEDESTRIAN BRIDGE. SEE STRUCTURAL SHEETS FOR DETAILS
2. INSTALL SALVAGED BRICK PAVERS. NEW PAVERS TO MATCH EXISTING
3. PROPOSED 4" PCC PAVEMENT PER DETAIL F1 SHEET C-501.
4. RE-INSTALL UTILITY LINE

LEGEND

- 6690 — EXISTING CONTOURS
- PROPOSED BRIDGE
- PROPOSED PCC PAVEMENT

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CONSULTANTS

SEAL

60% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	AUG 2025

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO:

C-104

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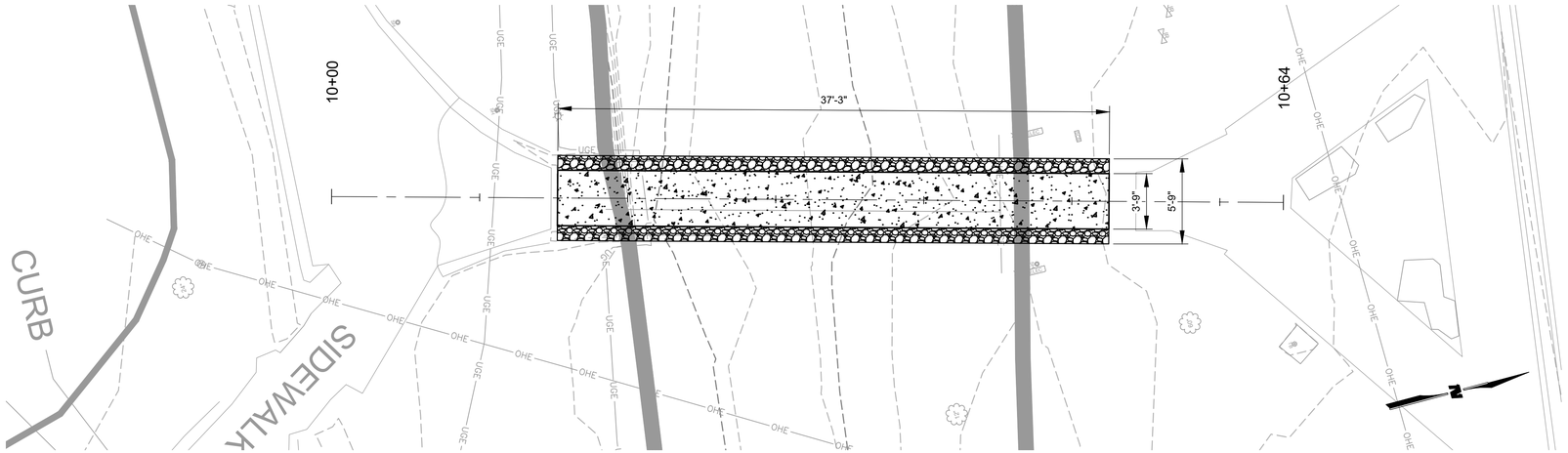
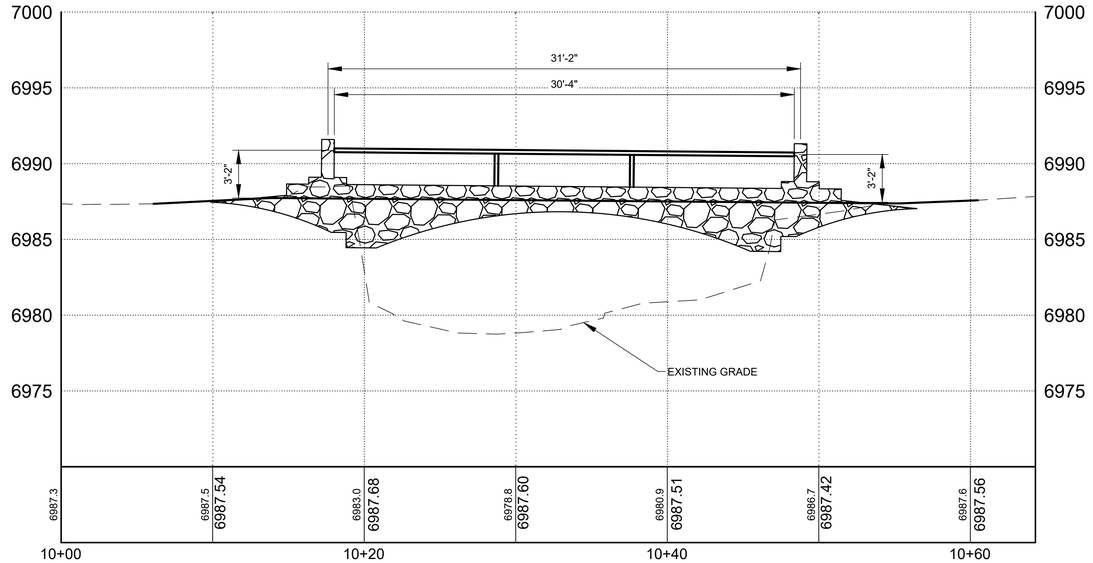
6/5/2025



EXISTING BRIDGE PLAN



EXISTING BRIDGE PROFILE

GENERAL SHEET NOTES

1. DIMENSIONS ARE BASED OFF OF FIELD MEASUREMENTS TAKEN ON 6/5/2025

KEYNOTES

LEGEND

6690 EXISTING CONTOURS

ROCK FROM EXISTING BRIDGE

CONCRETE BRIDGE DECK

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FAX: 505-348-4055
www.wilsonco.com

CONSULTANTS

SEAL

30% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	JUN 2025

SHEET TITLE

EXISTING PLAN & PROFILE

SHEET NO:

XX

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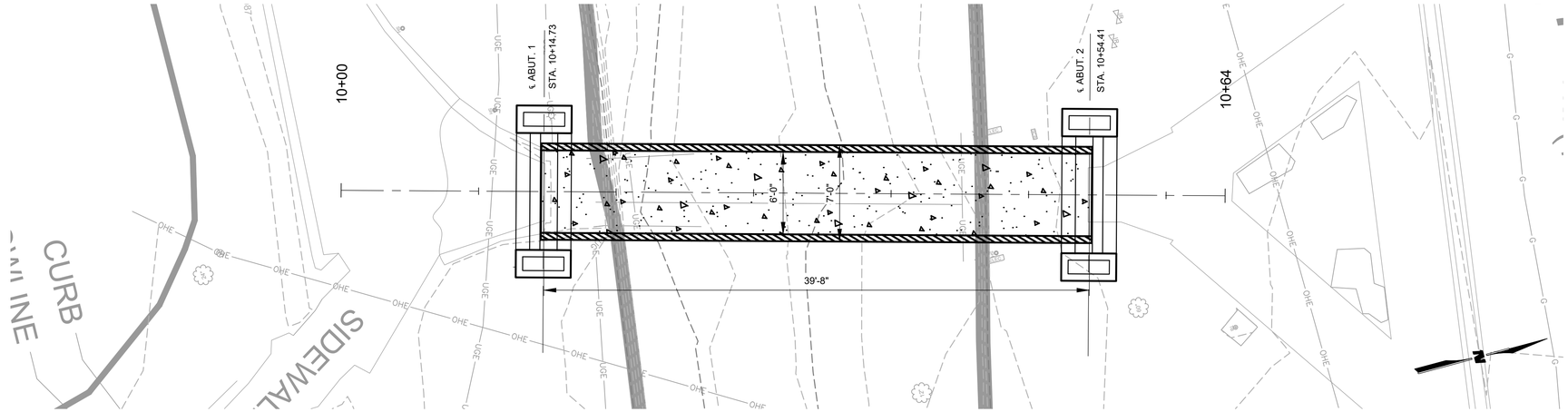
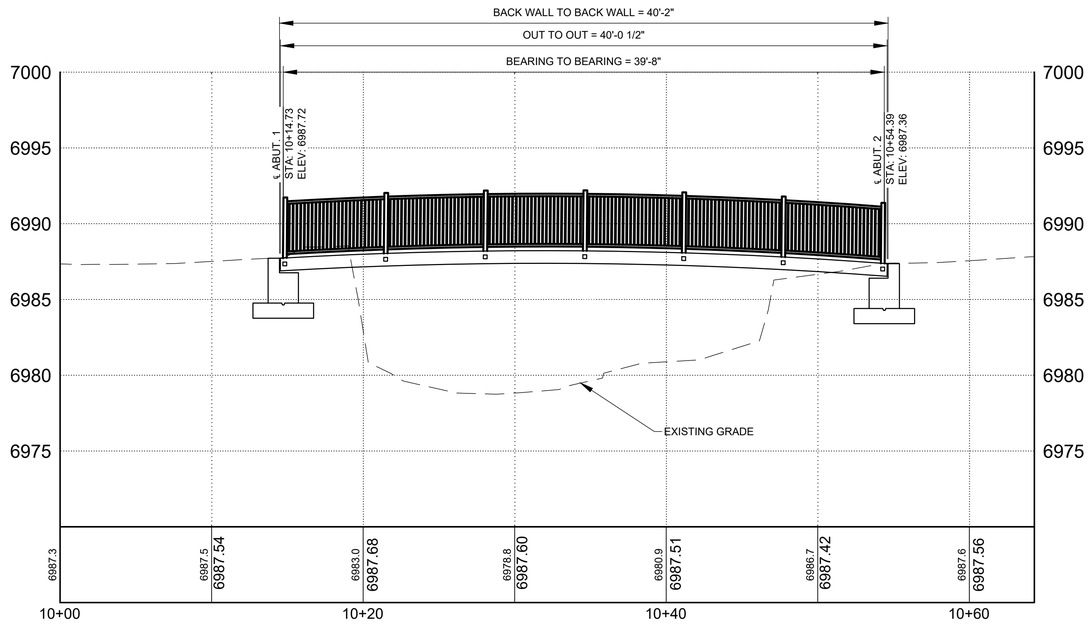
6/5/2025



PROPOSED BRIDGE PLAN



PROPOSED BRIDGE PROFILE

GENERAL SHEET NOTES

1. DIMENSIONS SHOW ARE FOR INFORMATIONAL USE ONLY. VALUES MAY VERY SLIGHTLY DEPENDING ON TRUSS MANUFACTURER
2. CONTRACTOR TO SUBMIT TRUSS DESIGN TO ENGINEER, STAMPED BY A NM PE, PRIOR TO ANY WORK PERFORMED ON ABUTMENTS.

KEYNOTES

LEGEND

CONCRETE BRIDGE DECK

BRIDGE RAILING

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CONSULTANTS

SEAL

30% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	JUN 2025

SHEET TITLE

PLAN & PROFILE

SHEET NO:

XX

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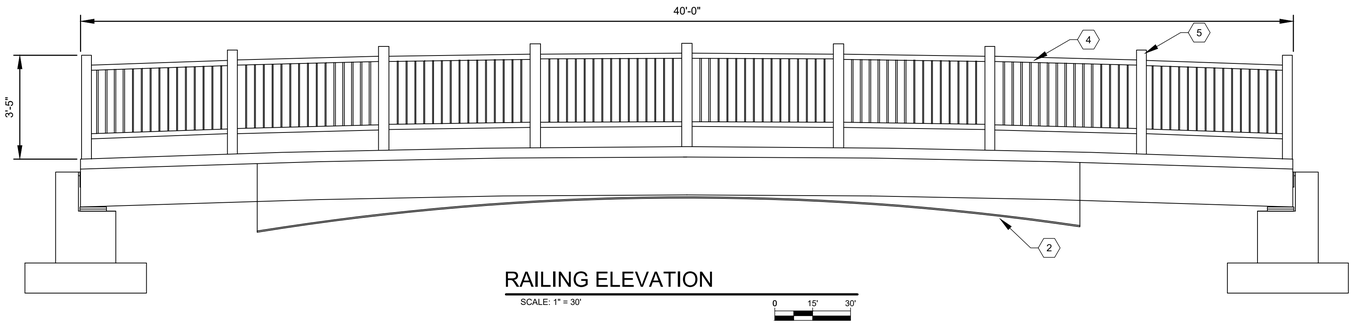
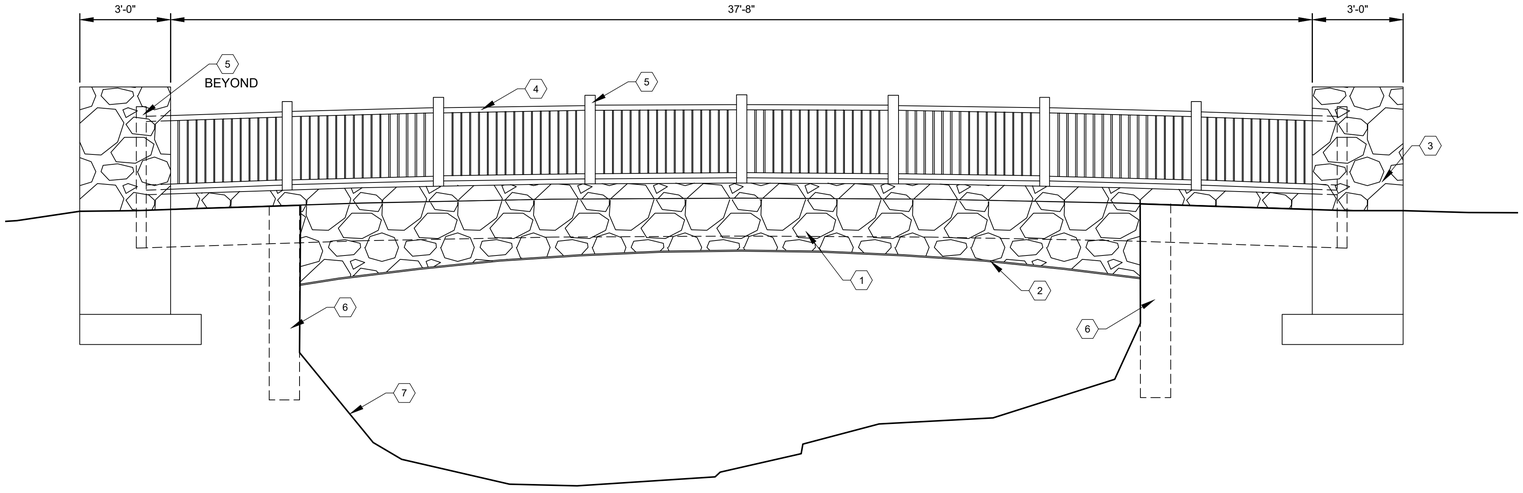
6/5/2025



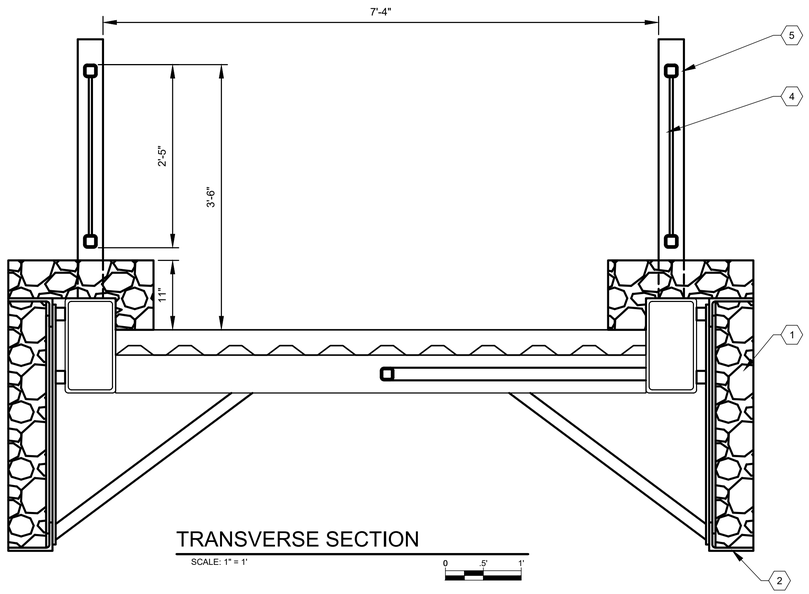
RAILING ELEVATION

SCALE: 1" = 30'



ELEVATION

SCALE: 1" = 30'



TRANSVERSE SECTION

SCALE: 1" = 1'

NOTES

1. DIMENSIONS SHOW ARE FOR INFORMATIONAL USE ONLY. VALUES MAY VERY SLIGHTLY DEPENDING ON BRIDGE MANUFACTURER
2. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH BRIDGE MANUFACTURE

.

KEYNOTES

1. STONE-REUSE FROM EXISTING BRIDGE
2. STEEL LEDGER
3. STONE PILASTER- REUSE STONE FROM REMOVED BRIDGE
4. METAL RAILING
5. 9 POSTS EQUALLY SPACED
6. EXISTING LIMESTONE WALL
7. EXISTING GRADE

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CONSULTANTS

SEAL

60% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	AUG 2025

SHEET TITLE

ELEVATION / SECTION

SHEET NO:

A-101

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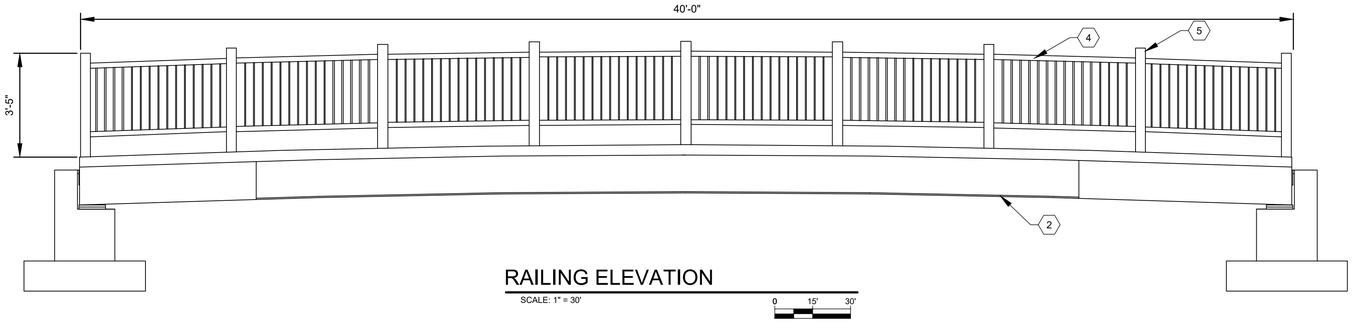
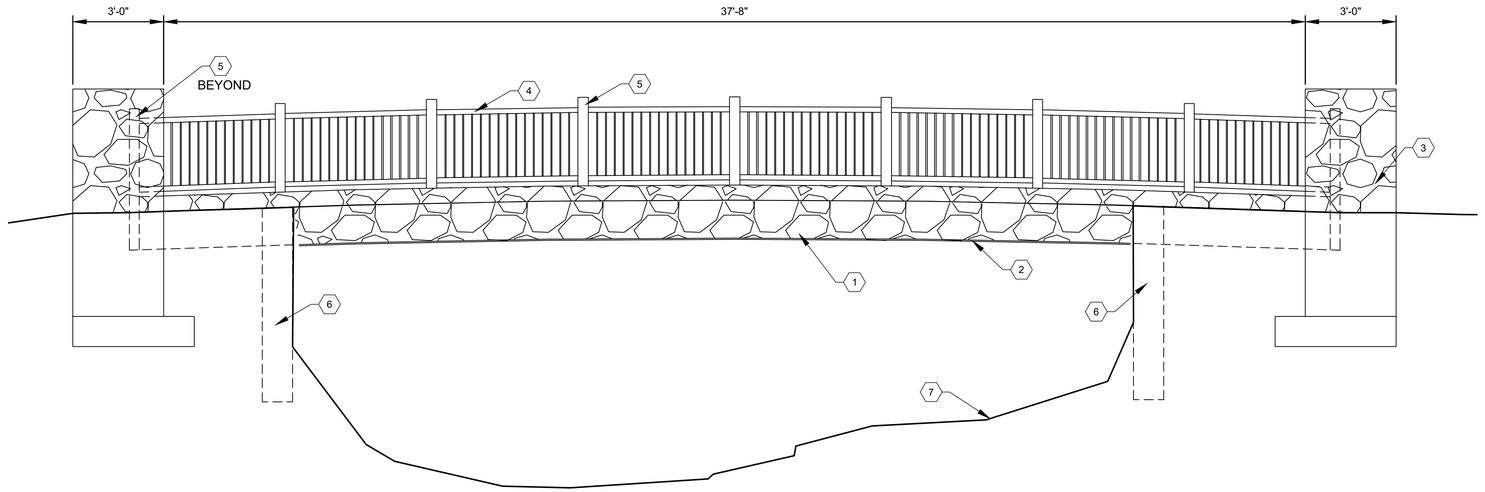
6/5/2025



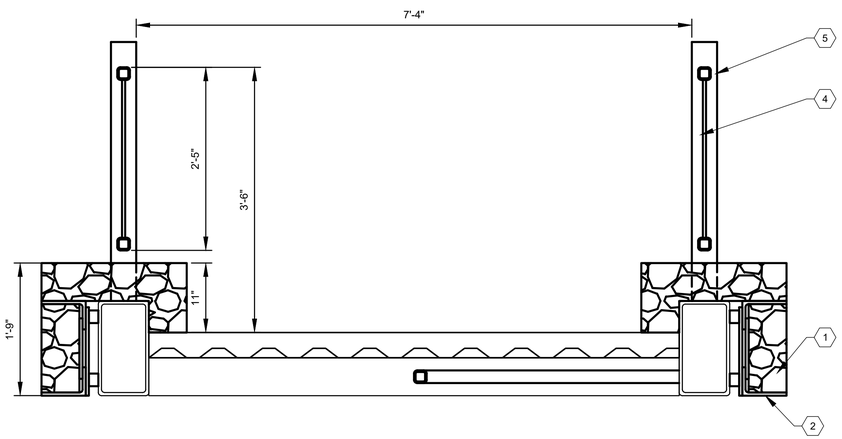
RAILING ELEVATION

SCALE: 1" = 30'



ELEVATION

SCALE: 1" = 30'



TRANSVERSE SECTION MID SPAN

SCALE: 1" = 1'

NOTES

1. DIMENSIONS SHOW ARE FOR INFORMATIONAL USE ONLY. VALUES MAY VERY SLIGHTLY DEPENDING ON BRIDGE MANUFACTURER
2. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH BRIDGE MANUFACTURE

.

KEYNOTES

1. STONE-REUSE FROM EXISTING BRIDGE
2. STEEL LEDGER
3. STONE PILASTER- REUSE STONE FROM REMOVED BRIDGE
4. METAL RAILING
5. 9 POSTS EQUALLY SPACED
6. EXISTING LIMESTONE WALL
7. EXISTING GRADE

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CONSULTANTS

SEAL

60% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST.
PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	AUG 2025

SHEET TITLE

ELEVATION / SECTION

SHEET NO:

A-101

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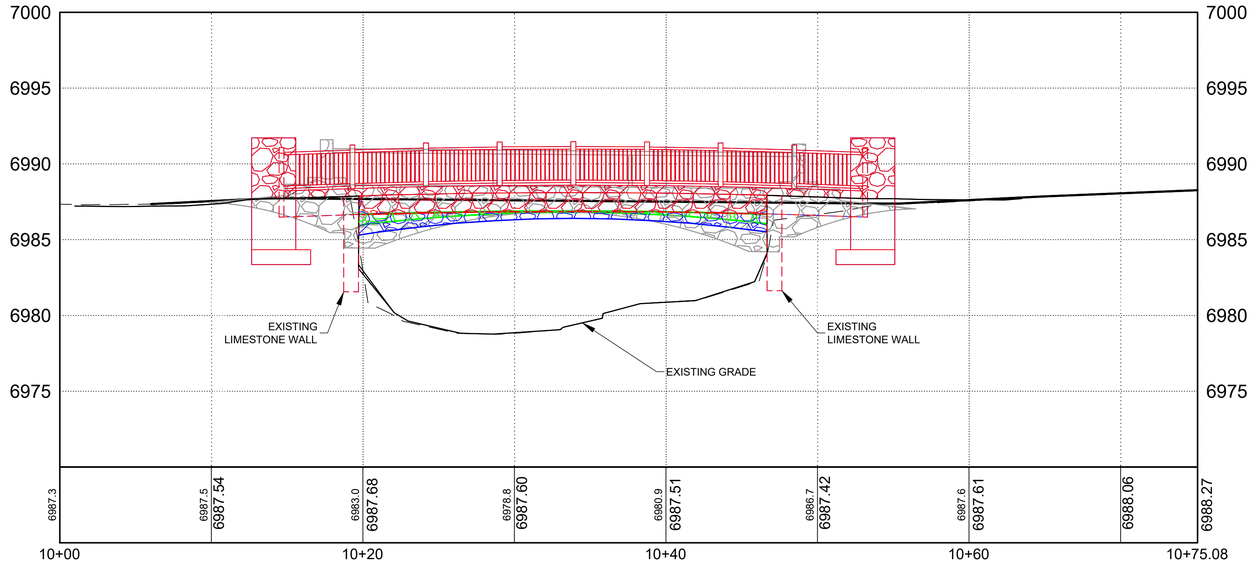
6/5/2025

EXISTING BRIDGE PROFILE



LEGEND	ALTERNATIVE	100-YR TRAIL ELEVATION (ft)	100-YR WSEL (ft)	100-YR CHANGE (ft)
	EXISTING BRIDGE	0	6993.40	0
	ARCH	+0.5	6993.45	0.05
	HALF ARCH	+0.5	6993.44	0.04
	NO ARCH	+0.5	6991.91	-1.49

GENERAL SHEET NOTES

1. DIMENSIONS ARE BASED OFF OF FIELD MEASUREMENTS TAKEN ON 6/5/2025

KEYNOTES

LEGEND

6690 EXISTING CONTOURS

ROCK FROM EXISTING BRIDGE

CONCRETE BRIDGE DECK

PROFILE:
HORIZ: 1" = 10'
VERT: 1" = 10'

VERT 10' 5' 0

HORIZ 0 5' 10'

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CONSULTANTS

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PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	JRG
CHECKED BY:	GMG
DATE:	SEP 2025

SHEET TITLE

PROPOSED BRIDGE OVERLAY - EXISTING BRIDGE PROFILE

SHEET NO:

XX

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Examples of Desired Powder Coat Color







Regular Meeting of the Historic Districts Review Board
July 8, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=_d9T6tLrQ0Q

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

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

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

Members Absent
Ms. Amanda Mather (excused)

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

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

2. **Approval of Agenda**

Director Lamboy stated that there were no specific changes to the agenda, but she noted that in Section 9, New Business item “h” was withdrawn and items “d”, “g”, and “i” were postponed, with item “i” postponed to a date certain of July 22, 2025.

Member Bienvenu moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously (5-0).

3. **Approval of Minutes**

No changes were made to the minutes of June 10, 2025.

Member Biedscheid moved to approve the minutes. Member Binvenu seconded. The motion passed unanimously by roll call vote (5-0).

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

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

5. **Matters from the Public**

No matters from the public were offered.

6. **Staff Communications**

Director Lamboy stated that the land development code and the general plan projects are marching along. The Land Use Department will have a table at the “Night at the Movies” event at Swan Park on Friday. In this city-sponsored project, the department is soliciting opinions and input regarding the general plan update. The department was also at the “Pride” event because the team is trying to reach out to the community to get their feedback on the general plan update.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2025-010666-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, no status, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests a historic status review for the pedestrian bridge.

Ms. Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the footbridge structure be designated as contributing per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked that many of the bridges listed in the report be designated as significant.

Ms. McCulley confirmed.

Chair Rios questioned why staff were recommending contributing to this bridge since the board has designated many significant bridges, including some of the mentioned, such as the Delgado Street bridge and the Grant Bridge, which is probably one of the oldest bridges here in town, from about the 1920s, and so is the Delgado Street Bridge. The Delgado Street Bridge was one of the first bridges that accommodated traffic, and that was in the 20s, and then the Don Gaspar Bridge. This is a lovely bridge, so she wondered why it should not be significant.

Director Lamboy responded that with reference to the status, staff examined the historic background, the HCPI, and the history of the construction of the bridges along that corridor. There was a bridge constructed by the Civilian Conservation Corps in the 1930s, and this one replaced that bridge because the wood members were rotting in late 1968. There have not been a lot of changes architecturally to the bridge over the years. There's not much to change, and the stone finish likely replicated to a certain degree the Don Gaspar bridge, but staff felt that the status of contributing would be appropriate in this case.

Nicole Ramirez Thomas, P.O. Box 8337, South Lake Tahoe, California 96158, was sworn in. She stated she is assisting the parks and open space division with this bridge replacement project, which has become rather urgent. The reason that the applicant has requested the bridge to be non-contributing is that it creates a false sense of history with the National Register site that it sits within. The city has its ordinance and its ability to look at something that's 50 years or older and determine what its significance is to downtown Santa Fe and this River Park area, and how it developed over time. This information is detailed in the HCPI form. It was difficult to find information on the construction of any of the footbridges crossing the river. The larger vehicle bridges that have been designated significant, the placement of those bridges is the same, even if the materials that they've been constructed with have changed over time. When looking at the Sanborn insurance maps, there was, at one time, a wooden bridge, which was replaced by the stone bridge. Bridges have changed over time with the materials available, better engineering practices to handle greater loads of traffic. Those vehicle bridges are very different from this footbridge. The engineers' evaluation determines that the T beam that exists in the bridge could not be 56 or 57 years old. It must be younger than that. It's possible that there was another replacement at some time, possibly in the 1980s, though there is no documentation has been found on it. The construction materials are not particularly unique. The stone is sandstone, and the CCC constructed structures are all limestone.

Chair Rios asked for clarification that the bridge had changed at some time, and the location had changed.

Ms. Ramirez Thomas showed a 1968 aerial photograph from the HCPI form. She pointed out that there are two bridges next to each other in the aerial. She stated that bridge B,

the eastern bridge, is likely the CCC-constructed bridge built in 1934, and then bridge A, just to the west, is the location of the existing bridge.

Member Biedscheid asked if an Early Neighborhood Notification meeting related to the bridge had been provided.

Ms. Ramirez Thomas confirmed it had been held on June 24, 2025.

Member Biedscheid stated they agreed with the assessment of non-contributing, but in the interest of understanding how this element of a public city space is valued by the public, was there any discussion of its status at those meetings, or if there was any other indication about how the community views the design of the bridge?

Ms. Ramirez Thomas, there wasn't any discussion about the status; however, largely the sentiment was that people want to see a stone bridge replacing this bridge, and for that reason, in the design packet, there is a proposed stone bridge for consideration, and the applicant does have some questions regarding that design.

Member Cherry pointed out that in the HCPI, there's a photo of the picnic table, and asked if it was potentially built with the same stone as the bridge, and when the table might have been constructed.

Ms. Ramirez Thomas stated that the picnic tables were installed as part of the state park, which means the tables were put in about the same time as the bridge, even though there were delays in the area becoming a state park.

Public Comment:
Jerry Richardson, 703 Don Felix, Santa Fe, was sworn in. Mr. Richardson stated he appreciated that the Board was hearing comments. He said he has been a longtime historic preservationist and president of the Historic Guadalupe Neighborhood Association, and helped found it. He said he started walking over that bridge when he was a law clerk and used the Supreme Court Law Library, and he always loved the bridge and thought it added a lot of charm to the town. He supported the contributing status; he felt the significant status might make it too difficult to have the bridge replaced or repaired as needed. He commended the staff and John Murphy on their reports and stated that it was very important to make sure a functional bridge is in that area.

Beverly Spears, 1897 Conejo Drive, Santa Fe, was sworn in. Ms. Spears stated that the bridge could be considered non-contributing because it is over 50 years old and is made of local materials, especially local stone. It fits in beautifully with the environment of the stone-lined river. It contributes a great deal to the character of that section of the river and the whole downtown. She strongly supported the idea of it being a contributing.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato supported the idea that this bridge should be contributing. She echoed Beverly Spear's comments. She also pointed out that just because it was a state park and designated as such in 1940, it doesn't mean that this bridge itself doesn't have its own historic significance and contributes to the area in the river. Her concern was that if the bridge was designated non-contributing, a steel bridge could replace this bridge, which contributes to that section of the river. The existing bridge reflects the materials along the river, the walls that people built next to the river with the rocks, so the bridge should be designated as contributing.

Board Action:
Member Bienvenu moved to adopt the staffs' recommendations to designate the bridge as contributing and have findings entered that the bridge is greater than 50 years old and helps to establish and maintain the character of the Downtown and Eastside Historic District, adds to the historic associations and historic architectural design qualities that are significant for that district, and further note that the standards set forth for the National Register are different than the standards that govern the designation and are not applicable here. Member Cherry seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

b. **2025-010683-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to demolish the pedestrian bridge. An exception is requested to section 14-5.2(D)(1)(a) for demolition of a contributing structure.

Ms. Lani McCulley presented the case and staff recommendation. Staff found that the exception criteria for section 14-5.2(D)(1)(a) for demolition of a contributing structure had been met; therefore, staff recommended approval of the application with the condition that the reconstruction of the bridge matches the existing bridge in appearance and reuses the existing stones of the bridge, 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 and 14-3.14 Demolition of Historic or Landmark Structure.

Chair Rios clarified whether, by demolition, this meant that everything related to the bridge would be removed.

Ms. McCulley confirmed that was the intention.

Member Cherry stated that from what he saw, the stone walls that channelize the river are of limestone, and the proposed removal of the bridge would potentially remove part of the stone wall. He questioned what was included in the demolition of the bridge because the photos showed that underneath the bridge, each side of the bridge has two

buttresses that are made of sandstone material, but are not masonry, woven into the limestone channelizing walls. If the demolition of the bridge is approved, would the sandstone and buttresses be all that is removed, or would part of the limestone channelized wall be required to be demolished?

Ms. McCulley stated that she understood that the limestone channel is being retained.

Member Biedscheid asked for the staff-recommended condition that the reconstruction of the bridge match the existing bridge, if that referred to simply the stones of the concrete decking and metal railing as well.

Ms. McCulley stated that staff are asking that it emulate what is already there, which includes the materials.

Member Bienvenu, in your report and in your presentation, which was a great job summarizing all the information that goes into these three consecutive decisions, but it does seem that we would be deciding the third issue when we decide the second. There does not seem to be any way of getting around that because there are requirements in the code that would require a condition in this case, just as staff has requested, unless exceptions are granted. In essence, it is deciding both the second and third cases simultaneously here. He also pointed out that there are three code provisions that are being considered, which would seem to come up every time there's a demolition request of a contributing building in the historic districts. The one staff focused on was 14-5.2(D)(2)(d), which provides for the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited, and that's concerning a contributing structure. There would also be 14-5.2(D)(5), which states that for all facades of contributing structures, architectural features and details other than doors and windows shall be repaired rather than replaced, and if replacement is necessary. The board deals with this frequently with windows and other things, though this case is not about windows. It provides that in the event replacement is necessary, the use of new material may be approved, but it must match the material being replaced in composition, design, color, texture, and other visual qualities. That seems to apply as well here to the extent that there are additional new materials being added to the old materials in order to make the bridge functional.

Ms. McCulley confirmed the second exception code does apply as part of the third case.

Director Lamboy stated that Member Bienvenu was correct, and staff tried to consider the demolition separate from the new construction This case is unique enough it might be prudent for Ms. McCulley to give her presentation on the proposed bridge so that we can combine the two in a single presentation and have conversation about the tow if that is the pleasure of the board.

Member Bienvenu stated that there is a third provision that needs to be considered concerning demolition, which is 14-3.14, which applies to demolition in the historic districts, and it has its own set of requirements.

Ms. McCulley confirmed and stated that the applicant had addressed those requirements as part of the case, and it is available in the staff report.

Member Bienvenu stated he was pointing all this out because he thought it was going to determine what comes out of the board's final decision, so much as it's necessary to address all three of those code provisions; however, the board ultimately decides this matter. Also, all three code sections are informative as to the intent of the ordinance in terms of preserving historic materials, design, and even details whenever those materials are lost. He said the case reminded him somewhat of the breezeway at the Drury because in that case the breezeway had been taken away, but the board asked for it to be reconstructed in essence which some people sometimes mistakenly assume is a bad preservation approach because it is reconstructive rather than original, but when there is a structure that is being preserved where there is no need to speculate what its original appearance was because it can be identified in detail then the appropriate preservation technique is to reconstruct in-kind. This is applicable in this case.

Chair Rios asked Member Bienvenu to go over 14-3.14 for the board.

Member Bienvenu explained the third provision 14-3.14 is in determining whether a request for demolition in an historic district should be approved the board shall consider a) whether the structure is of historical importance, b) whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by the proposed structure and c) the state of repair and structural stability of the structure under consideration.

Ms. McCulley confirmed that the section was addressed in the staff report.

Ms. Ramirez Thomas stated the applicant also struggled with separating the demolition from the design because the demolition inherently asks what is replacing the structure.

Tyler Ashton, project engineer, 4401 Massad Street, Albuquerque, New Mexico 87109, was sworn in. Mr. Ashton stated that as far as the demolition goes, right now the footprint would just be the existing sandstone, but it would depend on what bridge type is going back in, if the space would need to be widened, or not. However, the intention is to keep as much, if not all, of the limestone that's currently there.

Ms. Ramirez Thomas stated that if a stone facade is chosen, it might require broadening how the abutments are placed, and in which case, it might require some of the CCC rock lining to be minimally bothered on either side of the existing abutment for this existing bridge. If there's a lighter-weight bridge chosen, then it may not need to be disturbed.

Member Cherry agreed that the decision on the demolition is predicated on the decision on the construction and the design requirement. He asked if there would be another case regarding the effects on the limestone channel, since that is a significant structure.

Ms. Ramirez Thomas stated that from her experience with demolitions, there could be something to the effect of the board allowing demolition to the minimal extent associated with whatever design is chosen in the next case. Then, in the design discussion, there can be more specific details about what that disturbance might look like.

Member Cherry stated that when reviewing the proposed designs for the next case, there is some widening of one of the proposed options, which would imply that some of that wall would potentially be removed.

Director Lamboy stated that when thinking about the lightest touch and the impact on the Stone Line Channel walls of the Santa Fe River, the question would be, does it threaten the status of that structure? Now granted that's not statused, but on the other hand, the removal of certain areas of stonework to accommodate a bridge that will be accessible with the Americans with Disabilities Act, there is a balancing act. The common denominator here is that the bridge must be widened to meet current code to a certain degree, and then the lightest touch is certainly an item in the next case. If it's the pleasure of the board to hear both cases at once, it can be done so that there can be more discussion.

Member Cherry stated he believed that there is a requirement to demolish historic material for the one structure, then it seems that it would also need to be required for the other structure that is affected by the first request.

Director Lamboy pointed out that the entire structure is not going to be demolished, but a portion of it may be impacted depending on the design. But at this point, a wholesale demolition is not being requested for the supporting walls. Therefore, staff do not feel another case is required.

Member Biedscheid stated that, with the way the conversation was going, to assess the demolition criteria that require the determination of whether the proposed structure will reestablish the streetscape, it would be appreciated if the other case details could be shared, and then the board could act on both cases.

Chair Rios asked the board members how they felt about that process.

Member Cherry agreed it would make the review easier.

All the board members agreed.

The Board requested that the next case be presented so the two cases could be discussed together.

c. **2025-010684-HDRB, Shelby St. Foot Bridge**, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to construct a pedestrian bridge. An exception is requested to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities.

Ms. Lani McCulley presented the case and staff recommendation. Staff found that the exception criteria had not been met and recommended denial of the exception to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities. However, staff recommended approval of the design option 2, which closely emulates the existing bridge and complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios asked if this bridge was being demolished from the ground up, as in everything structurally, and a brand-new bridge out of a different material was being constructed.

Director Lamboy stated that there are stone channels along the Santa Fe River. Those will not be disturbed unless there's some disturbance in removing the bridge, and whatever design is being proposed is approved. There is a possibility of some disturbance. The full bridge structure is what's going to be removed.

Nicole Ramirez Thomas, previously sworn in, stated that in terms of the demolition, that very certain that the existing sandstone abutments associated with the bridge will be removed. She also answered Mr. Cherry's question if the river channel being the rock lining that the CCC did would be disturbed by putting in a new bridge and Miss Lamboy is saying that it would be de minimis in a way that wouldn't require there to be like a separate hearing in terms of the CCC structure versus the existing stone bridge, there would be very little disturbance and only as it applies to the bridge construction. She continued that from the discussion at the ENN and tonight, a stone bridge is preferred.
The applicants agree that there's some quaint element of that. There was anticipation that the stone element would be requested to be replaced, so the second design option was presented to allow the board to look at that design, but the applicant did have some design detail questions for the board. The initial design is a prefab bridge with stucco pilasters for the abutments. However, the division is not attached to having one design or the other and understands that people have expressed a desire to have a particular look. One option discussed was the use of a nice stone veneer on the bridge, which would keep the quaint, slender look that the bridge currently has. Whereas trying to put larger full stones or the stones that exist currently for the bridge might create a broader look and footprint for the bridge, which is also being widened for ADA access.
Chair Rios asked for clarification on the veneer.

Ms. Ramirez Thomas confirmed that veneers could be discussed as a consideration for the amount of weight the bridge could hold. Since it is a pedestrian structure, placing rocks on the bridge may not be feasible.

Mr. Ashton explained that this was the way the Camino Alire Bridge was done with a stone veneer. It looks like a stone, but it is not a stone. It's a lot lighter because the substructure of the lower bridge is a pre-manufactured bridge. The rock would then be added to the existing bridge. The existing bridge is a double T-beam slab that was put down with the rock façade placed on it. The existing rock does not have any structural integrity for the pedestrian bridge. The deck has failed, and the deck is sitting on top of the rock. So, the rock may be supporting the deck just a little bit now, and it's what's keeping the bridge up, but it was not designed that way. It was a double T beam adorned with stone. The question is whether we could use veneer or do we should reuse the stone that is there. Actual stone will increase the size of the bridge because it will need to be able to handle the weight of the rock, whereas a veneer is lighter and thinner but has the appearance of stone.

Member Biedscheid asked if the veneer was actual rock that is cut thin, or if it is a substance manufactured to appear as rock.

Mr. Ashton explained that there are multiple ways to create veneer. It can be cut rock to make it thinner, kind of like thin bricks on some homes, or it can be molded in molds from substances like concrete and paint, or colored material. It can be done so that it looks realistic.

Member Cherry stated that, from his understanding that the bridge would be structurally steel with a stone façade, where it is natural stone or natural stones cut to tile the facade, or a cultured stone facade, but that's the overall proposal of that second bridge. That is the consideration and the current bridge; the stone is a facade now, it’s not structural, as Mr. Ashton pointed out. It appears maybe they tried to make it structural and failed, and so it was retrofitted with the steel because there is a rebar that formed an Arch or ellipse with a flat section across the top or the bottom there. However, he wanted to understand the feasibility issue. He asked if it is unfeasible to make a true natural stone arched bridge because of cost, because there are stone arched structures all over the world that are many hundreds of years old, or what would make it unfeasible.

Melissa McDonald, Parks and Open Space Division Director, 1104 Don Gaspar Avenue, Santa Fe, was sworn in. Ms. McDonald explained that the Parks and Open Space Division is working on the project, and they want to keep the integrity of the design and the facade as it is now. Going to a total stone structure was talked about, but was not something considered because trying to emulate what is currently existing, and the existing bridge was designed to have a beam with the rock facade. Having a real stone veneer versus a manufactured product, if that's the desire of the committee, could be done. Cost is always

a factor. Right now, the stone option is coming in anywhere between $750,000 to a million dollars to build that bridge. The city has allocated funds and is committed to trying to rebuild the bridge because it has been unusable for two years, but it is still seeking additional funds. If the cost rises drastically, it would be difficult for us to find the budget to build. A stone bridge would increase the cost significantly, as well as increase the engineering and other factors that contribute to it.

Ms. Ramirez Thomas stated that, according to the HCPI form, the design of the bridge was intended to be a midcentury urban look; therefore, creating a true stone bridge isn't in keeping with what exists and what is now a contributing structure.

Member Cherry stated that the board is balancing mimicry versus replacement with a charming character that fits into the nature of the district. He agreed that an authentic stone bridge would necessarily fit, but neither would a cultured stone.

Ms. McDonald stated that the team would consider the comments if the bridge were to be approved. Cement does not have to be used. There can be a solution to the materials. Incorporating the existing stone is an option, but it could be difficult because, with demolition and the way the stone is put into the ridge with thick grouting cement, the stone can’t always be reused. As much as possible can be retained and integrated, but there is a certain amount that won’t be reusable.

Member Cherry asked if the deck would be in brick.

Ms. Ramirez Thomas stated that it was a design question for the board, along with several other questions the team had. They wanted to know if the board would prefer the approach to be brick or concrete. It is currently concrete, though the rendering was brick.

Ms. McDonald stated it could be either concrete or brick.

Ms. Ramirez Thomas stated that the concrete would be brown concrete to comply with the district standards, and the team anticipated the board not wanting to replace it with gray concrete.

Member Degnan asked, with all the wonderful foot bridges and bridges in Santa Fe, have we ever had to redo a complete replacement of a historic bridge?

Ms. Ramirez Thomas confirmed that almost all of the footbridges have been replaced to some extent, and the Brothers Lane Bridge, which is proximal to this bridge, has been replaced with a wood bridge. The packet demonstrated that there is no consistency with what bridge design looks like in crossing the river, and what the pedestrian bridges look like, both inside and outside of the historic districts.

Member Aguilar Medrano stated she preferred option two with the stone. The existing concrete is grey, and she likes the way it matches the mortar in between the stone; it looks very uniform. Contrary to the city ordinance, she would be in favor of grey concrete if concrete is used. The abutting materials on the other side are pavers, so there would not be an awkward intersection of pinkish and grey concrete. The existing bridge has vertical posts spaced widely, and it gives this airy feel. This design option 2 has replicated that while also bringing the bridge up to code by making the new horizontal dividers very minimal in comparison to the vertical posts. Her question was what color the rails would be; the depiction is beige. The preference for the stone would depend on what the stone is and what the final look would be. She did not like the formed concrete option. With that option being faux, she would prefer something authentic, like the modern interpretation of option one. Similarly, veneers tend to have a very uniform appearance, which wouldn't mimic the character of this stone, while completely opposed to it, she felt some photos of the product and how the bridge would look would be appreciated before approval. She stated she looked up the Camino Alire Bridge, and she would not want that duplicated in this area. She was still unclear if the full stones could be used as a façade as it is currently.

Ms. Ramirez Thomas asked to give her list of questions on the design to the board. She asked if the approach on either side was preferred in brick, like the downtown sidewalks, or concrete as exists, and then if concrete would be colored or grey. The railing color and style are now in question as well. So, did the board prefer a more rounded railing or a square railing in beige a black, or dark brown? Sandstone is the existing stone façade. Would the board prefer sandstone or limestone, which is what the river channel is lined with, and which she felt would have a lack of difference in the periods? Then, with the abutments, it sounds like rock is preferred, but stucco may be an option, and then, if an interpretive plaque is desired as well.

Member Bienvenu stated that he believes that the board preferred not to design a new bridge; they are more interested in protecting what's there, and if it didn't have to be demolished, that would be a simple decision to make here, which would be to repair the bridge. Once it's gone, then your options are unlimited, and that's what you're proposing to the board is all the things that could be modified here to make it different. That's an endless chase because now the board is designing a new aesthetic structure that is partially historic and partially contemporary, and the aesthetic preferences of the people that happen to be in the room tonight. That is not a comfortable design option. The easiest answer is to say to replace the bridge with something as close to the existing bridge as possible in terms of color, texture, design, aesthetic qualities, and detail. That would be the task before you. He believed it would throw out simulated stone, by definition, square railings to replace what's there, and some of the color changes; not because none of these things might be aesthetic improvements, but just because we'd be redesigning the structure at that stage. He asked, if we decided to just tell you, that the demolition is approved on the condition that it be replaced with a structure that emulates the existing structure as closely as possible and given all the constraints they are operating on, would

the applicant be able to come back to the next meeting with a redesign for approval and would that meet the scheduling needs?

Ms. Ramirez Thomas stated that the challenge is the timeline because the city may not receive money from the state legislature if this bridge project is not completed before December, and it takes 16 weeks to manufacture the bridge. Understanding the desire is to match the existing, we would request that staff be allowed to approve of that.

Member Bienvenu commented that the board often lets staff make those final decisions as to whether it conforms to what they understand to be the board's concerns.

Chair Rios agreed with Member Bienvenu's comments and reminded the board that the bridge was designated contributing and the ordinance states to replicate it as closely as what exists, making it ADA accessible, but trying to use the same materials as this. She also pointed out that the board must remember the big picture, which is that this is Santa Fe, New Mexico, a city that is over 400 years old, and the board is charged with trying to preserve all the things that have value, such as this bridge. She pointed out that by comparing the two photos, the picture on top is a very nice bridge, but it is a very refined bridge that has nothing to do with the bridge on the bottom. So, about the materials that the design has existed on that bridge for many years, and the focus should be on what that bridge looks like now, and replicate it as it exists.

Member Cherry agreed with Member Bienvenu and commented that your request is more of guidance on what can be approved, and you should follow the direction of what is there.

Ms. Ramirez Thomas stated that the board had answered her questions and realized that the design would match more closely what exists. She asked if there was any critique about the rendering of the stone bridge, since that would also be helpful.

Chair Rios asked if the indication was that this had to be completed by December and stated she felt this should come back to the board.

Public Comment:
(Inaudible) In Santa Fe, he was sworn in. He stated that by combining the cases, the board is getting ahead of itself because there is not really a discussion about demolition. He stated he went to the meeting at the land office a few weeks ago, and he left questioning why they had the meeting. The decision was made there. He could not believe that the bridge could not be repaired for a million dollars. He said he was a retired contractor, and he could get it fixed. He said the bridge is beautiful as it is, and everybody loves it. He questioned whether there was enough effort put into figuring out how to repair the bridge.

John Penn LaFarge, 647 Old Santa Fe Trail, Santa Fe, was sworn in. Mr. LaFarge echoed the previous comments because it seems a million dollars is extensive. He said it is

important that this bridge contributes to the charm and character of downtown and Santa Fe. He felt that so much of our charm has been lost to cold, repetitive buildings that look as though they could be designed by somebody with no imagination and really no understanding of Santa Fe style. He said This bridge, small though it may be, does have a great deal of character and charm. He thought option number two should be the option taken, adhering as closely as possible to replacing it without altering the bridge that is there currently.

Beverly Spears, previously sworn in, applauded and supported Member Bienvenu for stating that the bridge should be rebuilt to be as similar as possible to what's there in appearance. She questioned whether a six-foot width was necessary since a wheelchair does not need that width. She felt that if four feet is not enough, then surely five feet was plenty. She stated it wasn't explained why the new bridge has to be longer than the existing bridge, which has served the community very well for more than 50 years. She also questioned the increased height because the guard rails for commercial structures need to be 42 inches, but she understood this request to be more than the required 42 inches. She summarized that the proposal is for something longer, wider, and higher than what is there, and given the contributing status of the bridge, all of this needs to be justified so that the increase is as minimal as possible. She also confirmed that it's important to use as much of the existing material of the bridge as possible, including the stone.

Jerry Richardson, previously sworn in, stated he would support preserving the bridge as much as demolishing and rebuilding it to resemble what is there, and design number two comes close. He was shocked that all three cases had to be heard at one time because of the time limits. Since the bridge has been shut down for two years, it does not make sense to crunch it all at one time. He said he was concerned about approving a design without really knowing what it is, but if the staff understands that it should conform as much as possible to the existing bridge, then he would support it so that something that resembles the existing bridge is constructed.

Katherine Rivera, P.O. Box 363, Santa Fe, was sworn in. Ms. Rivera shared that she attended the early neighborhood notification meeting, though she did arrive late. She did not hear the issues about repairing the bridge. However, in conversation with others, she understood the consensus was that people were thrilled or relieved with design number two. She said the purpose of the meeting was more informational; it was not to wrestle down some of the key design elements, which is part of the board’s job or part of an architect's job. She said she felt she needed to share that there was a sense of relief from the community that the replacement bridge was going to look and feel like number two.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. Ms. West found both renderings interesting, and while she did not attend the early neighborhood notification meeting, it seemed the general feeling of the board members and the public was that the upper black bridge is so appallingly wrong in juxtaposition with a much better image. She felt it would have been interesting if there had been a third image or another image that

was a different version of what Miss Spears was mentioning. She said the second version looks better, and the first is a good idea for what is very obviously could be done if it were done wrong.

Ms. Stefanie Beninato, previously sworn in, said she was disappointed that the engineers in the 21st century cannot figure out how to repair this bridge as opposed to demolishing the bridge, and she did not feel there was much effort put into that. She said the timeline is very arbitrary because her understanding of state money is that it is not going to be in place by December. She said the skeleton might be manufactured by December, but it would not be in place. She urged the board to have the design return to the board for consideration, even at the next meeting. She said doing this would give them four months to get the skeleton of the bridge done. She agreed with Ms. Spears that the railing seemed to be too high and that six feet was not necessary for a footbridge. She felt that everyone would be courteous by waiting to cross if it was necessary because this is how it always has been, even on the city's sidewalks. She pointed out that there are sidewalks that wheelchairs cannot use at all, but it is not something that the city widens, even when they are being repaired. She wondered how many people might have fallen off the bridge with its 18-inch railings as opposed to the 3 ½ foot high railing, which is visually distracting. She agreed with the board members that the bridge should look as much like the existing and the existing materials, including the stones, should be incorporated as much as possible in the reconstruction of the bridge rather than finding something new that looks similar, and it should be what is existing so that it contrasts with the stone walls that line the river. She stated that she again would urge the board to have the final design return to the board for review and that while she appreciated that they trusted staff to make the decision, the board owed it to the public to have it returned for review at a public meeting.

Cynthia Pacheco, 220 Est Marcy, Santa Fe, was sworn in. Ms. Pacheco thanked the board for allowing significant public input this evening. She said she works for the Supreme Court, which is her first interest in the bridge, because she would like to be able to use it. She also doesn't want to see the bridge collapse any further as a citizen of Santa Fe. She stated that at the neighborhood meeting, constituents were advised by the project engineer that the tension rods on the bridge had failed, and he went into great detail about why the bridge cannot be rehabilitated. She was satisfied with the explanation. She said the board should consider what might happen if it did not take action tonight. The city already has a significant portion of the funding from the state of New Mexico. If action is not taken tonight, the burden of the financing will shift entirely to the citizens of Santa Fe because it's too late now to go and ask for capital money for the upcoming session, which means the request cannot be made until the legislative session in 2027 and the money would not be issued until later that year, at which point this starts all over. Right now, the bridge can be built with the money that the city has, but prices do not go down, especially when it comes to construction and the looming threat of tariffs, etc. What's going to take us $1.7 million today could cost us $5 million three or four years from now. She said she would like the board to consider this, and she thought staff did an excellent job putting the packets together, and the engineer had gone above and

beyond to explain what needs to be done. She strongly encouraged the board to adopt design number two with the lightest touch possible for demolition.

Member Cherry asked for clarification on the height, width, and length of the new bridge.

Mr. Ashton explained that the height would be set to 42 inches or 3'6”, which is standard ADA, the width is required at a minimum of 48 inches clearance to satisfy ADA and PROWAG (Public Right-of-Way Accessibility Guidelines), while the width could be reduced to 48 inches, the entire 48 inches has to clear for walking area, so the request is for the full bridge to be at 6’0”, and the length is increased to 42 feet so that the new abutments are located back behind the limestone lining in order avoid impacting the channel stone. It will seem the same length because the work is under the bridge underground.

Member Cherry asked where the 42 inches of the railing were being measured.

Mr. Ashton explained that it is 42 inches from the walking surface to the top of the railing.

Member Cherry asked if he understood correctly that there is a rail a little bit lower than that because the rendering shows the stone that the railing interfaces with to be higher than the railing.

Mr. Ashton confirmed that the stone pilasters at the ends may be a bit higher than 42 inches, but the railing must be no lower than 42 inches, so the stones need to be higher to make the connection.

Ms. Ramirez Thomas wanted to address the question of why the schedule is so compressed. She said the funds for the design were not released until late January this year, and then it's taken this long for issuance of the HCPI form, meeting with staff, getting documentation, and all the other details that needed to be done to get to this point.

Mr. Ashton added that the reason for the request to demolish the bridge rather than repair it is that the existing double T beam slab is a post-tension member, and concrete is good under compression but not under tension, which is why the steel and rebar are in the bridge currently. This type of bridge is built with what are called tendons, steel tendons, in them. Once it's post-tensioned like this, a T-slab is, and once concrete gets to a specific strength, the tension on those gives a lot of strength to the bridge structure. The process is used in things like basketball courts and building roof structures. In this case, the concrete has passed its design life, and it is delaminating. The tendons have become exposed. The anchors that those tendons were embedded in the concrete have become exposed. The tendons have lost their tension, and again, concrete is great in compression, but it's not in tension. If the tension members are no longer there to take the tension, then the tension will be on the concrete, and the concrete's just going to crumble. He compared it to an old car that is still being driven, though the main frame is

completely rusted out. There might be some work that might help put underneath the bridge, but there are complications with going underneath the bridge. He reminded the board that it was stated earlier that the Army Corps was looking at removing this bridge because it couldn't pass the FEMA-recommended flood levels. So, if work is done below the low quarter of the bridge, it would limit the capacity to pass water even more, and anything underneath the bridge will still turn to rubble on top, so it would be rusting metal and rubble.

Board Action:
Member Bienvenu moved in case 2025-010683-HDRB, for the Shelby St. Foot Bridge request for demolition to that the staff's recommendations be adopted, that findings be entered, that the exception criteria under 14-5.2(D)(1)(a) have been met concerning alternative two presented by the applicant for the reconstruction as to be further modified and discussed in the next case, and that the board has considered the factors outlined in 14-3.14 and determined that those factors all indicate that demolition of the structure would be appropriate on condition that the bridge be reestablished in the same location with the same materials, and design to match as closely as possible the existing bridge as to be further determined in the subsequent case. Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

Board Action:
Member Bienvenu moved in case 2025-010684-HDRB, Shelby St. Foot Bridge requesting construction of the pedestrian bridge that findings be entered that consistent with staff's recommendation the exception criteria have not been met with respect to option number one as presented by the applicant but that the exception criteria are met with respect to option two as requested by the applicant, with the further conditions that final plans be developed that show that the replacement bridge will correspond as closely as possible to the existing bridge with respect to materials and design and will utilize the materials of the existing bridge that can be salvaged, specifically the rock, and that no artificial stone facades be utilized in any event, that the dimensions be as to the extent they're changing from the dimensions of the bridge as it exists in either length or width or height, be the minimum divergence as is possible from what exists that would be consistent with the ADA and any other applicable legal requirements and that the revised plans be submitted to staff for approval to be given only as is consistent with the board's concerns as expressed tonight, and if the staff has any question as to whether or not the plans are consistent with the board's desires that it will be rescheduled and come back to the board for a final determination. Member Biedscheid seconded.

Member Biedscheid offered a friendly amendment as a clarifying condition related to the length of the bridge that to pursue the lightest touch possible, which includes not disturbing the river channel rocks, that the length considers avoid touching the channels.

Member Bienvenu accepted the friendly amendment.

Member Cherry stated he was concerned about the dimensions allowing an increase in height but potentially minimizing an increase in width, which will change the scale of the bridge. The design, as it is proposed with a six-foot width and an addition to the required height, matches the scale proportionally of the existing bridge. If the width is limited to four feet and then the height goes to 42 inches proportionally, the bridge will look significantly different, even though making it six feet wide makes it a bigger bridge.

Chair Rios agreed with Member Cherry.

Member Cherry made a friendly amendment to allow the six-foot width.

Aguilar Medrano stated she did not feel she had enough information about what the finished stone would look like, as it makes such an impact that it is so important to get that right. She felt that the final design needed to come back to the board to know exactly what material was found that could be used. She needs to know what it will look like. Even with a real stone veneer, the thickness of that is consistent and gives this flat appearance, which the current bridge doesn't have. It currently has an organic, irregular pattern that makes it feel special, and that's what I should preserve. There is not enough information at this point to predict if that's going to happen. So, while she is in favor of everything in the motion, she would most likely vote no at this point just because she felt it was necessary to come back to the board.

Chair Rios said she believed Member Bienvenu indicated that it should come back to the board.

Member Bienvenu clarified that the motion was framed so that it was to go for staff approval, and only if staff found that they weren't certain whether it met the board's desires, then it would come back to the board for review. However, he was perfectly fine when it came back. He asked if it could be placed on the agenda for the next hearing on July 22, 2025.

Director Lamboy stated it could be put on that agenda. However, if the board did not have confidence regarding the material and concerns that have been discussed this evening, they could issue a conditional approval to have the stone itself return to the board. Thereby, the bridge itself would be approved, not the stone, and then that would be brought back, and other choices are obvious.

Member Bienvenu asked how long it would take them to have the plans redrawn and over to staff for approval, as compared to returning to the board in two weeks.

Mr. Ashton stated it would take three to four weeks because they would need to meet with the bridge manufacturer to figure out what needs to happen before the structure, which won't really be seen. After all, it's going to have the rock on top of it, and there would need to be coordination with the structural engineers and the manufacturers of the

bridge. He stated the bridge was the same type and they would be happy to bring it back, but then they can also reuse the existing stone.

Member Bienvenu asked if updated plans that address the issues described could be ready in two meetings from now if the applicant needed to go back to the manufacturer first.

Mr. Ashton asked what date they would need to submit since the submittal is due to staff a couple of weeks before the meeting.

Ms. McDonald pointed out that the timelines are very important here, whether they fit in the submittal deadlines. She encouraged the board to consider approving the conceptual plan and have them come back to the Board with the stone information because, with the deadlines, this was a simple accommodation, but she was concerned about the strict timing requirements for both the Board hearings and their construction scheduling.

Director Lamboy stated that the packet is due out to the Historic Districts Review Board on the 18th of July, which is the Friday before Tuesday the 22nd. So, to give a little time, it would be possible to get the information as late as the 17th.

Ms. McDonald stated that if the board could approve the concept and size, they could return with the stonework at another hearing.

Attorney Ruybalid stated that the conundrum is that there would be approval for something that could later be disapproved because this is a final decision that could be appealed, and the decision could end up being reversed.

Chair Rios stated that there was a motion on the table. She said it is the responsibility of the board to review projects, and if they're important enough to review and they need to come back, then that is what needs to be done. She said she was sorry for the time constraints that were needed to be followed but the board and staff are trying to work with them because they are also citizens in the community and working together is the goal, but it is not clear why it took so long to come to the Board for the project in the first place and it did not seem appropriate to place the pressure on the board to approve the project immediately because of the applicants time constraints. She continued that the board has to follow what the ordinance says, and this project is important enough that it should come back to the board.

Member Cherry stated that he would like to amend his friendly amendment for the motion on the table based on the current conversation. He said his amendment would be to increase the width to six feet and match the stone exactly, and the grout joints in width and size and depth of recess of the grout behind the stone to match what's there exactly.

Member Bienvenu asked for clarification if that was using the existing stone or something as close as possible to the existing.

Member Cherry said something as close as possible because when the bridge is demolished, much of the stone is going to get broken into smaller pieces, which are then not going to be in-kind anymore; they will be smaller, and the sandstone is readily available, so it needs to match exactly what is existing, including the size.

Member Bienvenu accepted the amendment.

Director Lamboy asked for the entire motion to be repeated prior to the vote.

Member Biedscheid stated that her concern would be that if there is not a vote on this with the urgency of the timeline, what may happen is that no bridge would be constructed at all. She felt it was relevant that the applicant had agreed to the lightest touch possible and reusing the existing stone as much as possible to replicate the existing bridge. There is good direction for the staff to review the amended plans, and it is more important to have something built than to have the project abandoned.

Member Bienvenu provided a summary of the motion: to adopt findings that the exception request as to design 1 is denied for the reasons given by staff but that the exception criteria under 5.2(D)(1)(a) are met for the design option number two on condition that final plans be prepared that show detail of those of that option that establish that the design imitates as closely as possible the existing bridge in terms of design, massing, materials and detail, that the alteration in dimensions necessary to accommodate the ADA and to maintain proportionality are granted and that to the extent the existing rock cannot be reused because it is not salvageable that the pattern that the replacement rock match as closely as possible the existing rock and that it be laid with the same pattern and points in between and texture as existing and that final plans showing all of these conditions are met will be submitted to staff for approval, and staff will determine whether or not the plans meet these criteria and if they have any doubt they will return the revised plans to this board for final determination and that the application be approved on that basis.

Member Cherry stated he thought the motion summary encapsulated his friendly amendment.

Chair Rios confirmed that Member Cherry wanted the bridge to be six feet wide or less.

Member Cherry stated the scale should be as proposed, 6-feet-wide with a 42-inch-high handrail.

Member Bienvenu confirmed that the idea was to maintain the same proportionality.

Member Cherry stated that because the code requires the handrail to go up to 42 inches, it dictates that the six-foot width is going to emulate that proportionality the best.

Member Biedscheid stated that the restated motion included both friendly amendments for the dimensions.

Vote:
The motion passed by roll call vote with Members Bienvenu, Biedscheid, Degnan, and Cherry voting for and Member Aguilar Medrano against.

d. **2025-010697-HDRB, 401 E. Palace Ave**., Downtown & Eastside Historic District, contributing, Andrew Lyons Design, agent for Abrams Development LLC, owner, requests status and primary façade designations of residence and garage, and yard walls.

Ms. Lani McCulley presented the case and staff recommendation for Amanda Romero in her absence. Staff recommended that the historic status of the residential structure be upgraded to significant, the accessory structure (garage) be upgraded to significant, and the yard walls be designated as contributing, per section 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios asked if there was evidence that showed that the house and garage had always been white and if the pediments had been the same color as well.

Ms. McCulley stated the research indicates the color of the house and the garage has always been white, and there is no history of the color of the pediments.

Member Biedscheid said she thought there was a reference in the HCPI to different layers of plaster underneath the current white stucco of different colors.

Ms. McCulley stated that the underlying layers are also white.

Member Cherry stated he observed that it looked to be pentile with a parging coat of smooth plaster that was gray, that's about 3/4 of an inch thick, and then it has a very thin layer of white plaster over that, and then there's white paint on top. He explained parging was typically a technique that was done very similarly to plaster, but using cement mortar, and masons do it to parge layers, to build out surfaces. He said this is subjective and nuanced, but the reason he observed that as parging as opposed to plaster is really because plastering is with a foam float finish with very round features as opposed to that building which is very unique in the sense that somebody paid great attention to detail of how plane and flat the wall was made as opposed to using a very short soft applicator which would mold itself to the undulations of adobe. This was made to be very straight-lined.

City of Santa Fe, New Mexico

memo

DATE: July 8, 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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2025-010684-HDRB, Shelby St. Foot Bridge, Downtown & Eastside Historic District, contributing, Wonderstone Consulting LLC, agent for City of Santa Fe, owner, requests to construct a pedestrian bridge. An exception is requested to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5.2(D)(5)(b) for not matching the material being replaced in composition, design, color, texture, and other visual qualities. However, staff recommends approval of the design option 2,

which closely emulates the existing bridge and 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. In case 2025-010684-HDRB, for Shelby Street Footbridge, approve/deny the reconstruction of the footbridge structure using design one/two as submitted.

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). In the Archaeological Review Committee hearing on June 26, 2025, the ARC requested that all ground disturbance be monitored, given the significant cultural resources in the area of potential effect (APE).

BACKGROUND & SUMMARY:

The Shelby Street Footbridge is located on the south side of Alameda Street at the base of Shelby Street. The footbridge is contributing to the Downtown and Eastside Historic District. It is located above the stone-lined channel constructed by the Civilian Conservation Corps in the 1930s. The area is part of the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is restricted to parcel sections from twenty to one hundred feet wide, bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.



Figure 1: Location of Shelby Street Footbridge.

The Shelby Street Footbridge was constructed in 1968, most likely as a replacement for a timber bridge that was constructed in the 1930s as part of the Civilian Conservation Corps project. The 1968 bridge is constructed of concrete slabs with timber and stone abutments and concrete girders, and a steel pipe railing. An additional concrete beam was placed between the girders for added support at an unknown date. The exterior of the girders is embedded with sandstone blocks set into a concrete bed, which gives the footbridge an appearance of rock construction in an arch. The entrance to the bridge is bordered on each side by low sandstone parapets about 12" in height, and the metal railing is embedded in square masonry end posts at about 18" in height. The entrance on the north of the bridge has curved stone walls up to four feet in height flanking the approach to the bridge. These walls connect to the masonry end posts. The south entrance has had stones removed to accommodate the widening of the pedestrian path.



Figure 2: Side view of Shelby Street Footbridge.

The bridge was approved for demolition under case 2025-010683-HDRB.

APPLICANT'S REQUEST:

The applicant proposes the following:

1) Construct a replacement footbridge for the Shelby Street Footbridge. The new bridge will be brought up higher to the bank of the river and be extended from 37'3" long to 42'0" long. It will also be widened from 4'0" wide to 6'0" wide. The rail height will be raised from 18" to 3'10". The proposed design is metal with no stone facades and a concrete approach. The pilasters or end caps will be constructed of CMU and stucco, a concrete deck, and painted metal railings.
   **An alternative design (design 2) with a stone façade, brick approach, and stone pilasters or end caps, and a brick deck is offered.



Figure 3: Rendering of Design 1.



Figure 4: Rendering of Design 2.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(5)(b): Staff request 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 Shelby Street bridge is one of several small bridges that crosses the Santa Fe River, connecting the north and south banks. Small foot bridges and vehicular bridges which have existed since the river began to channelize around 1893 with the construction of the Two-Mile Dam. Sanborn Fire Insurance maps and other historic maps indicate that the bridges crossing the river were stone, wood, and now concrete- changing materials over time

to accommodate the modernizing and engineering needs for crossing a river channel. The nearest pedestrian bridge to the Shelby Street bridge is the Brother's Lane bridge. This bridge was last replaced around 2016 and is now a wooden bridge with wooden rails. Given that bridge materials change over time, removal of the stone bridge will not damage the character of the district.

Removing the bridge entirely would change the character of this location along the river park, but the bridge will be replaced. The current situation of having a closed and dangerous bridge along a main street in the downtown area is damaging to the district, despite being constructed of materials not of historical age. Demolishing and replacing the bridge is not.

The removal of the bridge will not affect the space that embodies the bridge, which is the river park. The river park, with other bridges crossing the river, will remain intact and the overall character and design of the river park property will continue with the bridge replacement. However, the request is to remove historic material, and this request is being made because of the structure's condition and the inability to restore the structure. The historic material will be removed, but the design presentation has demonstrated that a replacement bridge will maintain and contribute to the river park, and the design of the bridge will be in keeping with the historic district standards. One of the proposed designs offers the potential of reusing the stone for a reconstructed stone façade if that is desired by the HDRB. The other design is proposed to be non-intrusive visually and stylistically. A commemorative plaque is also proposed to mitigate the removal of the historic material.

Staff Response: Staff find that this criterion is not met. While the footbridge the evaluation of the damage to the existing bridge demonstrates the need for replacement, staff recommends that the replacement bridge emulates the existing contributing structure, as the footbridge is an integral part of the district, and it would harm the district to lose the 1968 footbridge.

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

Applicant Response: As is demonstrated through photos and letters in the demolition case preceding this case, the structure has failed, and the bridge is a public safety concern as it lacks structural integrity. The bridge is beyond repair. Removal of the historic material that composes the bridge is required to prevent injury to the public welfare, both bodily injury and liability to the City of Santa Fe.

Staff Response: Staff find that this criterion has not been met. The evaluation of the bridge by Wilson and Company clearly shows that the existing bridge is unsafe and would require enough work that replacement is required; however, staff point out that the replacement bridge should emulate the existing contributing structure, as no hardship prevents this.

(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: Several design options were considered, and options 1 and 2 have been chosen to present to the HDRB in the design review case. Both designs strengthen the unique heterogeneous character of downtown Santa Fe and the river park area.

The design options considered were:

1) Leave the bridge and permanently close it.

2) Demolish the bridge and not replace it.
3) Demolish the bridge and replace it with a modern prefab pedestrian bridge as seen in other areas along the Santa Fe River.
4) Demolish the bridge and replace it with a modern prefab pedestrian bridge with non-structural rock girders to match closely the existing design.

Staff Response: Staff find that this criterion is met. The applicant has provided the Board with two options for consideration regarding the reconstruction of the footbridge. Staff recommends option 2 of the designs offered for approval, which most closely emulates the 1968 footbridge.

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.

(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*.

(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.

(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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 7, 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:
Shelby Street Footbridge	Over Santa Fe River Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910017966

5. Property Type:
__ Buildings:
_x Structures: Bridge
__ Site __ Object

6. Date of Survey:
May 20, 2025

7. Previous Survey Date(s):
__ Yes:
_x No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6850349,-105.9392324



10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing southwest.

11. Brief Description of the Property:

Erected in 1968 by staff of the State Parks and Recreation Commission, the Shelby Street Footbridge is an approximately 26-foot-long standard girder-slab span crossing the Santa Fe River (Photo 1). It is dressed with sandstone curtain walls designed to give the appearance of a masonry arch bridge. The bridge was crudely constructed and is now in poor condition, with a major punch-through in the deck and areas of concrete delamination. These issues prompted the City of Santa Fe to close the bridge in 2022 (Photo 2).

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date: 1968

_ x_Known __ Estimated Source: Newspaper aricle

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

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

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



Portion of Parcel # 910017966 with Shelby Street Footbridge highlighted.

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:

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

Current owner: Assumed to be the City of Santa Fe, though no deed was located for the property, per Office of the Santa Fe County Clerk

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status
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: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: May 20, 2025

Bridge Data

6. Feature Crossed: Santa Fe River
7. Bridge Type: Pre-cast concrete girder-slab with masonry false spandrel wall
8. Total Structure Length: 38' ±
9. Number of Spans: one
10. Main Span Length: **26' ±**
11. Main Substructure: Timber abutment (assumed) and stone abutments and bridge seats
12. Deck Width: **4' ±**
13. Railing Type: Steel pipe rail

14. Designer/Engineer: Unknown	Builder/Contractor: New Mexico State Parks and Recreation Commission Force Account Labor

15. Modifications: x __ No known modifications

#1 Date: Unknown.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Urban style park bridge

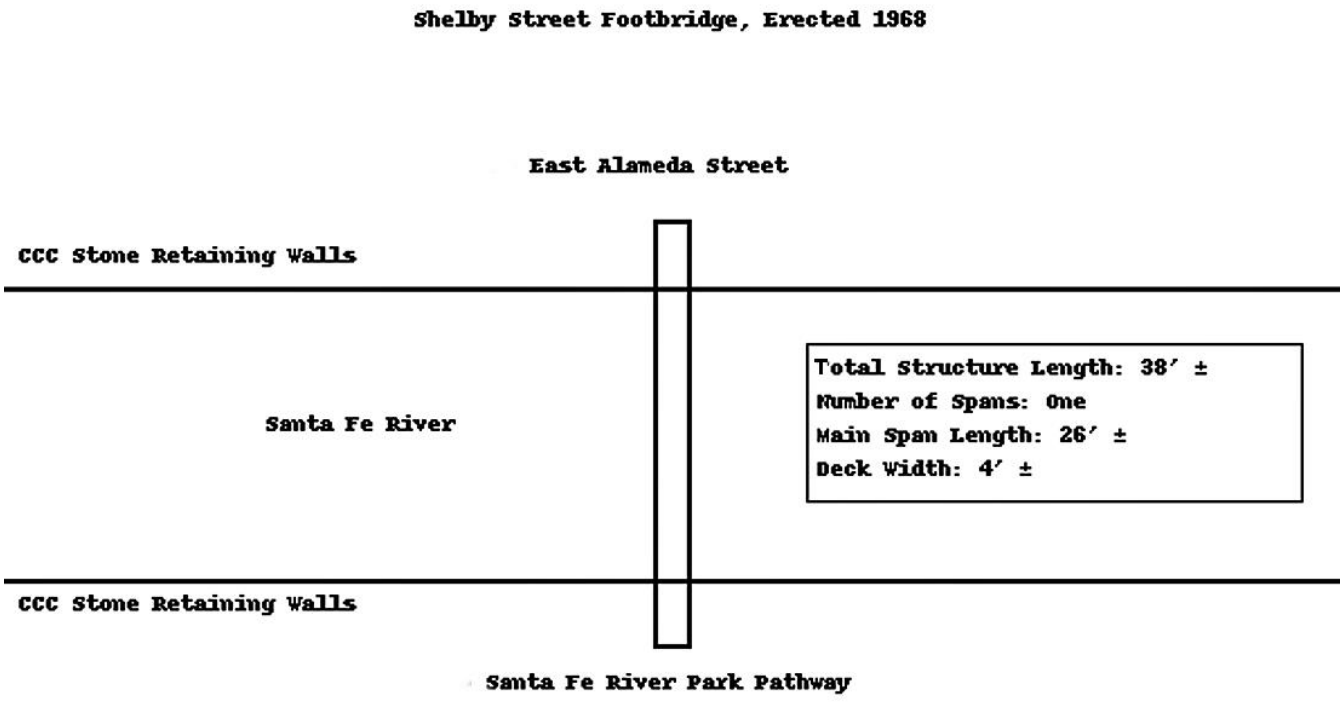
17. Documents Available and Their Locations
None: See Documentation Note

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: The adjacent channel is listed in the National Register of Historic Places, to which the subject is a Non-Contributing resource.

19.Site Plan: Field Sketch, AHS.



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: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: May 20, 2025

Architectural Description Continued

Setting

The Shelby Street Footbridge crosses the river near the base of Shelby Street in downtown Santa Fe. It is positioned above a stone-lined channel constructed by the Civilian Conservation Corps in the early 1930s. Pedestrian walkways, added in the 1950s during the area's tenure as a state park, flank the bridge on both the east and west approaches.

The bridge lies within a modified riparian corridor where the river has been straightened and channelized. The surrounding context includes a mix of commercial and governmental buildings, reflecting the area's urbanization from the mid to late 20th century. Mature cottonwoods, willows, and other riparian vegetation provide shade and visual relief, reinforcing the river's presence as a natural element in an increasingly dense built environment (Photo 3).

Bridge Details

Superstructure

The bridge consists of two precast concrete girders supporting a cast-in-place or integrally cast slab deck (Photo 4). Each girder measures approximately 3 inches wide by 11½ inches high and is T-shaped, flanged into the slab. A later addition—a concrete beam measuring approximately 8½ inches wide by 9⅞ inches high—was installed between the girders for supplemental support; however, the beam exhibits noticeable deflection at mid-span. The bridge spans the river at 26 feet, with a total length of approximately 38 feet including approaches.

The exterior features non-structural concrete curtain walls with a false arch profile. It is clad in local sandstone likely intended to mimic a closed-spandrel masonry arch (Photo 1). These false spandrel walls measure approximately 3 inches wide with a variable height and consist of sandstone blocks set into a concrete bed (Photo 5). The blocks exhibit pronounced horizontal striations or bedding planes that visually differ from the limestone channel walls below (Photo 6).

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: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: May 20, 2025

Similar to a true masonry arch, the false spandrel walls taper toward the center, narrowing from 4 feet at the base to approximately 20 inches at the "keystone"—a small vertical block located at the bridge's midpoint (Photo 7). This keystone is decorative and non-structural.

Vertical clearance beneath the bridge at mid-span is approximately 73 inches, a limited height that has long raised flood control concerns. In the 1970s, the U.S. Army Corps of Engineers identified the bridge for removal due to its inadequate hydraulic capacity.

Substructure

The bridge rests directly on the river embankment, supported by large timber blocks that serve as both abutments and bridge seats.[1] This rudimentary substructure reflects minimal engineering, relying largely on soil mass and timber resistance for lateral stability. The lower abutments and bridge seats are faced with stone for visual effect (Photo 8).

Deck and Approach

The bridge's deck is formed by the concrete slab. Over time, surface deterioration has exposed the reinforcing steel mat. Near the center of the span, a punch-through has developed, accompanied by widespread concrete delamination.

The 4-foot-wide walkway is bordered on both sides by low sandstone parapets that rise approximately 12 inches above the deck surface (Photo 9). A painted metal pipe railing runs along the edges of the deck, terminating at each end in square masonry end posts approximately 18 inches high, which visually anchor the span.

On the north side, the bridge is approached by a continuation of the concrete slab (Photo 10). Curving stone walls flank this approach, rising from ground level to approximately four feet where they connect with the masonry end posts. On the south side, the original approach was removed to accommodate the widening of the pedestrian path (Photo 2).

[1] Based on a restricted view of the north bank, it is presumed that timber blocks function as the back (or rear) abutment.

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Condition

The bridge is currently in poor condition and shows multiple signs of structural distress. A large punch-through in the deck reveals corroded reinforcing steel (Photo 11). Significant delamination has weakened the concrete surface, and cracks are evident both longitudinally and transversely beneath the deck (Photo 12). Efflorescence—white mineral deposits indicating moisture infiltration—is visible across the underside (Photo 12). These combined issues have compromised the structural integrity of the bridge, leading to its closure by the City of Santa Fe in 2022.

Historical Overview

Introduction

In late April 1968, Lela Wilson—a 28-year-old Clovis native and secretary for the New Mexico State Parks and Recreation Commission—stood at the center of the recently completed Shelby Street Footbridge. A State Parks photographer captured an image of Wilson, her bouffant hairstyle silhouetted, as she looked out across the Santa Fe River (Fig. 1). The pair had likely walked from the Commission's new office at 141 East DeVargas Street to take the photo.

The bridge at the time marked the western terminus of Santa Fe River Park and likely replaced a rustic log span erected by the Civilian Conservation Corps (CCC) in 1934. The new structure, designed to blend with the CCC-built limestone river walls, continued to serve the same essential function: carrying pedestrians across the Santa Fe River. It fulfilled this role until 2022, when ongoing deterioration and substandard construction led officials to deem it a public hazard.

Imagining a River Park

At the start of the Great Depression, New Mexico—like many states—did not have a single state park. With the infusion of New Deal funding and the labor of the Civilian

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Conservation Corps (CCC), the state was able to launch its first formal park program.[2] In August 1933, Governor Arthur Seligman issued an executive mandate establishing the New Mexico State Park Commission, enabling the state to use CCC labor for park development.

One of these recreation areas fulfilled a long-held ambition to create a linear parkway along the Santa Fe River. The ambitious but ultimately unproductive 1912 Santa Fe Preliminary Plan envisioned a "Paseo del Rio" boulevard and park stretching along the river from Camino Cabra westward to the future St. Francis Drive (Fig. 2).[3] With no funding attached to the proposal, the plan failed to materialize.

The river parkway concept resurfaced in the 1920s, when the City of Santa Fe, the Chamber of Commerce, and civic groups such as the Kiwanis and Lions Clubs launched a campaign to establish the Santa Fe River Park.[4] Although preliminary drawings were prepared, progress stalled due to resistance from property owners unwilling to sell land fronting the river. With the arrival of the CCC, the project resurfaced. An editorial in the New Mexican stated the federal program put a "chance in front of [civic leaders] to secure one of the most beautiful parks in the country."[5]

Building a Riparian Park

In Santa Fe, the Civilian Conservation Corps undertook two state park projects concurrently. In the Sangre de Cristo foothills, CCC crews developed Little Tesuque Canyon—later designated Hyde Memorial State Park—into an all-season recreation area with campsites, stone shelters, a lodge, and a ski run.[6] At the same time, in the heart of the city, crews from the same camp—headquartered in what would become the Casa Solana subdivision—constructed an urban riparian park along the Santa Fe River, transforming the corridor into a landscaped public space that served both recreational and flood-control purposes. Early plans had envisioned the two parks being connected.

[2] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 55.
[3] Ibid., 56
[4] "Alleged Catron Obstructs Park Development; Matter to Come Before Council on Wednesday," *Santa Fe New Mexican*, April 24, 1934, 2.
[5] Ibid.
[6] Mary Wright Coan, "The New Deal in Little Tesuque," *New Mexico Magazine* (July 1934), 24-25+.

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The river park would extend nearly two miles along the Santa Fe River, starting at the lower reservoir and moving downstream to a point near St. Francis Drive. Unlike earlier efforts, federal officials assisted in acquiring riverfront parcels, resulting in more than 90 quitclaim deeds made to the State of New Mexico by local landowners.[7]

The project's primary goal was to straighten and channelize the river for flood control. Until this point, the river routinely flooded, damaging homes and property along its course. A secondary goal was to create an urban recreation area, with a concentration of amenities placed between College Street (now Old Santa Fe Trail) and Shelby Street.

Work on this section began in the spring of 1934 and was largely completed by the end of the year. It included obliterating an ancient acequia and channeling its flow along a raised stone-lined ditch.[8] By August, CCC crews had constructed stone retaining walls reaching Shelby Street, where they were in the process of erecting a rustic log footbridge over the river.[9]

The bridge provided access to the newly built State Parks Commission headquarters on East DeVargas Street. This Pueblo Revival-style building (Fig. 3), funded with New Deal money, served as the administrative offices for the state park system. It was demolished in the 1960s to make way for a parking lot serving the new State Land Office Building.

A Rustic Log Bridge

An article in the New Mexican described the new footbridge as made of large yellow pine logs "nearly two feet in diameter."[10] Though brief, the description fits what would later be called the National Park Service rustic style of park architecture.

As a CCC project, the design of park structures and furnishings was overseen by the regional office of the National Park Service. During this period, the NPS guided park development through a series of design portfolios that covered nearly every aspect of planning and construction. The effort began in 1934 with a slim volume showcasing

[7] David Kammer, "Santa Fe River Park Channel," National Register of Historic Places nomination (Washington, D.C.: June 2008), 9-18, bibliographical entry.
[8] "Alleged Catron Obstructs Park Development," 2.
[9] "Work on River Park," *Santa Fe New Mexican*, August 13, 1934, 1.
[10] Ibid.

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representative park structures and expanded—under the direction of NPS architect Albert H. Good—into an encyclopedic three-volume set published in 1938.[11]

As articulated by Good, the Park Service design philosophy sought to promote "through the use of native materials in proper scale, and through the avoidance of severely straight line and over sophistication. . . the feeling of having been executed by pioneer craftsmen with limited hand tools . . . [and by doing so achieve] sympathy with the natural surroundings and with the past."[12]

For small footbridges in parks, Good recommended the use of logs or stone, noting that such materials "appear more indigenous to our natural parks than spans of steel or concrete."[13] His chapter on footbridges included photographs illustrating what the Park Service considered exemplary design. Many of these were rustic log spans, which likely influenced the design of the original Shelby Street footbridge. Unfortunately, no known photographs of that bridge survive, making it difficult to determine its actual appearance.[14]

Completing the Park

The erection of the massive retaining walls extended westward beyond the Don Gaspar Avenue Bridge to a point near St. Francis Drive, and was largely completed by 1937. The State Parks Commission envisioned developing the river corridor westward through downtown into a formal park, while preserving the area east of College Street in a more

[11] John W. Murphey, " Maryland State Parks: A Survey of Selected State Parks in the Eastern and Western Regions," (Report prepared for the Maryland Historical Trust, January 31, 2019), 58-59.
[12] Albert H. Good, *Park and Recreation Structures, Part I- Administration and Basic Service Facilities* (Washington, D.C.: United States Department of Interior, National Park Service, 1938), 176.
[13] Ibid.
[14] No photographs of the bridge were located at the Palace of the Governors Photo Archives (Catie Carl, email communication to John W. Murphey, May 8, 2025). Inquiries with the City of Santa Fe, the New Mexico State Archives, and New Mexico State Parks regarding park records, drawings, and photographs produced no results. It is possible that relevant materials may exist in Record Group 35 at the National Archives and Records Administration (NARA), College Park, Maryland. However, the short turnaround time and limited budget for this project did not allow for a NARA records search.

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natural state.[15] How much of this vision was ever fully realized remains unclear. With the major structural work completed, the CCC devoted its final years to installing picnic tables along the grassy strip lining the river between College and Shelby Streets.

By the end of the Depression, New Mexico had established four state parks built by the CCC—but the improved Santa Fe River area was not among them.

Santa Fe's Unofficial Park

After its completion, the *Santa Fe River State Park*—as it was referred to in the press—fell into a jurisdictional gray area. The park encompassed state-owned land, including the riverbed and narrow linear strips along both banks, but was bordered by city-owned and private properties. These overlapping boundaries created administrative uncertainty, and as a result, the park remained unofficially designated for nearly two decades.

After the conclusion of World War II, the Commission began efforts to improve the Santa Fe River Park. According to a 1947 newspaper account, State Parks Superintendent Charles Roehl planned to enhance the urban stretch by developing footpaths, building rock tables and benches, installing drinking fountains, and planting grass.[16] The project was a joint undertaking by the State Parks Commission, the State Highway Department, and the State Penitentiary, which provided prison labor for the work.

The Santa Fe River Park continued to receive incremental improvements but did not achieve official state park designation until the late 1950s. As of 1954, the New Mexico State Parks Commission operated six officially designated parks: Bluewater Lake, Bottomless Lakes, City of Rocks, Conchas Lake, Kit Carson, and Hyde Park. The Santa Fe River Park, by contrast, remained an unpublicized strip of state-owned land—maintained by the state but not formally recognized or promoted as part of the official park system.

[15] "City and Vicinity Given Preference in Park Work, Says Supervisor," *Santa Fe New Mexican,* March 30, 1937, 4.
[16] "Roehl Tells of Plans to Make River Parkway a Place of Beauty," *Santa Fe New Mexican*, July 15, 1947, 1.

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In its 1954 annual report, the New Mexico State Parks Commission acknowledged the unusual status of the river park running through the heart of the capital. The report flagged the unresolved question of whether the area should be formally designated a state park or incorporated into the South Capitol Complex—a growing cluster of state government offices located south of the river.[17] While the matter remained unsettled, the Parks Commission continued to maintain the river corridor.

In 1957, the Santa Fe River Park was officially designated as a state park. The original unit encompassed only the north bank of the river, extending approximately 0.4 miles from Delgado Street on the east to Shelby Street on the west.

Park Beautification

Beautification efforts began as early as 1953, when state park employees planted lawn and installed picnic tables along the stretch between Cathedral Place and what is now Paseo de Peralta.[18] This initial work was followed by improvements farther west, including raising the streambed and importing topsoil to level the embankments.

Following the park's official designation, a series of additional improvements were undertaken. The stone retaining walls were raised to accommodate more fill (Fig. 4), new picnic areas with concrete tables and benches were added, turf was planted throughout, footpaths were laid, and signage installed—including an Official Scenic and Historic Marker framed in rustic brown logs. None of the archival sources reviewed—including newspaper accounts and records from the State Parks and Recreation Commission—mention the replacement of the original CCC-built log bridge.

By 1967, a year before the current footbridge was erected, the park featured 18 designated picnic sites ("picnic pits") and a continuous lawn along the length of its corridor.[19] Ongoing maintenance focused on repairing older log tables and removing dead trees and overgrowth.

[17] New Mexico State Park Commission, *Your State Parks – 1954* [annual report] (Santa Fe: New Mexico State Park Commission, n. pag.); New Mexico State Parks and Recreation Division Records, Folder: "Parks & Recreation Department Publications," New Mexico State Records Center and Archives, Santa Fe, New Mexico (hereafter PRDP).
[18] "A Good Start" [editorial], *Santa Fe New Mexican*, December 2, 1953, 4.
[19] New Mexico State Parks and Recreation Commission, "Welcome to New Mexico State Parks" [foldout brochure], (Santa Fe: State Parks and Recreation Commission, 1967), n. pag., PRDB.

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A Replacement Bridge

The current footbridge was constructed in early 1968, likely replacing an earlier structure—possibly the original timber span built during the CCC era. A February 1968 aerial photograph shows two footbridges crossing the river at the foot of Shelby Street (Fig. 5). By the following year, only the present bridge remained (Fig. 6). The bridge was erected by park personnel under the supervision of Joe B. Rodriguez, then the area supervisor for Northern New Mexico.

The bridge's design marked a departure from earlier CCC-era standards. Thirty years prior, National Park Service architect Albert H. Good had advised against constructing stone footbridges with a "thin and structurally weak appearance."[20] He recommended a more substantial parapet wall rising above the deck, arguing that such designs maintained a more appropriate "park character" than those capped with "thin … and more formal cap stone."[21] The new bridge, by contrast, featured a tapering false spandrel and a low parapet wall—elements that contradicted Good's guidance and lent the structure a more urban profile.

Its completion was marked with a photograph in the local newspaper (Fig. 1), although the project went unmentioned in the State Parks and Recreation Department's internal newsletter. It did, however, appear in the background of two promotional films produced in the late 1960s to advertise New Mexico's state parks (Fig. 7).

The State Park's Final Years

The 1960s enhanced park was marketed by the state as an urban recreational amenity, focused on strolling and picnicking. A 1977 park brochure described the space as "a serene retreat in the center of Santa Fe for visitors and local residents."[22]

The New Mexico State Park and Recreation Commission continued to maintain and improve Santa Fe River State Park through the 1990s. In 1999, the City of Santa Fe and the State of New Mexico entered into a joint powers agreement to support the park's

[20] Good, *Park and Recreation Structures, Part I*, 192.
[21] Ibid.
[22] New Mexico State Parks and Recreation Commission, "New Mexico State Parks: Santa Fe River & Hyde Memorial" [foldout brochure], (Santa Fe: State Parks and Recreation Commission, 1977), n. pag., PRDB.

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ongoing maintenance and future development.[23] The work was reviewed by the City's Public Works Committee and ultimately evolved into the River Trail and Greenway Improvement Project.

The City hired Wilson and Company to prepare a master plan for the park's future development. This work included expanding the park westward and constructing pedestrian and bicycle trails from Delgado Street to Defouri Street under the Santa Fe River Downtown Urban Trail Project. As part of the project, the width of West Alameda Street was reduced to allow for a wider and more gradual embankment from Defouri Street to St. Francis Drive. Improvements to the park have continued through the use of Capital Improvements Program funds.

When a Footbridge Becomes a Liability

Calls to remove the Shelby Street Footbridge began in 1983, following a U.S. Army Corps of Engineers project to channelize a section of the Santa Fe River west of Don Gaspar Avenue using heavy concrete retaining structures. The Corps' initiative was prompted by an earlier flood study predicting that a 100-year event could submerge Shelby Street and surrounding areas under five feet of water.[24] The Corps had been involved with the Santa Fe River since 1957, when a major flood destroyed numerous bridges and riverfront businesses.

As part of the study and following project, the Corps identified several bridges in need of improvement or replacement, including the Old Santa Fe Trail and Defouri Street vehicular bridges, as well as pedestrian crossings like the Shelby Street Footbridge.[25] Each of these bridges had been determined to have a flow capacity of 2,100 cubic feet per second or less—insufficient to withstand a 100-year flood event.

As a cost-sharing arrangement, the City of Santa Fe was responsible for replacing the bridges. However, nearly all available funding was directed toward the replacement of the Old Santa Fe Trail Bridge, a high-volume crossing the city had identified in 1975 as a top priority. Its replacement turned into a costly and protracted effort that took several

[23] Edward Vigil (City of Santa Fe), phone message to John W. Murphey, May 30, 2025; various notices of public meetings published in the *Santa Fe New Mexican*, 1998–2000.
[24] Sam Atwoood, "River Flood Plan Under Attack," *The New Mexican*, May 5, 1983, A-7.
[25] Ibid., "River Plan Presented Wednesday," *The New Mexican*, May 3, 1983, A-7.

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years to complete. With most of the city's budget directed to the Old Santa Fe Trail crossing, other river spans were not affected by the project, including the Shelby Street Footbridge.

The Shelby Street Footbridge avoided replacement for another 40 years. However, in 2022, with its concrete deck visibly deteriorating, the City of Santa Fe permanently closed the bridge in August after a civil engineering assessment raised safety concerns.[26] The structure has remained closed since.

In November 2024, the Santa Fe Governing Body approved the use of $240,000 in state capital outlay funds to design a new structure to replace the aging and structurally deficient bridge.[27] This HCPI is a step in the process of replacing the bridge.

[26] Nathan Lederman, "Deteriorating Footbridge in Downtown Santa Fe Closed," *Santa Fe New Mexican*, October 15, 2022, A-1 and A-4.
[27] Carina Julig, "Contract Extends Capital Outlay Appropriations," *Santa Fe New Mexican*, November 19, 2024, A-8.

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Evaluation of Historical Status

The Shelby Street Footbridge was designated a Non-Contributing resource in the 2008 Santa Fe River Park Channel National Register of Historic Places district nomination. That nomination encompassed the immediate park development along the river, including the CCC-era stone retaining walls and other features. The rationale for the bridge's non-contributing status was that it fell outside the district's period of significance, ending in 1940, and that it did not stylistically fit with the National Park Service design aesthetic of the New Deal era.

While the nomination did not reference Albert H. Good's guidance, it is clear—based on his principles quoted above—that the bridge does not embody the Park Service Rustic ideal. Its lean profile and pipe railing lack the form and naturalistic materials associated with that design philosophy.

Given its previous designation, and its poor quality of construction, the recommendation is to designate the Shelby Street Footbridge a Non-Contributing structure to the Downtown and Eastside Historic District.

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Documentation Note

No CCC or National Park Service architectural drawings related to the original bridge or associated structures were located in local archives. However, such materials may exist within Record Group 35 (Civilian Conservation Corps) at the National Archives and Records Administration (NARA) in College Park, Maryland. Additionally, no drawings or plans were found for the 1950s state park improvements or for the construction of the 1968 footbridge. The following collections were reviewed, with relevant materials noted below:

Local Collections

New Mexico State Archives and Records Center

A. **Civilian Conservation Corps, New Mexico District Records**
Citation Number: Collection 1959-030
Dates: 1935–1942

B. **New Mexico State Parks and Recreation Division Records**
Citation Number: Collection 1979-010
Dates: 1939–[ongoing]

C. **Governor Arthur Seligman Papers**
Collection: 1959-102
Series: Correspondence – New Mexico Park Commission
Citation: Series [not specified], Folder 70, Box 3

D. **Governor Clyde K. Tingley Papers**
Collection: 1959-104
Series: Correspondence – New Mexico State Park Commission
Citation: Series [not specified], Folder 45, Box 2

E. **Map Collection**
Citation Number: Collection 1959-296
Series: Santa Fe – City

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F. New Mexico Historical Film Collection

- **Santa Fe River State Park**
  Citation Number: Collection 1959-000, Item 11472, Serial No. 11472
- **Santa Fe River State Park**
  Citation Number: Collection 1959-000, Item 21628, Serial No. 21628
- **New Mexico State Parks**
  Citation Number: Collection 1959-000, Item 11553, Serial No. 11553
  Date: Circa late 1960s

City of Santa Fe, Land Use Division

No records

City of Santa Fe, Parks and Open Space Division

No records

New Mexico Historic Preservation Division

National Register of Historic Places files (transferred to NMCRIS)
Backing information for the Santa Fe River Park Channel NRHP missing

New Mexico Office of the State Engineer Library

Santa Fe/Santa Fe River Materials
No material relevant to the park or bridge

New Mexico State Parks

No records or knowledge that Santa Fe River Park was a state park

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Illustrations



Figure 1: Lela Wilson stands at the center of the recently completed Shelby Street Footbridge, April 1968. Courtesy of the Santa Fe New Mexican.

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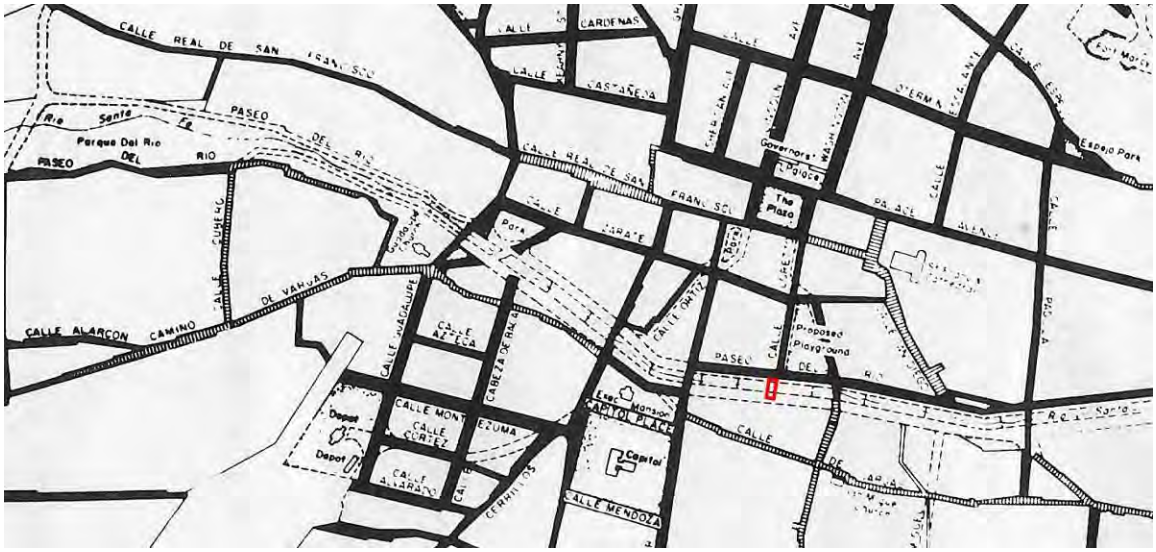

Figure 2: Portion of 1912 plan showing the proposed Paseo del Rio boulevard and river park. Site of future footbridge highlighted N. L. King, "Map of the City of Santa Fe, Showing Street, Park and River, Improvements Proposed by the City Planning Board," 1912.

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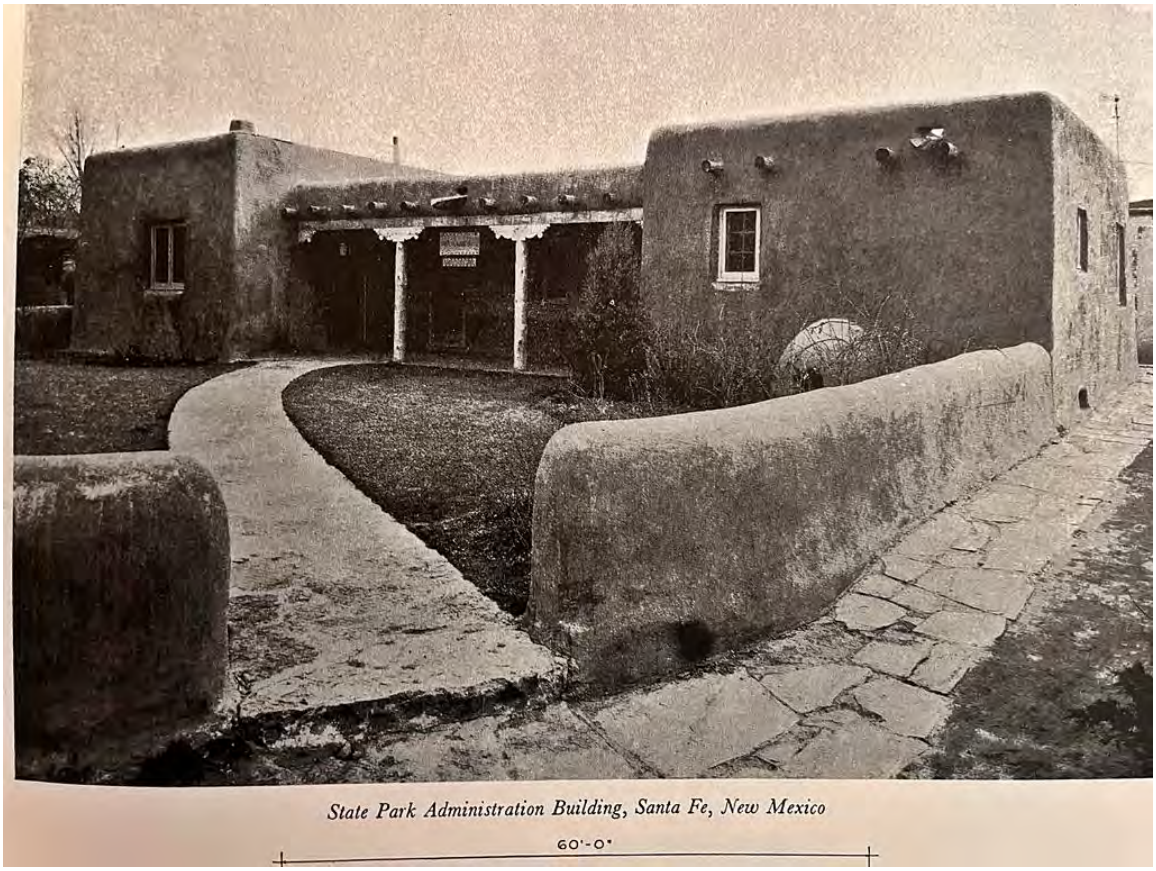

Figure 3: Original State Park Administration that sat on the south side of the river across CCC-built log footbridge. The building was destroyed in the early 1960s create parking for the new State Land Office Building. Courtesy of Princeton Architectural Press.

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Figure 4: Contemporary photograph showing where the river retaining walls were extended in the early 1950s to create the Santa Fe River Park.

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Figure 5: February 2, 1968, aerial photograph showing two bridges at the Shelby Street crossing. A. is the bridge erected 1968; B. is likely the CCC -constructed built in 1934.

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Figure 6: February 27, 1969, aerial photograph, showing the completed current bridge.

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: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: May 20, 2025



Figure 7: Still taken from late 1960s State Parks and Recreation Areas Commission promotion film with Shelby Street Footbridge in the background. Repeat shot taken June 1, 2025. Original photograph of the Courtesy of the New Mexico State Archives Records Center.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
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		5. Date of Survey: May 20, 2025

Survey Photographs

(All images taken by John W. Murphey on May 20, 21, 22, and June 1, 2025.



Photo 2: South approach. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
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Photo 3: River and channel context. Camera facing west.

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		4. County: Santa Fe
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Photo 4: Bridge superstructure: A: exterior false spandrel walls, B. girder-slab beams C. reinforced center beam. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
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Photo 5: Interior stonework of false spandrel wall.

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1. Name of property: Shelby Street Footbridge	2. Location: Over Santa Fe River Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
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Photo 6: Exterior stonework of false spandrel wall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: Crown of false spandrel wall with "keystone" highlighted.

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

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Photo 8: Substructure at south embankment stone abutment and bridge seat, and what appears to be timber support. Camera facing south.

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

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Photo 9: Deck and railing. Camera facing south.

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Photo 10: North approach. Camera facing south.

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Photo 11: Deck showing punch-through, delamination, and exposed rebar mat.

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Photo 12: Deterioration to structural members, including severe delamination and exposed rebar on the beam, along with longitudinal cracking and efflorescence across the slab.

June 20, 2025

To: Historic Districts Review Board
RE: Shelby Street Footbridge Replacement Designs

Dear HDRB:

The two preceding cases heard on this structure were to determine the historic status of the footbridge and to request its demolition. The current request is for the HDRB to review and approve one of the two designs to replace the existing bridge.

An Early Neighborhood Notification (ENN) will be held June 24th, 2025, and the relevant public comment from the meeting will be presented to HDRB for their consideration in the design options.

The presentation of the case materials herein is designed to do the following:

- Help the HDRB understand the changes between the existing and proposed through photos and drawings.
- Provide images of nearby bridges for the HDRB to look at design and color of bridges crossing the Santa Fe River.
- To receive input on the overall design including whether a low-profile prefab pedestrian bridge is desired or if the HDRB finds that a bridge with a stone façade is more desirable.
- To receive input on colors of the railings and material used for the approach of the bridge and the bridge decking.
- To determine if a plaque relaying the history of the bridge and the river park is an appropriate mitigation for removal of the bridge.

CASE OUTLINE

1) Design Description
2) Figures
3) Response to exception criteria for replacement of a contributing (if applicable)

As the historic status review will be heard concurrently with the design presentation, we have responded to an exception to remove historic material (14-5.2(D)(5)(b)) if an exception is applicable.

FIGURES AND CASE MATERIALS

- Project Location (Figure 1)
- Photos of the existing bridge (Figures 2 and 3)
- Site Plan- Existing and proposed (Figure 4)
- Examples of bridges crossing the river near the project area (Figures 5, 6, and 7)
- Design 1- Prefab Pedestrian Bridge (Figures 8, 9, 10, 11, 12, and 13)
    - Existing and proposed elevations
    - Renderings
- Design 2- Prefab Pedestrian Bridge with Rock Facing (replace in-kind option) (Figures 14, 15, and 16)
    - Renderings
- Full Size Drawings and Renderings (Appendix A)

The existing Shelby Street footbridge is a narrow 4-foot bridge with a failing deck structure and non-structural rock façade on the east and west sides. The rock used is limestone and the railings for the bridge are painted metal pipe. The bridge has been closed since 2022 when it became unsafe for pedestrian travel. In addition to being unsafe to support pedestrians, the bridge is not safe in the event of a flooding of the Santa Fe River, and it does not meet current building code or ADA compliance.

For these reasons, a demolition of the bridge was requested in the previous case. Two designs are presented here and include a prefab pedestrian bridge that is visually light and does not distract from the surroundings of the river park (Design 1) and a prefab bridge with a stone façade (Design 2). Both bridges will have the same construction materials which included: a light metal frame with pickets, a six-foot wide bridge deck of concrete or other material, and bridge approach of concrete and/or brick, and pilasters at each end of the bridge deck. Design 2 offers an in-kind bridge design with a non-structural stone façade. It may be possible to salvage the existing stones to incorporate into the new bridge façade.

Below are two tables for comparison of the existing and proposed dimensions and design elements. It is requested that the design details be discussed once a bridge design has been chosen.

Dimensions

Bridge Element	Existing	Proposed
Bridge Length	37’-3” long	42’-0 long
Deck	4’-0” wide, 27’-5” long	6’-0” wide, 39’-0” long
Rail Height	18”	3’-10”

Design

Bridge Element	Existing	Proposed
Frame/Structure	Concrete and steel wire	Prefab metal
Façade	Limestone	No stone Stone
Approach	Concrete	Concrete Brick
Pilaster/End Caps	Stone	CMU and Stucco Stone Other variation
Railings	Metal tube pipe	Metal painted black or brown
Deck	Concrete	Concrete Brick Wood

Commemorative Plaque

Both national and state the histories of the Santa Fe River Park are informative to people experiencing this area in the Downtown and Eastside Historic District. A commemorative plaque discussing the history of the park may be a good way to honor the existing bridge after it has been removed and convey the sense of place that the park creates for its users. Language and design of the plaque could be provided to the HDRB at a future hearing if this mitigation measure is chosen.

PROJECT LOCATION

The City of Santa Fe Parks and Open Space Division requests approval of a design of the replacement of the Shelby Street footbridge. The bridge crosses the river near the intersection of Shelby Street and E. Alameda on the north bank and near E. DeVargas Street on the south bank (Figure 1).



Figure 1. Project location. Bridge location shown outlined in red. (Image from HCPI form.)

PHOTOS OF THE EXISTING BRIDGE



Figure 2. Shelby Street Footbridge, west elevation, view east.



Figure 3. Shelby Street Footbridge, east elevation, view west/southwest.

PHOTOS OF BRIDGES CROSSNIG THE SANTA FE RIVER



Figure 4. Bridge Style 1, metal pipe railing with narrow wooden deck.



Figure 5. Bridge Style 2, wooden rails with tight spacing between the pickets and a wooden deck.



Figure 6. Bridge Style 3, metal prefab bridge with wood decking.

SITE PLAN

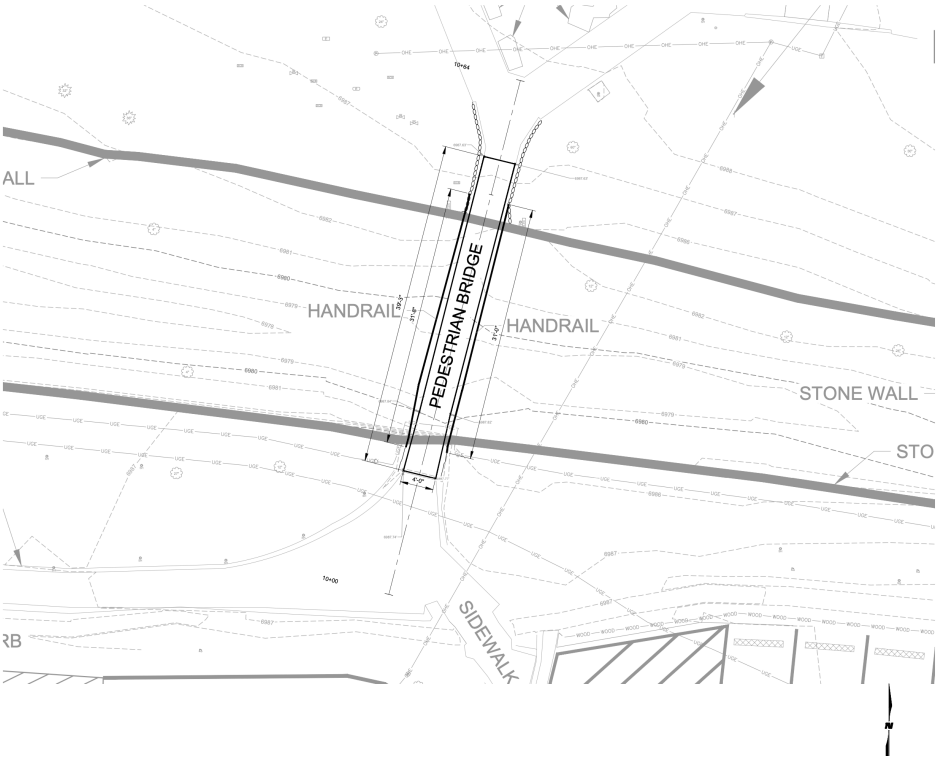


Figure 7. Existing and proposed site plan.

DESIGN 1

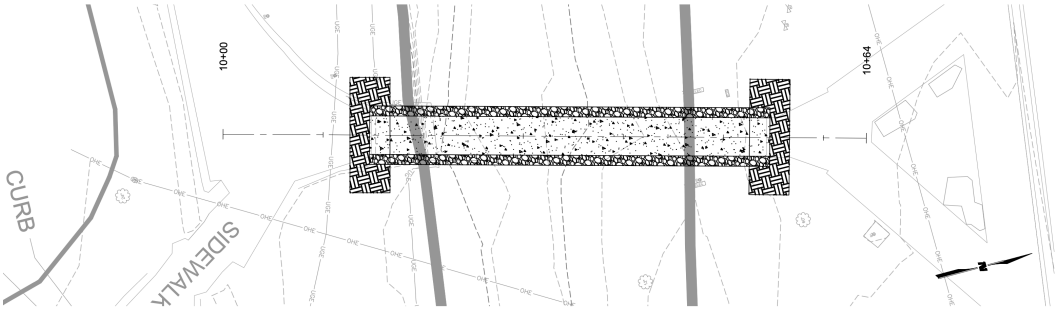


Figure 8. Existing bridge plan view.

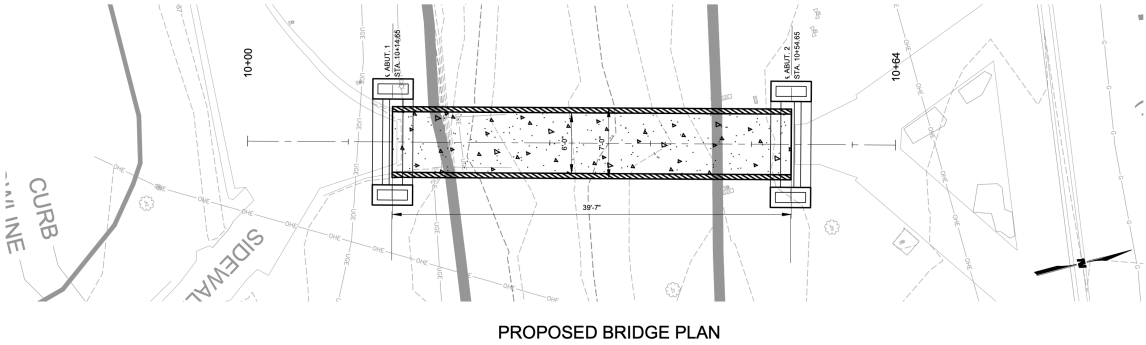


Figure 9. Proposed bridge plan view.

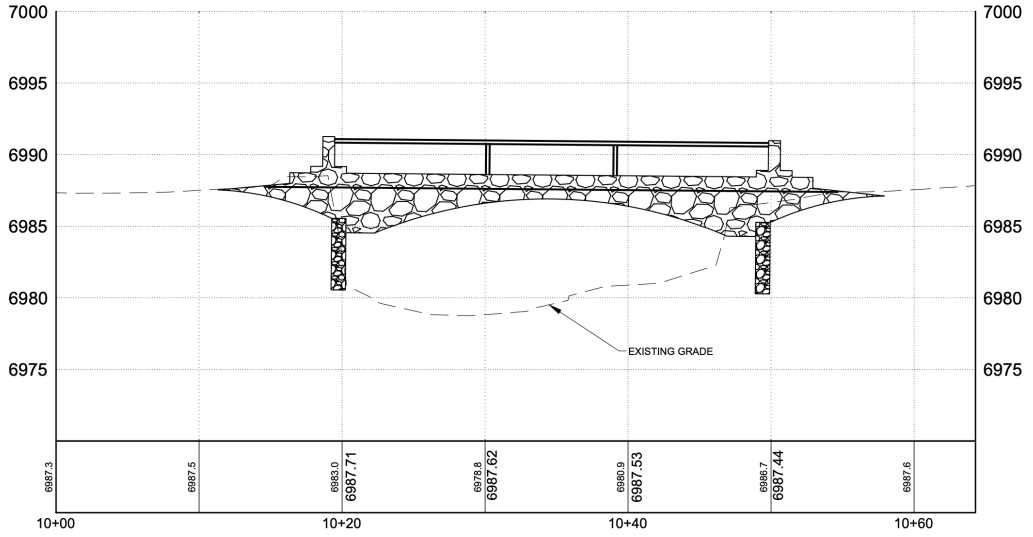


Figure 10. Existing east and west profile elevations of the bridge.

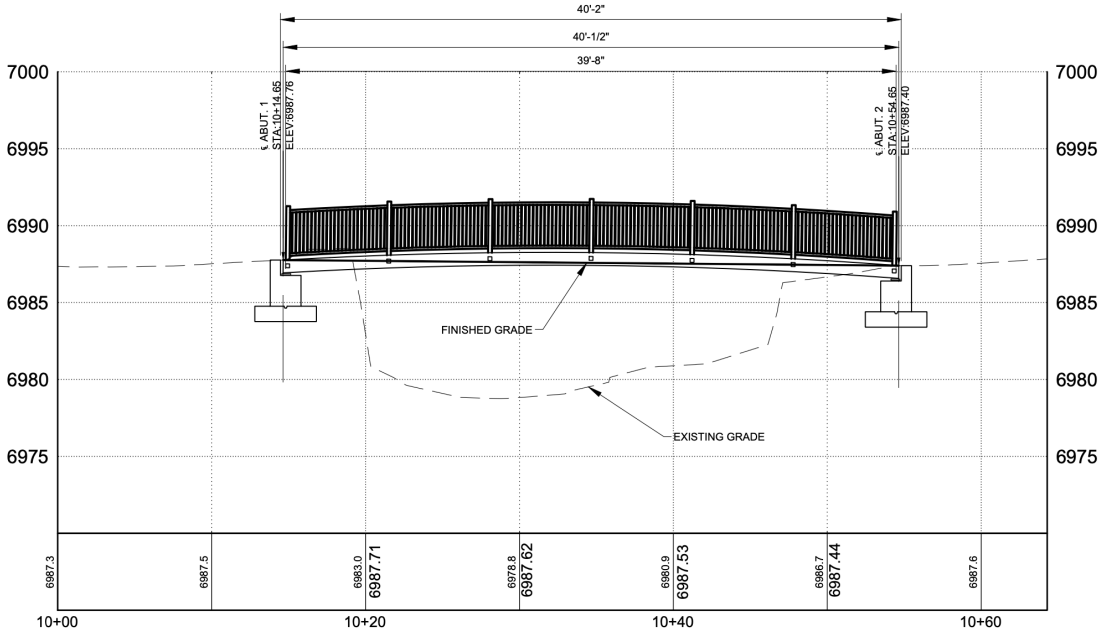


Figure 11. Proposed north and south profile elevation of the bridge.

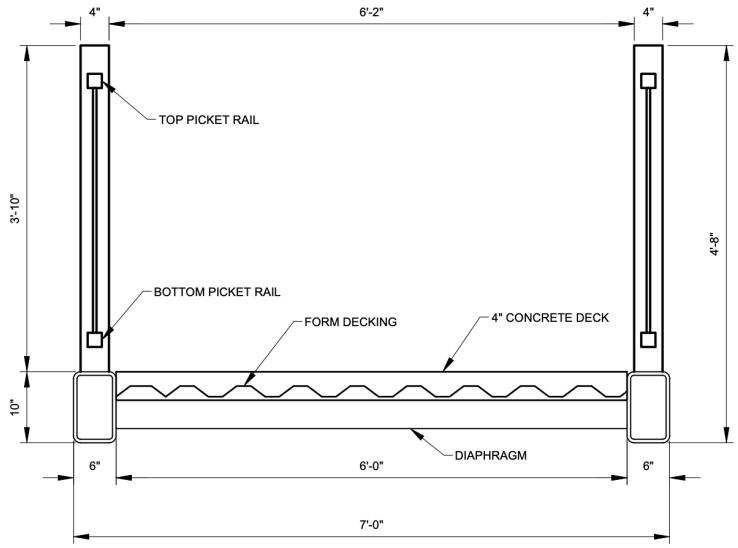


Figure 12. Proposed dimensions and details of the north and south ends of the bridge.



Figure 13. Rendering of a similar style of bridge as is proposed for Design 1.

DESIGN 2



Figure 14. Rendering of a redesigned footbridge to replace the existing, looking southeast.



Figure 15. Rendering of a redesigned footbridge to replace the existing, looking south.



Figure 14. Rendering of a redesigned footbridge to replace the existing, plan view.

Exception Requested to Remove Historic Material (14-5.2(D)(5)(b))

i. Does not damage the character of the district.

The Shelby Street bridge is one of several small bridges that crosses the Santa Fe River, connecting the north and south banks. Small foot bridges and vehicular bridges which have existed since the river began to channelize around 1893 with the construction of Two Mile Dam. Sanborn Fire Insurance maps and other historic maps indicate that the bridges crossing the river were stone, wood, and now concrete- changing materials over time to accommodate the modernizing and engineering needs for crossing a river channel. The nearest pedestrian bridge to the Shelby Street bridge is the Brother's Lane bridge. This bridge was last replaced around 2016 and is now a wooden bridge with wooden rails. Given that bridge materials change over time, removal of the stone bridge will not damage the character of the district.

To remove the bridge entirely would change the character of this location along the river park, but the bridge will be replaced. The current situation of having a closed and dangerous bridge along a main street in the downtown area is damaging to the district

despite being constructed of materials not of historical age. Demolishing and replacing the bridge is not.

The removal of the bridge will not affect the space that embodies the bridge, which is the river park. The river park, with other bridges crossing the river, will remain intact and the overall character and design of the river park property will continue with the bridge replacement. However, the request is to remove historic material, and this request is being made because of the structures condition and the inability to restore the structure. The historic material will be removed but the design presentation has demonstrated that a replacement bridge will maintain and contribute to the river park and the design of the bridge will be in keeping with the historic district standards. One of the proposed designs offers the potential of reusing the stone for a reconstructed stone façade if that is desired by the HDRB. The other design proposed to be non-intrusive visually and stylistically. A commemorative plaque is also proposed to mitigate removal of the historic material.

ii. *Are required to prevent a hardship to the applicant or injury to the public welfare.* As is demonstrated through photos and letters in the demolition case preceding this case the structure has failed, and the bridge is a public safety concern as it lacks structural integrity. The bridge is beyond repair. Removal of the historic material that composes the bridge is required to prevent injury to the public welfare, both bodily injury and liability to the City of Santa Fe.

iii. *Strengthens the unique heterogenous character of the City by providing a full range of design options to ensure residents can continue to reside in the historic districts.*

Several design options were considered and options 3 and 4 below have been chosen to present to the HDRB in the design review case. Both designs strengthen the unique heterogenous character of downtown Santa Fe and the river park area.

The design options considered were:

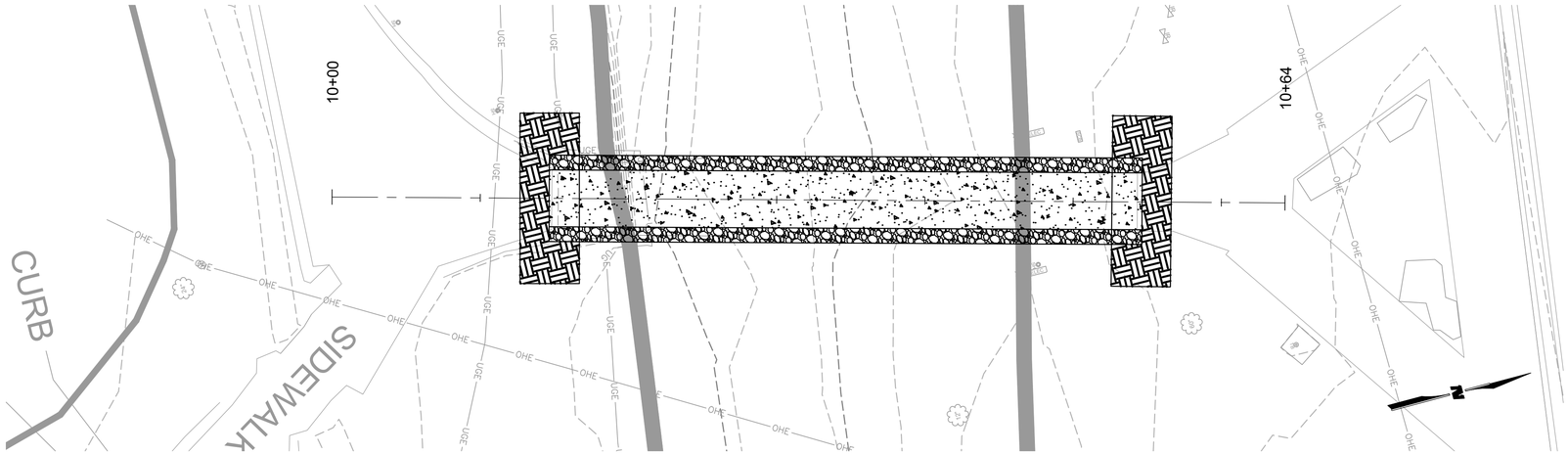
1) Leave the bridge and permanently close it.
2) Demolish the bridge and not replace it.
3) Demolish the bridge and replace it with a modern prefab pedestrian bridge as seen in other areas along the Santa Fe River.
4) Demolish the bridge and replace it with a modern prefab pedestrian bridge with non-structural rock girders to match closely the existing design.

Thank you for your time and consideration of the designs and information presented.

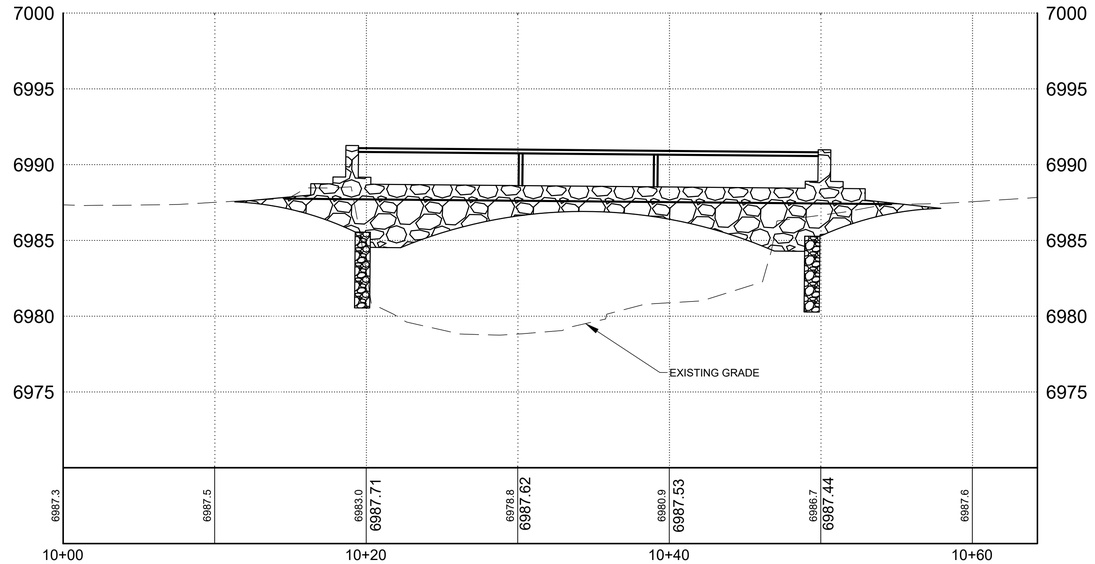
Sincerely,

Nicole A. Ramirez Thomas
Wonderstone LLC
Principal/ Owner

APPENDIX A
Drawings and Renderings



EXISTING BRIDGE PLAN



EXISTING BRIDGE PROFILE

GENERAL SHEET NOTES

KEYNOTES

LEGEND

6690 EXISTING CONTOURS

ROCK FROM EXISTING BRIDGE

CONCRETE BRIDGE DECK

EARTH/SOIL

WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

CONSULTANTS

SEAL

30% SUBMITTAL NOT FOR CONSTRUCTION

PROJECT NAME

SHELBY ST. PEDESTRIAN BRIDGE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-030-17
DESIGNED BY:	CVA
DRAWN BY:	AWP
CHECKED BY:	TA
DATE:	JUN 2025

SHEET TITLE

EXISTING PLAN & PROFILE

SHEET NO:

XX

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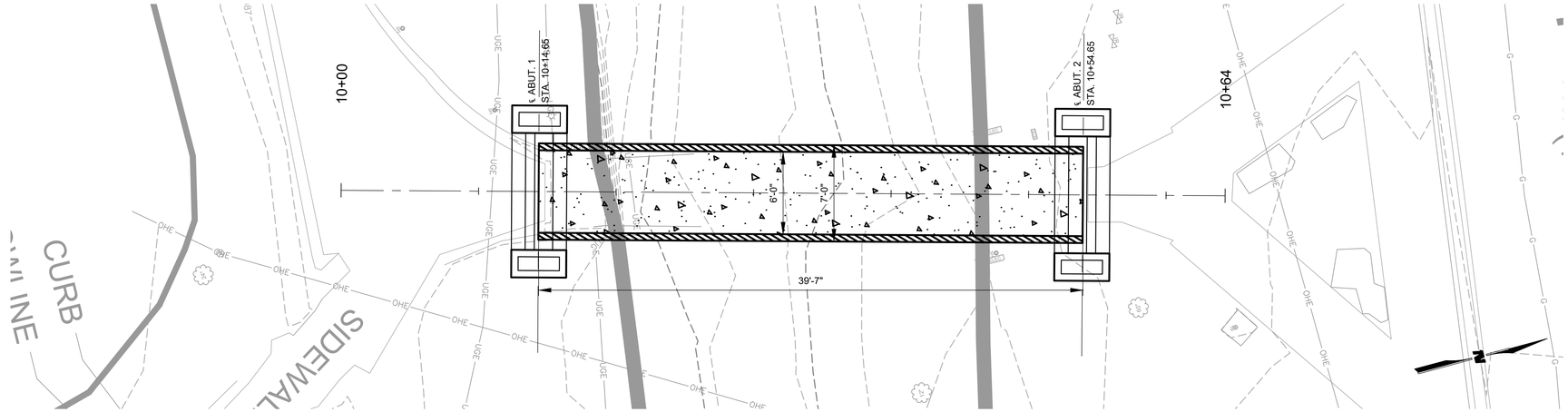
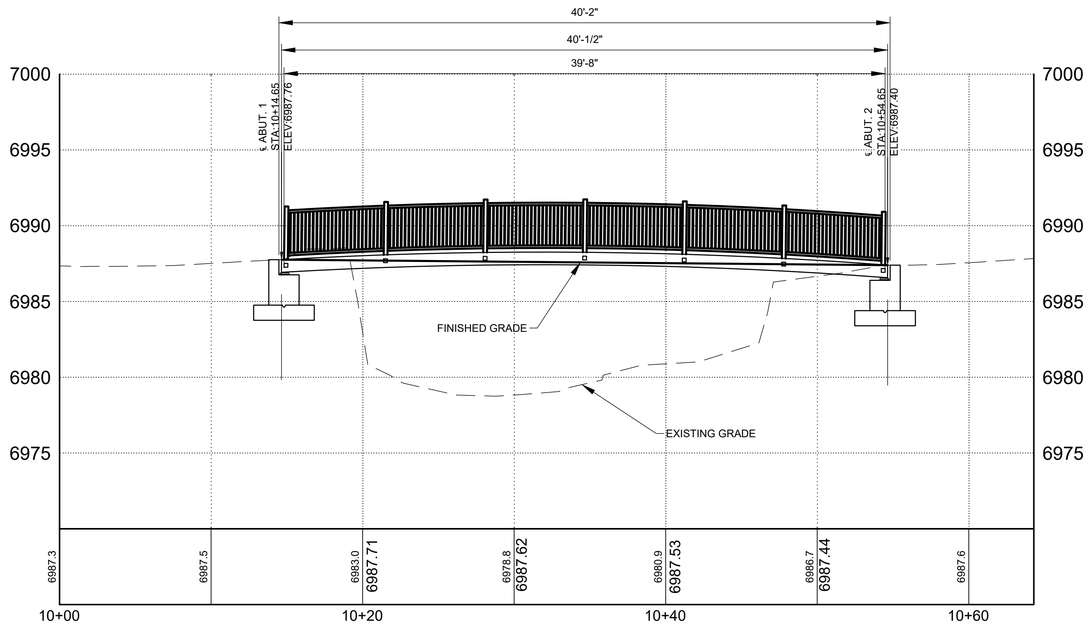
6/5/2025



PROPOSED BRIDGE PLAN



PROPOSED BRIDGE PROFILE

GENERAL SHEET NOTES

1. DIMENSIONS SHOW ARE FOR INFORMATIONAL USE ONLY. VALUES MAY VERY SLIGHTLY DEPENDING ON TRUSS MANUFACTURER
2. CONTRACTOR TO SUBMIT TRUSS DESIGN TO ENGINEER, STAMPED BY A NM PE, PRIOR TO ANY WORK PERFORMED ON ABUTMENTS.

KEYNOTES

LEGEND

CONCRETE BRIDGE DECK

BRIDGE RAILING

WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

CONSULTANTS

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DESIGNED BY:	CVA
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SHEET TITLE

PLAN & PROFILE

SHEET NO:

XX

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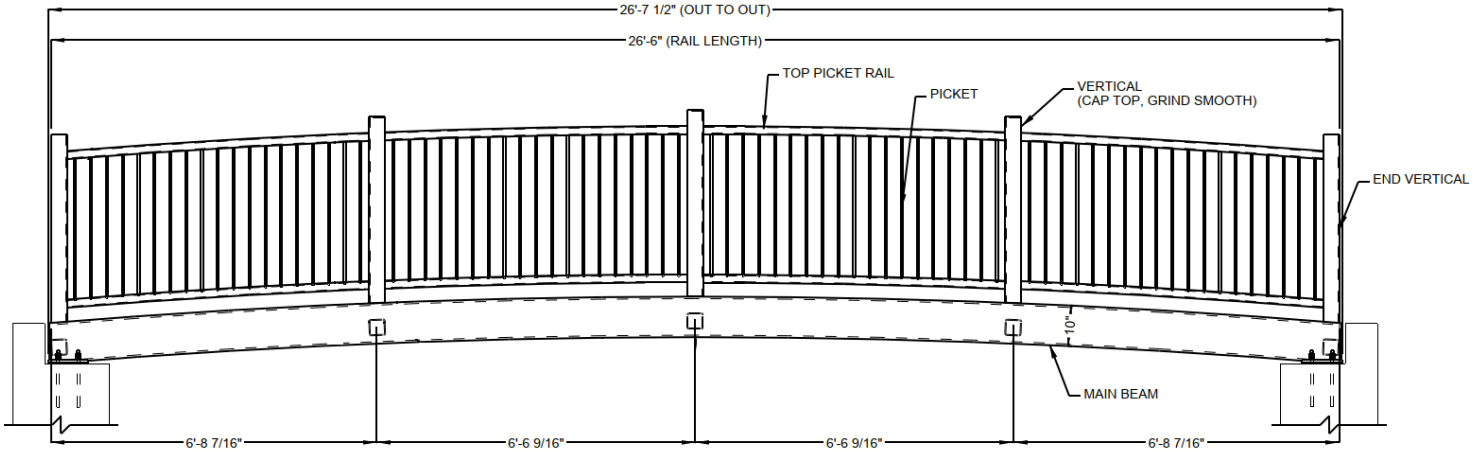
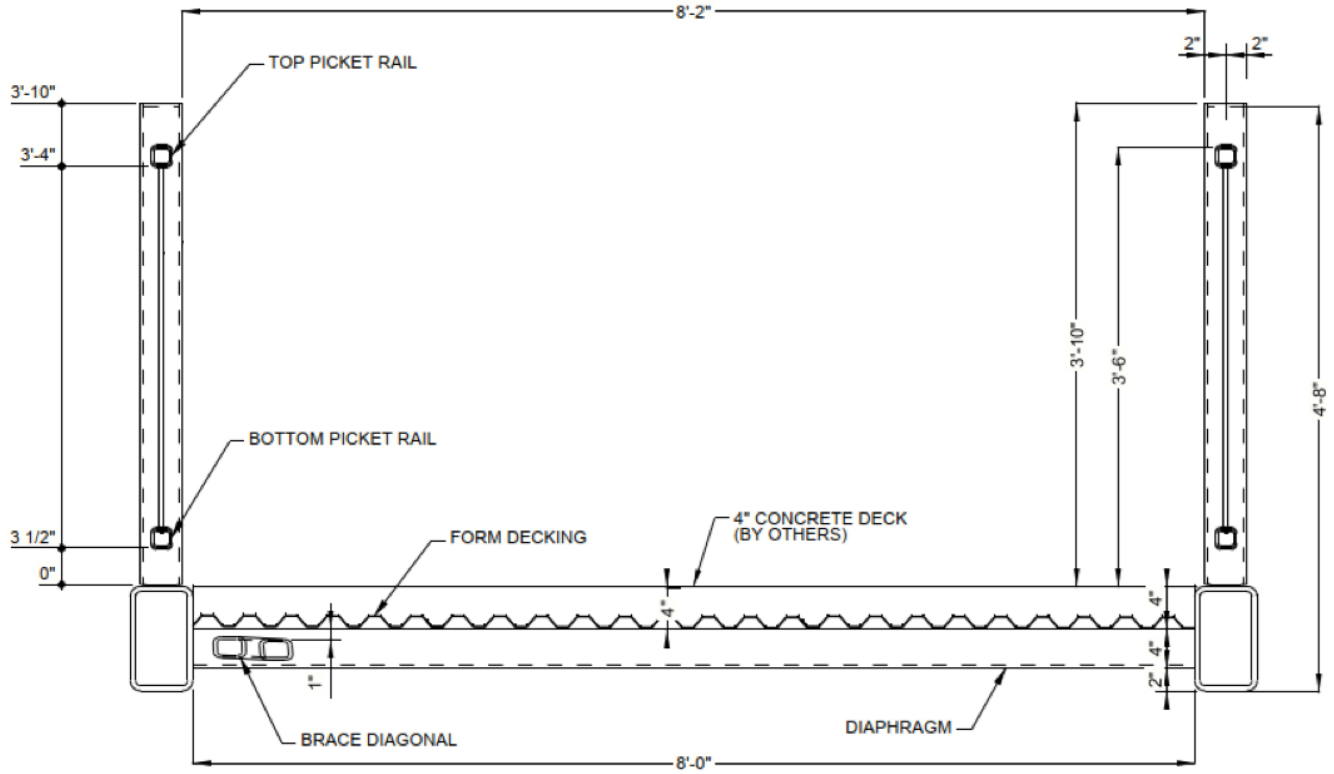
6/5/2025



BRIDGE ELEVATION



A/4 BRIDGE SECTION

Shelby St. Bridge – Santa Fe, NM

Proposed Style











City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

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**

2025-011700-HDRB and 2025-011701-HDRB, 123 and 125 Camino Santiago, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [Plaza del Monte Documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the east facade (R1, R2, R3, R4, and R5) designated as the primary façade including the portal, excluding the non-historic materials, and the north property line retaining wall be designated as non-contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011700-HDRB and 2025-011701-HDRB, for 123 and 125 Camino Santiago, retain/upgrade the main residence as non-contributing/contributing and designate facades (numbers from façade diagram) excluding/including portals, non-historic materials, etc., as primary façade(s).
b. In case 2025-0111700-HDRB and 2025-011701-HDRB, for 123 and 125 Camino Santiago, designate the north yard wall as non-contributing/contributing.

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:
Plaza del Monte, formerly the Plaza del Monte Retirement Center, 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 of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.



Figure 1: Property Location 125 Camino Santiago

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.


Figure 2: East Elevation of 123 Camino Santiago

Site Description:
The quad apartments at 123 and 125 Camino Santiago were constructed as part of the Plaza del Monte compound in 1970 and are listed as non-contributing to the Downtown and Eastside Historic District. The structure is rectangular and designed with bilateral symmetry, having block massing at the north and south ends of the structure and a block mass in the center. The center block holds a large single square opening. The block massing bookends a portal on each of the south and the north ends of the elevation. The doors and windows on the east street-facing elevation are in a uniform pattern. The entry doors are wood with lite panels. The windows are standard multi-lite steel casements. The north and south elevations contain three aluminum casement windows. The west elevation holds four patios sheltered by shallow overhangs and sliding door entries. The structure is 3,563 sq. ft. and is divided into four apartments. A concrete and stone retaining wall separates the structure from the northern neighboring property.


Figure 3: North Retaining Wall

PREVIOUS CASE SUMMARIES:

ARC:
The property has received Archaeological clearance under case 2023-007030-ARC.

HDRB:
All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. Under case H-17-098A, the property at 123 and 125 Camino Santiago was designated as non-contributing due to its age. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

ADMINISTRATIVE:
No administrative approval is on file for this property.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, for the duplex located at 123 and 125 Camino Santiago.

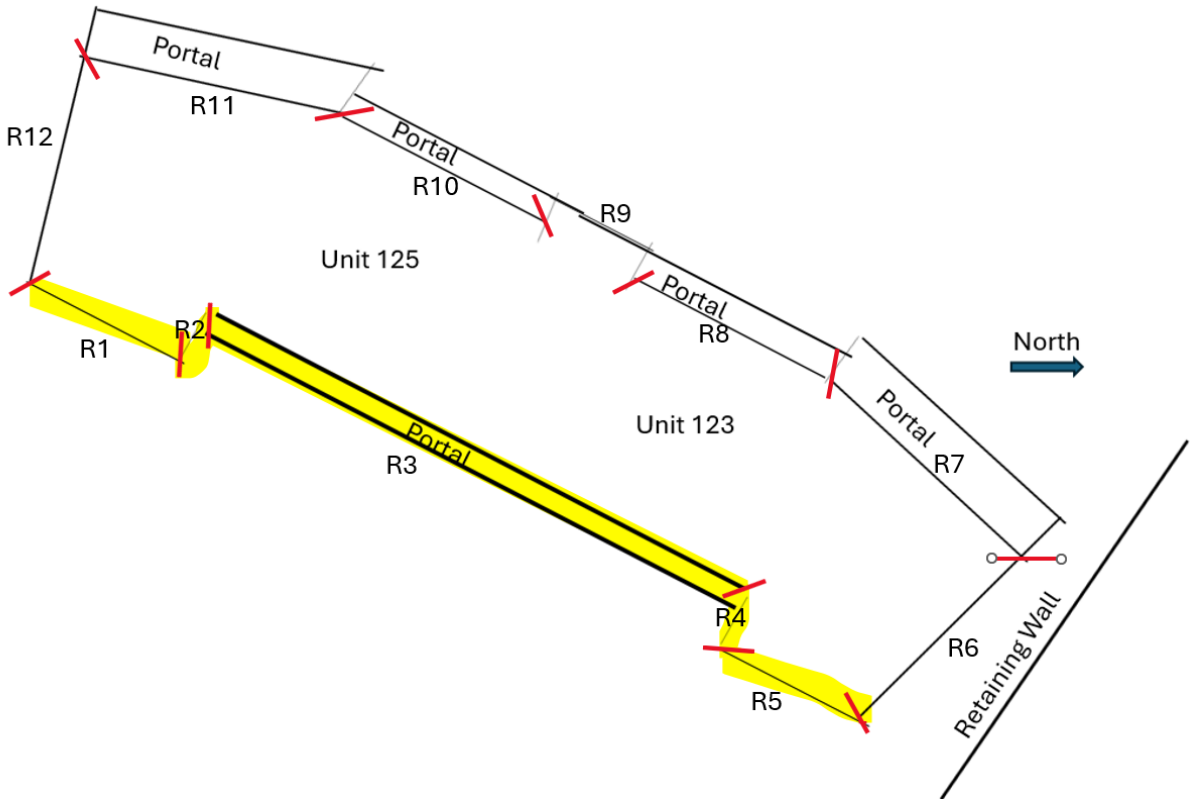


Figure 4: Façade Diagram

Staff finds the structure to be a contributing structure due to its association with Clark and Register's master planned community and historic compound, Plaza del Monte, and the association with the Presbyterian Church. The structure is a good example of Mid-Century Modern Santa Fe Style. Character-defining features include the massing blocks at either end and the blocking mass in the center of the structure, and the portal on the east elevation.

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693449, -105.937311



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

One of three apartment buildings at Plaza del Monte, 125 Camino Santiago is arranged as a long rectangle on the west side of the street. The front (east) façade reveals the apartment's strict symmetry and emphasis on economy. In plan, it is oriented along a roughly north-south axis. The rectangle is broken into angled planes at the northwest and southwest exposures. These bookend a portal interrupted at its center with a block-like volume punched with a square opening. The front elevation is characterized by a uniform pattern of door and window openings. The doors leading to the apartment are wood units with view light panels. Windows are standard multi-light steel casements. The angled north and south elevations contain three windows, each a non-original aluminum casement. The rear (west) elevation is divided into four patios sheltered by a shallow overhang. Non-original sliding glass doors open onto a concrete slab patio. The combined 3,563-square-foot mass contains four apartments. The quad-plex apartment was constructed in c.1970, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 121 Camino Santiago to the north.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs and city directory entries - Does not appear on February 27, 1969 aerial photograph

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

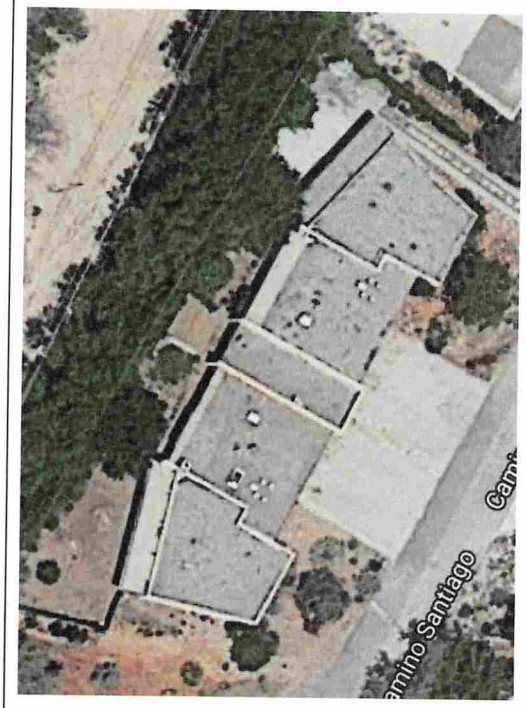
15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1)

(Continued from other side)

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The apartments were constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified with the apartments are John M. Currie, Violet Sherratt, Merrill Henry and Warren Blodgett, who are listed as tenants in the 1971 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	3]	2
Casement	Steel	3-3	4
Casement	Steel	3-3F-3F-3	3
Casement	Aluminum	1-1	4
Casement	Aluminum	6-6	1
Double-Hung[?]	Wood	1/1	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	8
Single-Leaf	½-Glass	Wood	3
Sliding	Patio	Plastic	4

12. Chimneys
Four, stucco-clad, west exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

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

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the apartment building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. Constructed in c.1970, it does not meet the minimum age threshold for consideration. For these reasons, the recommendation is to designate 125 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Apartment Building Not Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.
Apartment Building Not Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

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



Photo 1: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: South elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North Unit (top), facing northwest; South Unit (bottom), facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 4: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 5: Retaining separating 121 and 125 Camino Santiago, facing northeast. May 3, 2018.

December 8, 2025

Lani McCulley
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Historic Status Review Request
123 Camino Santiago

Dear Lani,
On behalf of the Owner, whom I represent before the Historic Preservation Division, we request a review of the historic status for the structure at 123 Camino Santiago. The single-family residence is located in the Downtown & Eastside historic district and is designated as Non-Contributing.

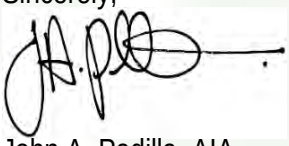
My client requests that the Historic Districts Review Board reevaluate the building's historic status and keep the structure as Non-Contributing.

We ask that staff refer to the HCPI previously submitted by the developer when the status designation was reviewed by the HDRB during their deliberation on historic status.

We request that the Historic Staff prepare a presentation for the Historic Districts Review Board, seeking approval to maintain the current Non-Contributing status.

Thank you for considering our request. Please let me know if you need any additional information.

Sincerely,



John A. Padilla, AIA
Architect

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

Aerial View_Plaza Del Monte



12/8/2025, 10:45:33 AM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

ITEM # 18-0829

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

Case #H-17-098A
Address–122, 124, 125, 126 Camino Santiago & garages/carports South of 126 Cam. Santiago
Agent's Name – Lloyd and Associates
Owner/Applicant's Name – Plaza del Monte LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 26, 2018.

101-126 Camino Santiago and 104-120 Camino Matias are 26 structures constructed in a vernacular manner after approximately 1966 in Plaza del Monte. Evidence of non-historic alteration consists of added massing with Spanish-Pueblo Revival portals and loss of original windows with non-historic replacements. The structures, along with associated yardwalls, have no historic status (17) or are presently designated as contributing (1) and non-contributing (8) to the Downtown & Eastside Historic District.

Plaza del Monte was originally developed for retired members of the Presbyterian Church. Generally, the buildings represent mid-century Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yardwalls at the southwest section of Plaza del Monte. Additional information was submitted regarding aerial images, dates of construction for buildings and yardwalls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe, and documents from the County of Santa Fe tax assessor's office.

Address	**Construction Date(s)**	**Current Status**	**Proposed Status**
122 Camino Santiago	after 1969	NS	NC
124 Camino Santiago	1968	NS	NC
125 Camino Santiago (Units 1-4)	after 1969	NS	NC
126 Camino Santiago	1968	NS	NC
Structures south of 126	W part 1966, E part after 1969	NS	NC

NS = Non-Statused; NC = Non-Contributing

Staff stated that for structures that have historic dates of construction, the following items offer additional information that helped to inform the staff's NC recommendations:

- 124 Camino Santiago has a borderline construction date.
- 126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

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. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff Recommendation: Staff recommended the Board follow the recommendations of the architectural historian consultant, who studied the structures in depth, to designate the five structures as non-contributing to the Downtown & Eastside Historic District.
4. The project is 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);
   _X_ Section 14-5.2(D) General Design Standards; and
   _X_ 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:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Santa Fe City Code (SFCC) 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."
7. Under Section 14-12.1, the definition of a "non-contributing" structure is "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."
8. Section 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review for the status of the five properties at issue have been met.
10. A threshold requirement for "contributing" status is that a building must be located in a historic district and be "approximately fifty years old or older."
11. All structures within Plaza del Monte are located in the Downtown and Eastside Historic District ("District").
12. Plaza del Monte was constructed when owned by former owner, the Presbyterian Church.
13. Plaza del Monte was originally conceived in the late 1950's as rent-subsidized residential communal housing for retired Presbyterian pastors, missionaries, officials, teachers and church members.
14. The original units in Plaza del Monte were constructed between 1965 and 1977 with some later alterations.
15. Plaza del Monte was constructed in phases; only a few structures reflect the original design, with later constructions reflecting evolving architectural trends.
16. The retirement center operated until approximately 1988.
17. In or around 2014 or 2015, then-owner Presbyterian Medical Services sold Plaza del Monte to the current owners, Plaza del Monte LLC.
18. Plaza del Monte is a condominium, and Plaza del Monte LLC owns all units therein.
19. Architectural historian John Murphey provided information about each structure.
20. Generally, in estimating the construction date of the structures, John Murphy reviewed dated aerial photographs, City directories, newspaper accounts, and architectural drawings, among other resources.

21. According to John Murphey's own estimates, a large number of units were constructed between 1968 and 1971.

124 and 126 Camino Santiago

22. The structures in Plaza del Monte generally reflect a simplified Spanish-Pueblo Revival style, and include elements from a variety of architectural styles.
23. Generally, the Plaza del Monte structures are designed simply and built inexpensively.
24. The structures in Plaza del Monte are some of the few mid-century structures examined by the Board for historic status and comprise a unique mid-century neighborhood in this District.
25. The mid-century architecture of the residences in Plaza del Monte is unique to Northern New Mexico; it contains regional references and stylistic cues to New Mexico's unique architecture heritage and provide a direct lineage to our historic buildings.
26. As a group, the structures in Plaza del Monte tell a history of the neighborhood's development.
27. The structures have associations with the long-standing history in Santa Fe of the Presbyterian Church and Ghost Ranch; these structures were built specifically for clergy and teachers, which housed them for decades.
28. The structures at 124 and 126 Camino Santiago meet the threshold requirements for contributing status, since they are located in the District and are at least "approximately 50 years old".
29. SFCC Section 14-5.2(C)(1)(a) states that as a purpose and intent of the City's regulation of significant and contributing structures in the historic districts that "[e]ach structure be recognized as a physical record of its time, place and use."
30. Although the Historic Ordinance (SFCC Section 14-5.2) doesn't specifically recognize mid-20th century style, it does recognize that it is as important to protect buildings that are approximately 50 years old as it is to protect buildings from earlier eras, especially when they conform to historic district design standards, while embodying elements of design associated with their specific time.
31. 124 Camino Santiago and its associated rock yardwall help to establish and maintain the character of the Eastside and Downtown Historic District in that the residence has unique architectural elements incorporating mid-century elements such as the carport and the picture window flanked by casements into Recent Santa Fe Style dominated by block-massing, a flat roof with an overhang of under 30 inches, no window or door within three feet of a corner, inset entry under a portal with non-decorative corbels, battered walls, and no cantilevers except for vigas, among other characteristics.
32. The Board, in response to the application, finds that the structure at 124 Camino Santiago and associated rock yardwall:

    X meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.

33. The west façade at 124 Camino Santiago is the primary elevation of the structure with features that define the character of the structure's architecture.
34. 126 Camino Santiago is an example of Spanish-Pueblo Revival style with contemporary elements.
35. 126 Camino Santiago and its associated rock yardwall help to establish and maintain the character of the Eastside and Downtown Historic District in that it has regional character-defining features such as its dominating effect to be that of adobe construction, no

window or door within three feet from the corner, no cantilevers except over projecting vigas, beams or wood corbels, a flat roof with an overhang of under 30 inches, among other characteristics. Battered walls, central block massing and inset entries under portals also reference Northern New Mexico's regional architectural traditions.

36. The totality of the architectural features of 126 Camino Santiago comprise a Spanish-Pueblo Revival style which conforms to and brings mid-century character to Recent Santa Fe Style design standards (Section 14-5.2(E)) in the District.
37. The Board, in response to the application, finds that the structure and associated rock yardwall at 126 Camino Santiago:

    _X_ meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
38. The north façade at 126 Camino Santiago is the primary elevation of the structure with features that define the character of the structure's architecture.

122, 125 and structures south of 126 Camino Santiago

1. At a prior hearing on April 24, 2018, the aerial photograph dated February 27, 1969 did not include the area on which 122 and 125 Camino Santiago are located and could have been constructed prior to this date.
2. At the hearing on June 26, 2018, an additional aerial photograph from the New Mexico Department of Transportation was provided which clearly shows that 122 and 125 Camino Santiago had not begun to be constructed by February 1969.
3. At the June 26, 2018 hearing, the County Assessor Gus Martinez testified that if there was a discrepancy between the County Assessor's records and the NMDOT aerial photograph regarding the estimated date of construction, that he would rely on the NMDOT photograph as being more accurate.
4. 122 and 125 Camino Santiago, including but not limited to the associated rock yardwalls, do not meet a threshold age requirement for contributing status.
5. The garage structures south of 126 Camino Santiago do not contribute to maintain the character of the District.
6. The Board, in response to the application, finds the structures and associated yardwalls at 122, 125, and the garage/carport structures south of 126:

    _X_ do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.

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 voted to:

    _X_ Designate contributing status to the residence at 124 Camino Santiago and its associated rock yardwall, with the west façade as the primary elevation;

    _X_ Designate contributing status to the residence and associated rock yardwall at 126 Camino Santiago, with the north façade as the primary elevation; and

    _X_ Designate noncontributing status to the structures at 122, 125 and the garage/carport structures south of 126, along with any associated yardwalls.

IT IS SO ORDERED ON THIS 24th DAY OF JULY 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

24 July 2018
Date:

FILED:
Yolanda Y. Vigil
City Clerk

7/25/18
Date:

APPROVED AS TO FORM:
Assistant City Attorney

24 July 2018
Date:

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: Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for non-statused residential structures and associated yardwalls.

Case number: **17-098A**
Project Type: HDRB

PROJECT LOCATION(S): 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago

PROJECT NAMES:

OW –	Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AP -	Lloyd and Associates	321 West San Francisco Street Suite A	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 June 26, 2018. The decision of the Board was to list the historic status of 124, and the associated rock wall shown on page 98 of the packet, as contributing with the west façade of the residence designated as primary, list the historic status of 126, and the associated rock wall shown on page 97 of the packet, as contributing with the north façade of the residence listed as primary, and list 122, 125, the garages south of 126, and the associated walls as non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 26, 2018

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D. Approval of Minutes - June 12, 2018		
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	None	2-3
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1. Case #H-18-039. 367 and 367½ Hillside Avenue	Approved as recommended	3-4
2. Case #H-17-003. 1405 Paseo de Peralta	Approved as recommended	4-8
3. Case #H-18-053A. 906 Canyon Road	Status designations	8-11
4. Case #H-18-060A . 310 Otero Street	Status designations	11-13
5. Case #H-18-061. 918 Acequia Madre Unit G	Approved as submitted	13-16
6. Case #H-18-066. 1673 Cerro Gordo	Approved as recommended	16-17
7. Case #H-18-058. 257 Las Colinas Drive	Approved as recommended	17-19
8. Case #H-18-067. 355 Hillside Avenue	Postponed	19
9. Case #H-18-068. 618 Don Felix Street	Part approved; part denied	20-25
10. Case #H-18-065. 1400 Cerro Gordo Road Unit C	Approved with conditions	25-28
11. Case #H-17-098A. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago	124 and 126 made contributing	28-95
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I. Matters from the Board	None.	122-123
J. Adjournment	Adjourned at 9:25 p.m.	123

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

June 26, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:
Cecilia Rios, Chair
Edmund Boniface

OTHERS PRESENT:
Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carlos Gemora, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

MOTION: Member Roybal moved, seconded by Member Biedscheid, to approve the agenda as

presented.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell, and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES June 12, 2018

MOTION: Member Biedscheid moved, seconded by Member Roybal, to approve the minutes of June 12, 2018 as presented.

VOTE: The motion passed by voice vote with Members Boniface, Powell, and Roybal voting in favor and none voting against. Member Bayer abstained.

E. FINDING OF FACT AND CONCLUSIONS OF LAW

Case #H-18-029A. 725 ½ Canyon Road.
Case #H-18-029B. 725 ½ Canyon Road.
Case #H-18-032. 1341 Canyon Road.
Case #H-18-063. 105 Calle La Pena.
Case #H-16-052. 1047A Camino San Acacio.
Case #H-18-062. 885 East Palace Avenue.
Case #H-18-054B. 210 Barela Street.
Case #H-14-034. 507 and 511 Paseo de Peralta.
Case #H-16-087. 444 Camino de las Animas.
Case #H-18-038A. 576 ½ Camino del Monte Sol.
Case #H-18-001. 1301 Canyon Road Unit C.
Case #H-18-064. 1536 Cerro Gordo Road.

MOTION: Member Roybal moved, seconded by Member Biedscheid, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by voice vote with Members Biedscheid, Boniface, Powell, and Roybal voting in favor and none voting against. Member Bayer abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Vice-Chair Katz announced to the public that anyone wishing to appeal a decision of the Board could appeal to the Governing Body up to 15 days after the Findings of Fact and Conclusions of Law were

approved by the Board or, if the Board has not approved the Findings of Fact and Conclusions of Law within 31 days, the appeal can be filed up to 15 days beyond 31 days. He also advised all applicants to take down the notice of hearing signs after the hearing is completed.

1. **Case #H-18-039. 367 and 367½ Hillside Avenue.** Downtown and Eastside Historic District. Liaison Planning, agent for 2017 Hillside Partners, LLC, owner, proposes to remodel a contributing residential property by changing doors and windows and repairing stucco and wood trim. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

367 & 367½ Hillside Avenue are two residential buildings in the Downtown and Eastside Historic District.

367 Hillside Avenue is not being discussed.

367½ Hillside Avenue

367½ Hillside Avenue is a 1,725 square foot single family residence which was constructed in the 1980s. The house is constructed in the Spanish-Pueblo Revival style. Staff recommend the residence as non-contributing to the Downtown and Eastside Historic District as it is not yet 50 years or older. The Board designated the historic status of the structure as non-contributing in 2018.

Garage

In addition to the two residential structures is a two-story garage built sometime after 1980. The garage has a historic status of non-contributing. The garage is detached from the structures and is built in the Pueblo Revival style.

The applicant is requesting to remodel 367½ Hillside and the garage at the back. The following five items are proposed.

1) Change windows on the residential structure. The windows are proposed to be simulated divided lite. The windows and trim will be in the color "Blue."

2) Replace the garage door with a window.

3) Replace the existing door at the garage with carriage doors. The doors will be "White" and the trim will be painted "Blue."

4) Install a skylight in the kitchen of the house. The skylight will not be visible above the parapet.

5) Color coat with STO Asheville, which is close to the current color.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Dolores Vigil, P.O. Box 1835, Santa Fe, was sworn She said she was here to answer questions. She had read the Staff report and understood this property had been downgraded to noncontributing. This project will clean up the area and they plan to do the smaller unit later on.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Elmer Maestas, who lives across the street from the subject property, was sworn. He wanted to find out the plans for the overall property.

Vice-Chair Katz suggested he could ask that from the applicant separately and asked if he had any concerns about this project.

Mr. Maestas said not but he would get with Ms. Vigil to ask about that.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Bayer, in Case # H-18-039 at 367½ Hillside Avenue, to approve the application as recommended by Staff.

VOTE: The motion and it passed by voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell, and Roybal voting in favor and none voting against.

2. **Case #H-17-003. 1405 Paseo de Peralta.** Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to install a mural on a non-contributing, commercial structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1405 Paseo de Peralta, formerly known as 600 Galisteo Street, is a commercial structure that was built as a grocery store in 1930 in a vernacular manner. Significant massing changes have occurred. The structure is listed as non-contributing to the Don Gaspar Area Historic District.

The applicant is bringing forward the last part of their proposed remodel, which is to install a mural on the north elevation of the building. The full-color painting will be approximately 16' H x 55' W. The Arts Commission does not need to review this request.

RELEVANT CODE CITATION

14-5.2(H) Don Gaspar Area Historic District

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

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(H)(1)(a)).

Questions to Staff

Vice-Chair Katz understood it is optional to the Arts Commission and they didn't want to review this because it is on private property and they only deal with art on public properties. Is that correct?

Mr. Rasch agreed and read the citation. The applicant contacted them, and the Director said they did not need to see it.

Vice-Chair Katz asked to what extent the Board's discretion does extend - like everything that it harmonizes with streetscape.

Mr. Rasch agreed with that, but he cautioned the Board about content of the mural. The Board can deal with harmony with the streetscape, including location, dimensions and color. Those are part of the Board's jurisdiction.

Member Roybal asked if there are any other murals there.

Member Powell asked if he could read the code citation on murals.

Mr. Rasch read again regarding materials, what is allowed and what is not. The code prohibits arresting colors or bold repetitive patterns and it may be referred to the Arts Board for a recommendation.

Applicant's Presentation

Ms. Jennifer Schlesinger, 1405 Paseo de Peralta, was sworn. She provided a bio of the artist and Mr. Rasch handed it out. [A copy of his bio is attached to these minutes as Exhibit 1.] She said they have two businesses and share the space. They are both galleries. She represents photography and her partner represents "American Indian and Tribal Arts." She related how they met this mural artist, Douglas Miles, at the Contemporary Indian Market and liked his work. They asked him if he would do this work as an interesting contribution to the neighborhood.

Questions to the Applicant

Member Roybal liked\ the mural and noted that it has bold colors. He was concerned that the colors might distract a driver and cause an accident. He asked if they would consider toning it down a little so people driving by would not be as distracted.

Ms. Schlesinger said the design was originally just three Apache Warriors and this Board recommended it be bigger and blended into the wall, so a person coming onto it would not be shocked by it. So they asked the artist to redesign the mural, making it bigger and blending it more into the wall with a landscape on both sides. The colors are flexible.

Member Roybal felt that if the colors surrounding it were blended into it more, it would not be "in your face."

Ms. Schlesinger showed the mural with the changes.

Member Powell asked if she had the original design that was submitted back in April.

Ms. Schlesinger said she didn't have it with her, but it was just the three warriors.

Vice-Chair Katz said one question that occurred as the Board drove by today was the distracting nature of it and it would be the first or only mural in the streetscape. He wondered whether putting it on the wall at the back of the parking area would make it less dominant. He asked if she would consider that location.

Ms. Schlesinger said she would talk with her partner about that and thought they could. However, they have a tall van that is parked in the back.

Member Roybal said he thought the new design was an improvement over the original by adding more color and softening the mural.

Member Biedscheid said she really liked the idea of a mural on this wall and with this large blank wall, especially, it would deter graffiti. The mural design is wonderful and very tasteful.

Ms. Schlesinger agreed. They also had a concern about the graffiti problem.

Public Comment

Mr. Richard Martínez, 1524 Paseo de Peralta, was sworn. He reminded the Board that there is a mural at Paseo and Guadalupe in tile and brightly colored and permanent. He also reminded the Board that there is a tradition of doing murals in Santa Fe.

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She said she still has some concerns about parking which has nothing to do with the Board and actual use of the building. She thought the solution was to have the van parked away from the wall and if they put it on the west wall, it would be more visible. The Board did approve some kind of mural. The three warriors design is a less distracting design. Her concern was the distraction of traffic there. And it would be less distracting on the north side of the building.

Mr. Doug McDowell, 1317B Cerro Gordo Road, was sworn and said this is a tough one. It is a nonhistoric mural. We are so well known as an artist town. Don't you want it to be seen rather than not be seen. It is so hard to say what is appropriate and what isn't. I like it and I am in support of it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Bayer was glad to see the previous submittal because she couldn't remember it. Compared to what they submitted before, it follows the suggestion of the Board from last time. They accomplished that and is not as glaring.

Member Powell recalled making it more of a scene and not just the three figures and to blend it with the façade more. It is a positive move in the right direction. "There is still something I can't put my finger on.

This will open it up for more murals and definitely set a precedent, so we should consider it carefully. The figures are such large scale. For me, it is a little out of scale. It is very large. The windows are quite high."

Vice-Chair Katz said, "I'm a little afraid to say how I feel. The idea of having it larger and blend in and the background mountains do that. I have a little problem with the shield. Doug is right. It is arresting but balancing with traffic accidents. It would be less distraction if the shield object was not there."

Ms. Schlesinger explained that it is a basket and not a shield.

Member Powell asked if it could be a little smaller.

Ms. Schlesinger said it is the artist's work. The artist did make the changes the Board asked for. She thought the artist was happier with this version. She didn't think he wanted to make it much smaller. He was happy with this. We can tell him to tell it down or use more muted colors. They are all doable, but it is his art and he is known all over the country for his murals and we don't know how much we can dictate it.

Member Powell understood but it is the Board's job. "You did a great job on renovation. This might dominate the façade more than it should. Just think that big scale might detract from it."

Member Biedscheid asked for the Applicant to clarify if the brown color is similar to the stucco color.

Ms. Schlesinger said what is not showing is the color of the building which is Cottonwood which is beige. The mural is definitely going to blend in, especially the basket, and the mountains will be darker brown.

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-17-003 at 1405 Paseo de Peralta, to approve the application as recommended and maybe making the surrounding colors subtler to blend in better.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, and Roybal voting in favor and Member Powell voting against (3-1).

3. **Case #H-18-053A. 906 Canyon Road.** Downtown & Eastside Historic District. Pompeii's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

906 Canyon Road is a single-family residence that was estimated to be constructed before 1928, as indicated in the City business directory, in the Old Santa Fe Style. Although, the County's tax records indicate that the structure was constructed in 1955. Historic wood windows appear to be in good condition.

It appears that the brick parapet coping was stuccoed over. The building is listed as contributing to the Downtown & Eastside Historic District.

908 Canyon Road is a free-standing casita behind 906. The County's tax records indicate that the structure was built in 1955. Historic metal casement windows appear to be in good condition.

A free-standing cantina was constructed at the southwest corner of the property before 1975, but the rounded, low portal that dominates the north façade of the cantina was constructed later. The structure has no historic status, but there is no conclusive evidence submitted for its date of construction.

908½ Canyon Road is a free-standing well house that is located on the rear east side of the property. This hearing does not involve this contributing structure.

RELEVANT DEFINITIONS

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.

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.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the primary residence and designate the north façade as primary (elevations 1-3 of 10), to upgrade the historic status of the casita as contributing with the east façade designated as primary (elevations 1-4 of 7), and to recognize the cantina portal as non-historic due to a post 1975 date of construction.

Questions to Staff

Member Bayer asked Mr. Rasch if he meant the cantina to be non-statused.

Mr. Rasch said he did. He explained that he had no evidence of its actual date of construction. He was leaving the portal as nonhistoric.

Applicant's Presentation

Mr. Dennis Storz and Ms. Valerie Storz, 906 Canyon Road, were sworn.

Mr. Storz said the main issue is about the cantina and the portal. "We recently purchased the house and are doing renovation and doing all we can to maintain the character of the home - nothing to exterior on 906 and 908 but on the cantina, we'd like to remove the roof which is very steep and very low and anyone 5' 5" or taller would bang their head on it. As nearly as we can tell, it was constructed after 1975 based on the 1975 aerial photo. So our request is to remove that part, so we can make it more useful."

Vice-Chair Katz clarified that Staff recommended nonhistoric which would allow the Applicant to do that.

Questions to the Applicant

Vice-Chair Katz asked if they were comfortable with the other Staff recommendations.

Mr. Storz agreed.

Mr. Rasch clarified that this case is not about remodeling but just the status.

Public Comment

Mr. Richard Martínez (previously sworn), said his renovation of this house in 1993 won an award for historic renovation and that cantina was previously a chicken coop at that time and had no status. It is not up to the standards of the rest of the house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Bayer - moved to maintain contributing of main house with north as primary 1-3 of 10; to upgrade casita to contributing with >>>> and cantina maintain non-statused and portal nonhistoric/Member Roybal -
Member Biedscheid and the free-standing wall is not affected by this motion.

Unanimous.

MOTION: Member Bayer moved, seconded by Member Roybal, in Case #H-10-053A at 906 Canyon Road, to maintain the contributing status of the primary residence and designate the north façade as primary (elevations 1-3 of 10); to upgrade the historic status of the Casita to Contributing with the east façade designated as primary (elevations 1-4 of 7) and to note the Cantina is non-statused and designate the portal as non-historic due to post-1975 date of construction.

Member Biedscheid requested a friendly amendment that the free-standing wall status is unchanged by this motion. Member Bayer accepted the amendment as friendly.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

4. **Case #H-18-060A . 310 Otero Street.** Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, requests a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

310 Otero Street is a single-family residence that was constructed in 1953 by Allen Stamm & Associates in the Spanish-Pueblo Revival style. Before 1969, the garage vehicle door was removed and infilled with a fixed window and the yardwalls were constructed. In 1978, two portals were constructed on the front and rear elevations. The front elevation included infilling of the original portal and removal of steel casement windows and the primary entry door. The 1985 building inventory has no information other than an estimated post-1945 date of construction. That inventory also shows that the front yardwall has been altered since that date. The building is listed as non-contributing to the Downtown & Eastside Historic District.

Staff requests a historic status review for the residence and the yardwalls.

STAFF RECOMMENDATION:

Staff recommends maintaining the non-contributing historic status for the residence and designating the yardwalls as non-contributing due to loss of historic materials and non-historic alterations and additions.

Questions to Staff

There were no questions to Staff regarding this case.

Applicant's Presentation

Mr. Christopher Alba, 1800 Old Pecos Trail, was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Member Bayer said she was inclined to make it non-contributing.

Member Powell noted the historic rock wall. The garage has been filled in with the single pane window. It is nice, and a few things have been replaced but not much. It would be a shame to not consider it Contributing.

Member Biedscheid noted that it is one of three Stamm houses in the historic district and it is old enough to be considered Contributing.

Mr. Rasch was unaware of where the other two Stamm houses were located and didn't know what integrity they have. It was difficult for him to recommend noncontributing also.

Member Roybal wanted to hear more of why it should be noncontributing.

Vice-Chair Katz pointed out that the garage isn't a garage any more, but the change was done tastefully so that you could tell it was once a garage. The windows and doors have been changed with a different portal in the front. But he recalled subdivisions in suburban New York of modest houses and had been modified in some way. This is way truer to its original form than many others and he thought it should be Contributing.

Member Bayer recommended yard wall as contributing as well.

Vice-Chair Katz thought the portal was nonhistoric. Member Bayer agreed.

Member Roybal - had concerns with yard wall. 90% of it is not.

Mr. Rasch - post 1985.

Member Bayer - exclude the nonhistoric parts of the yard. North and east base.

Member Powell - the nonhistoric parts.

MOTION: Member Bayer moved, seconded by Member Biedscheid, in Case #H-18-060A at 310 Otero Street, to designate the building as Contributing with the east elevation as primary; that the north part of the yard wall and the east base be designated as

Contributing, excluding the nonhistoric stuccoed parts; and that the portal is excluded as nonhistoric

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

5. **Case #H-18-061. 918 Acequia Madre Unit G.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Cole Martelli, owner, proposes to construct a 4,900 sq. ft. residential structure to the maximum allowable height of 15' and walls and fences to a maximum allowable height of 6'. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

918G Acequia Madre is a vacant lot in the Downtown and Eastside Historic District.

The applicant proposes to build a 4,900 square foot single family Spanish-Pueblo revival residence with the following design features:

1. "Buckskin" colored acrylic stucco exterior finish with a parapet-style roof to a maximum height of 15' (maximum height calculation).
2. Stained (color sample attached) wooden portals, eyebrows, canales, gates and doors.
3. Dark bronze clad windows.
4. 6-7' high courtyard walls in "buckskin" colored acrylic stucco with additional "moss rock" retaining walls.
5. Rear and side retaining walls with a 6' coyote fence (details not provided).
6. Rooftop appurtenances hidden by parapets.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Biedscheid asked if this lot has frontage on Acequia Madre and if any of the walls are proposed along the street.

Mr. Gemora said none of it fronts Acequia Madre and none of the walls are on the street. It has a private drive and is not gated.

Applicant's Presentation

Mr. Richard Martínez (previously sworn) said this project was going to be on the schedule for the last meeting and Staff took it off "for reasons that were not my own. When I have a project and I have a problem with meeting your deadline, I have to explain that to my client. And I have to either return money or work for free in order to do that. When I am taken off the schedule because of the problems and incompetence of the Historic, it is more difficult for me to explain. I asked repeatedly to meet with the City Attorney and I was refused, and I think that was because it was no legal reason for me to be removed from the schedule. And it was hard to explain.

On the front façade, the street that is going to be in front of the house is a private drive. It is going to be lowered quite a bit. He pointed out the dotted line that represents the existing grade and the level of the street. It will be lowered about 3' or so. The retaining stone wall and house is beyond it. The lowest elevation shows it will be cut into the ground and the dotted line is the existing grade. The drawing is labeled 3.1 in his submittal. That is drawn from final grade to the top of the parapet because they are lowering it into the ground.

Questions to the Applicant

Member Powell asked an inaudible question.

Mr. Martinez asked if was asking for the highest parapet.

Member Powell agreed.

Mr. Martinez said that would be over the living room/dining room. That is recessed back behind the entryway and the entry portal.

Member Powell asked, "What is the height?"

Mr. Martinez clarified that the street is lowered three feet; not the house. The lowest elevation shows the existing grade with dotted line. My measurement is 15'. [Mr. Martinez was speaking away from the microphone.]

Member Bayer asked if the Applicant can describe the retaining wall.

Mr. Martinez said, "Yes. That retaining wall is a dry stack moss rock wall intended for planting between it and the courtyard wall beyond. It is a standing wall and you can see it on the site plan; my drawing A-1.0 shows the retaining wall at the street. It is rendered darker because I have a stone hatch on that wall and then beyond it or behind it three feet back is the courtyard wall – the stuccoed wall behind it.

Member Powell said we have seen a lot of veneered walls that are not a real wall.

Mr. Martinez said it is not a veneer wall.

Mr. Gemora said regarding the height of the finished floor there with the retaining wall, it appears that the retaining wall lifts that finished floor to about 3' 6" at the lowest grade around the garage, if that makes any sense.

Member Biedscheid asked if he could describe the private driveway and what visibility of the finished house from Acequia Madre.

Mr. Martinez said there is no visibility from Acequia Madre because the house is behind other houses and the private drive curves as it comes to the house.

Member Roybal asked in regard to the retaining walls on the south side, on the north side and under the back wall. It is coyote. What are the side walls made of?

Mr. Martinez said they are stuccoed. There are backyard walls that exist in the back. They are the neighbor's backyard walls. So the retaining wall is 3' away and it lowers the grade so that it is reasonable for the house and a coyote fence that hides their naked block wall. The walls are separated by planter strip.

Vice-Chair Katz asked if it will be as beautiful as the house next door.

Mr. Martinez hoped so.

Public Comment

Ms. Beninato (previously sworn) said she knew it is on a private drive and couldn't be seen from the public street, so she didn't know how much the Board reviews it. But she was concerned about harmony with the rest of the houses there and how large it is. "Does it fit in with existing units. It is well designed but 4,900 square feet is a large house."

"It looks like two garage doors and a big window and some kind of portal. That looks massive and out of place and the biggest disharmony of all."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Vice-Chair Katz asked what that eyebrow is over the large window.

Mr. Martinez said it is over a large sliding wood door into the dining room. The eyebrow is made of corbels that come out from the house and has latillas on top.

Member Biedscheid asked if the lot coverage is more than other houses in the area.

Mr. Martinez said it is shorter than the house you referred to earlier. That was on a long narrow lot. This one is square, and the size is not larger than the other houses. There are three houses around it at the same size.

Mr. Gemora said it is about 42% lot coverage, but it meets the code with private space.

Action of the Board

MOTION: Member Powell moved, seconded by Member Roybal, in Case #H-18-061 at 918 Acequia Madre Unit G, to approve the application as submitted.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

6. Case #H-18-066. 1673 Cerro Gordo. Downtown and Eastside Historic District. Lisa Roach, agent for Matthew Olson, owner, proposes to construct a 1,898 sq. ft. residential structure on a vacant lot to a height of 13'4" where the maximum allowable height is 16'4". (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

1673 Cerro Gordo is a vacant, sloping lot measuring approximately 0.56 acre in the Downtown and Eastside Historic District. The applicant proposes to build a 1,898 square foot single family simplified Spanish-Pueblo revival residence with the following design features:

1. "Buckskin" colored cementitious stucco exterior with a parapet-style roof to a maximum height of 13'4" where the maximum height allowed is 16'4".
2. A 320 square foot portal and a 320 square foot pergola (both attached), using stained wooden vigas and 8" round wooden posts.
3. Simulated divided-lite windows and doors so that no single pane exceeds 30".
4. Besides a wood stove chimney pipe, all rooftop appurtenances will not be publicly visible.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Roybal asked if this doesn't have a garage.

Mr. Gemora agreed.

Vice-Chair Katz asked of the story pole was there.

Mr. Gemora said the pole the Board saw was a story pole. It is quite low and hidden behind other structures. It is a challenging lot to get it on there.

Applicant's Presentation

Ms. Lisa Roach was sworn and said it is in the buildable area and why the owner chose to not have a garage was because it is a small buildable area.

Questions to the Applicant

Vice-Chair Katz said there were a lot of trees. He asked if they were going to remove trees for the building.

Ms. Roach said they are not overlapping the building site with tree locations but there might be one that has to be removed.

Public Comment

Ms. Beninato (previously sworn) asked if the south faces Cerro Gordo.

Vice-Chair Katz said it does.

Ms. Beninato understood that solar gain was wanted. It is a little window dominated but she liked it very much and it is like what houses once looked like without an attached garage.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Powell, in Case #H-18-066 at 1673 Cerro Gordo, to approve the application as recommended by Staff.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

7. **Case #H-18-058. 257 Las Colinas Drive.** Downtown and Eastside Historic District. John Padilla, agent for Piedra Partners, LLC, proposes to construct a 3,131 sq. ft. residence on a vacant lot to a height of 16'4" where the maximum allowable height is 16'4". (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

257 Las Colinas Drive is a vacant lot within the Las Colinas Subdivision, a planned unit development that received conceptual approval from HDRB in February 2016 and which has constructed 5 of the 14 planned lots within the subdivision.

The applicant proposes the following design features for the 3,098 square foot residence:

7. Acrylic STO stucco in "Pecos" color.
8. Inset doors and windows with simulated divided lites each measuring less than 30" horizontal. Windows will be colored "Sierra Pacific Hemlock Green."
9. Flat portals and overhangs (without parapets) with a semi-transparent "Bear Wrangler Brown" stain color and copper flashing.
10. Garage door comprised of horizontal, rough sawn cedar boards to match portals.
11. Copper-lined canales.
12. Wall-mounted sconces adjacent to exterior doors with an antique tin patina finish.
13. Maximum allowable building height of 16'4" with 9 to 11' ceilings and no rooftop appurtenances.
14. Landscaping which will include trees at least half the height of the structure.
15. Portal and walkways paved with a random, irregular-shaped flagstone.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the condition that the height of the structure to the top of the parapet shall not exceed 16'4" from the natural finish and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Vice-Chair Katz asked about harmony with the subdivision.

Mr. Gemora said the entire Las Colinas development has harmonious features. The height and lot coverage doesn't always comply with the way we consider them, and the others have received approval in the past.

Applicant's Presentation

Mr. John Padilla, P. O. Box 2286 was sworn and said he had nothing more to add except to clarify that in this 14-lot subdivision, 11 lots have been built on.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato, (previously sworn) said she appreciated many of the façades shown but she thought the one with the garage doors seems to be dominant. She reminded the Board about their concern with the garage-dominant designs. She also reminded the Board about their discussion regarding garages in the Presbyterian retirement community and how, because they are garage-dominated, that they should not be considered contributing. The Board should be consistent in their actions.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Powell, in Case #H-18-058 at 257 Las Colinas Drive, to go with Staff recommendations and approve the application.

VOTE: The motion passed by 3-1 voice vote with Members Bayer, Powell, and Roybal voting in favor and Member Biedscheid voting against.

[Note: The previous motion did not specifically mention the condition recommended by Staff.]

8. **Case #H-18-067. 355 Hillside Avenue.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Sarah Tyson, owner, proposes to add 140 square feet to a non-contributing residential structure to a height of 14' where 16'2" is the maximum allowable height. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas said she just received a message from the applicant to postpone this case.

9. **Case #H-18-068. 618 Don Felix Street.** Westside-Guadalupe Historic District. Peter Harris, agent for David Espey, owner, proposes to increase the height of a non-contributing residential structure from 12'8" to 21'6" where the maximum allowable height is 14'-10" and to replace doors and windows. A height exception is requested (14-5.2(D)(9)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

618 Don Felix Street is a non-contributing residential structure located in the Westside-Guadalupe Historic District. The estimated date of construction is between 1934 and 1940. Staff did not request a status review of the property as it has changed significantly since it was inventoried in 1985. The alterations include additions, including incorporating the detached garage into the footprint of the house, and the addition of a Mission Revival detail to the parapet at the front of the house. The current square footage of the footprint of the house is 2,118. The applicant is requesting to remodel the property.

The applicant requests the following for remodel.

1) Addition of a second story to a height of 21'-6" where the maximum allowable height is 14'-10". The existing height of the structure is 12'-8". The applicant is requesting a height exception to exceed the maximum allowable height (14-5.2(D)(9) by 6'-4". The relevant code citations and exception responses are presented at the end of this memo.

2) Addition of a roof deck with 36" metal railing in a natural or weathered rust finish.

3) Increase the height of the master bedroom parapet at the closet to a height totaling 10'-0".

4) Remove a window on the north elevation and replace it with a French door. The door will be aluminum clad wood in "White" and will be divided lite.

5) Removal of an existing French door at the west portal to accommodate the master bathroom.

6) Addition of two windows with aluminum wood clad divided lites in the color "White" to the west elevation of the house where the master bedroom will be located.

7) Removal of a skylight to install an evaporative cooler in the kitchen/dining area.

8) Addition of a skylight to the master bedroom.

9) Addition of a skylight to the master bedroom closet.

10) Stucco will be cementitious El Rey "Adobe."

RELEVANT CODE CITATION

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

(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.

EXCEPTION RESPONSES

Please see the page following staff responses for the applicant's exception responses. The applicant was not able to provide the responses in Microsoft Word.

Staff Responses

i)Staff does not agree with this response as second stories on buildings in the historic districts are not generally considered to enhance the streetscape. There are few second story structures on Casados Street so second stories are not completely out of character for the streetscape.

ii) Staff does not agree with this response. The applicant does not explain the hardship suffered, such as the house is too small. The applicant may however, be able to demonstrate a hardship by discussing other design options.

iii) Staff does not agree with this response. The applicant did not provide other design options.

iv) Staff agrees with this response. The footprint of the house cannot expand due to the constraints of the lot.

v) Staff agrees with this response. The current footprint of the house existed prior to the current owners.

vi) Staff agrees that the style of the house is in keeping with the district.

STAFF RECOMMENDATION:

Staff does not find that all of the exception criteria have been met but upon further testimony the Board may find the exception has been met, otherwise the application complies with 14-5.2(D) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

She corrected her response to criterion #3, noting that on page six, there were considerations for other design options and she agreed with the applicant's response to #3.

Questions to Staff

Member Roybal asked if Ms. Ramirez Thomas is changing #3 to agree.

Ms. Ramirez Thomas said she was.

Member Biedscheid referred to page 14 and said the photo of the west elevation appears to show a two-story. She asked if that is part of this property.

Ms. Ramirez Thomas explained that it currently is not a two-story and explained that part is kind of a tall parapet and a high transom window.

Member Biedscheid asked what the height is at that point.

Ms. Ramirez Thomas said the existing height is 12' 8".

Vice-Chair Katz asked, on page 14, if it is on that façade that the second story is to go.

Ms. Ramirez Thomas agreed. That will take over this tall part where the parapet sticks up over the low parapet at the back of the house.

Vice-Chair Katz said it would be a full story above.

Mr. Ramirez Thomas agreed.

Member Roybal asked if on the side street (Casados) there were any two-story homes.

Ms. Ramirez Thomas said one has a clerestory and two of them are two-stories.

Member Roybal asked how high they were.

Ms. Ramirez Thomas said the two-story homes are about 20' high and the clerestory is about 18' high.

Applicant's Presentation

Mr. Peter Harris, P.O. Box 3515, Moriarty, was sworn. He said, "As far as second story part, the streetscape seems to be very narrow and just outside that line of streetscape where the average is taken from, are two-story homes that can be seen from Don Felix. It is set back from Casados and below 26' of the surrounding two-story homes.

Questions to the Applicant

Vice-Chair Katz asked what the allowable height is.

Mr. Harris said the building code would allow 26'.

Vice-Chair Katz was puzzled by his answer and asked Staff what the allowable height is.

Mr. Harris said that is what the Building Code would allow the 26' height.

Ms. Ramirez Thomas said the building code would allow 24' for zoning, but for the streetscape, which is where Staff take the average, the allowable height is only 14' 2".

Mr. Harris said he understood that. But just outside the line for the average calculation are two-story buildings surrounding the entire neighborhood along Casados and on Claussen, as well. He thought the two-story would be an acceptable addition - breaking up an entirely blank wall and going on top of what was a studio addition and the owner wants to change it to be a master bedroom.

Member Roybal asked what the hardship would be in criterion #2.

Mr. Harris said, "When I walked the area with the owner, they want to retire and move up from Albuquerque to this residence. It has been a vacation residence for them. It would make their enjoyment of the property better, from what I understand. I don't know what the size home they are moving out of to be able to say what the specific reason is. So I'm not sure how best to answer the question. It would be like a previous case about a 4,900 square foot home that is similar to this case in terms of a necessity for a certain square footage for their particular living needs".

Ms. Ramirez Thomas said, looking at page six, and some of the responses, that some of them could be looked at as a hardship because there is no opportunity to grow the existing footprint by building in the area north, east, or west of the building. There is a lack of open space. So there is an answer to that criterion.

Member Roybal understood the hardship would be lack of lot space.

Mr. Harris added that this is a corner lot so there is a required clear-sight triangle and the original footprint to consider.

Ms. Ramirez Thomas agreed. The lot coverage is already at 50% and has a requirement for 838 square feet of open space.

Vice-Chair Katz asked Mr. Harris if there is any other part he would like to address.

Mr. Harris said, "We are trying to accommodate these folks to bring this family to the community full time."

Public Comment

Mr. Jerry Richardson, 703 Don Felix, was sworn. He said, "I've lived on Don Felix at 703 since 1979 and I am President of the Historic Guadalupe Neighborhood Association and state my strong opposition to a second story on this building. It is entirely incompatible with the streetscape and would be highly visible. The burden is on the applicant, in asking for a height exception, to conclusively demonstrate that it does not damage the character of the streetscape. And I don't think that has been demonstrated here.

I would like to address the other historic buildings in the neighborhood, since I am familiar with all of them and when they were built. There is a two-story building on the opposite side of this property on Don Felix Street and got built after the historic ordinance was created but before the height ordinance was established that gave the HDRB the authority to restrict heights. And at that time, height was governed by the zoning. The zoning was R-19 in that neighborhood, so they could build two stories.

It was built after it was in the historic district, but before there was any ability to restrict the height. I would also note that it is set back a hundred feet from Don Felix Street. The first story in front of it is built out some and has a high parapet to screen some of the height in the building behind it and a lot of the building is really shielded from the street by a large tree. If you are driving down the street… sure, if you are walking and look in that lot, you could see it way back there. But if you are driving down that street, you are not aware of that second-story building.

The other two buildings that are nearby – ones that are closest are … There are four condo units there on Casados Street between Casados and Barela Street to the west. And they were built about 1980 and that was before there was a historic district and you could then build two-story buildings in that whole neighborhood. Some of them are built with a clerestory shape and some are just the full two stories. But again, they are not, because they are tucked behind…. There is a building on the front of Don Felix Street that is an old building that has been there since at least the 1930's that also screens those from the streetscape of Don Felix. Casados Street is a very narrow street. Sure, if you look quickly as you drive by, you might see them back there, but otherwise, you are just not aware of those second stories.

And the other building that was referenced was a two-story building on Claussen Street just a little bit in as you turn from Agua Fria onto Claussen. There was a one-story building there that burned down about 1980 and they were able to build those four two-story condo units before it was part of the historic district, so there were no height restrictions.

But this building would be highly visible. It is right on Don Felix and Casados. It is otherwise all the small adobe owner-built homes. They were not “cookie-cutter” houses and they all have a little funkiness and was a poor neighborhood and they were built by their owners. This really changes the streetscape. The owner must conclusively prove a special condition such as land or structure makes it necessary. They are claiming hardship. But they bought it in 2010 with what it has right now. They should have known it has these restrictions in the historic district.

Mr. Rasch said the Westside-Guadalupe Historic District was established in 1985 and the height ordinance was created in 1996.

Ms. Ramirez Thomas pointed out that it is why these buildings are not included in the height calculation.

Ms. Beninato (previously sworn) agreed with Mr. Richardson’s statements. Zoning requirements are not a hardship, but they are zoning requirements. The lot coverage is 50% maximum. Everybody wants to move the calculation line out further to get more height and it loses consistency with the regulation when that might be allowed.

"When people want to retire here, it is not a hardship. Everybody is aging and that is not unique to the property and it is not unique to them. I'm tired of hearing that as a reason to allow all kinds of exceptions. It really is not consistent with the streetscape there. Even though it is not in this immediate neighborhood, there is another neighborhood fairly close to it where there are a lot of 3-story buildings that went up and that made the neighborhood people very unhappy with them. Please give that serious consideration. Thank you."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Vice-Chair Katz asked if the applicant wanted to respond.

Mr. Harris said, "I've built in historic districts up and down the Rio Grande Valley and there are many two-story homes that are historic. I understand the streetscape criteria that you have created to bar three-story homes from the neighborhood, but based on value or non-value, I don't believe it is a reasonable thing.

Vice-Chair Katz pointed out that it is currently a three-bedroom house and where the master bedroom is scheduled to go is the library now. So if the Board did not approve the second story for the library, couldn't the library go into one of those three bedrooms?

Mr. Harris said, "I suppose for you or me it could, but I can't speak for the owner.

Member Biedscheid asked, with regard to the skylight and the cooler, if those would be visible from the street.

Mr. Harris said no. The skylights will be behind the parapet.

Member Biedscheid asked if the skylights would be publicly visible without the second story.

Mr. Harris did not believe they would be. The cooler is on the north east side. There is a skylight there now and it would not be visible.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Powell, in Case #H-18-068 at 618 Don Felix Street to deny the second story addition (#1) and the roof deck (#2) and to approve the remainder of the application (#3-10) with the condition that none of the rooftop appurtenances would be publicly visible.

VOTE: The motion and it passed by 3-1 voice vote with Members Bayer, Biedscheid, and Powell voting in favor and Member Roybal voting against.

10. **Case #H-18-065. 1400 Cerro Gordo Road Unit C.** Downtown and Eastside Historic District. Doug McDowell, agent for Felice Gonzales, owner, proposes to remodel a non-contributing, residential structure by enclosing an 85 sq. ft. portal, constructing a 60 sq. ft. portal, and changing windows and doors along with constructing a 144 sq. ft. carport to a height of 9' where the maximum allowable height is 14'6". Two exceptions are requested to have openings nearer than 3' to a corner (14-5.2(E)(2)(b)) and to install windows that exceed the 30" standard (14-5.2(E)(1)(c)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1400 Cerro Gordo Road is a single-family residence that was constructed in 1975 in a simplified Santa Fe Style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following five items.

1. The existing portal on the north elevation will be enclosed with heated space.

2. Phase II may include altering the south elevation with another sunroom (not shown) beside the existing portal.

3. Windows and doors will be modified with changes in dimensions and locations.

4. Skylights will be installed which will not be publicly visible.

5. A 144 square foot carport will be constructed in the driveway on the south side of the residence to a height of 9' where the maximum allowable height is 14' 6".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Member Bayer asked about item #2, on Phase II.

Mr. Rasch said she should ask the Applicant.

Applicant's Presentation

Mr. Doug McDowell (previously sworn) said the owner could not be present but wanted to be. She is

trying to get several things approved but with the reality of cost, she might not be doing that phase II. He would not be building it but just helping her with the design. To the left of the entry portal is where she wants to put the window. There should be a drawing in the packet that shows it popping out for a sunroom, but she might find just putting in the windows would open it up. At the back she will enclose all the seating area.

Member Bayer said the sun room is not shown here.

Mr. Rasch apologized – for some reason, it was not copied into the packet.

Mr. McDowell said there are two sunrooms proposed. The one at the back has an existing portal which she proposed to enclose. But in the front, she would put in a larger window for a better view and in the future to put a second sun room there.

Mr. Rasch thought it got dropped out of the last set. It was originally there. And that second sun room was not included in her plans.

Mr. McDowell said it originally was there.

Member Powell made a statement, but it was inaudible.

Mr. Rasch said no exceptions are requested. There were several iterations of drawings. He explained that he helped the applicant so that no exceptions are needed.

Mr. McDowell clarified that it is basically the same window, but it is pushed out seven feet from where it was. You don't have it in front of you, so you probably can't approve that.

Member Powell made a statement, but it was inaudible.

Mr. Rasch said the Board could refer it to Staff for approval administratively.

Member Biedscheid asked if Mr. Rasch could clarify why the 3-foot corner rule does not apply to the sunroom on the north elevation. Was it because it reads as a single wall?

Mr. Rasch explained that the north elevation has no public visibility, but the south does. The 30" lite rule applies whether visible or not, but the three-foot corner rule does not apply to the north façade where it is not publicly visible.

Member Biedscheid understood.

Mr. McDowell said the north side is a sitting area for her.

<u>Questions to the Applicant</u>

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said, "I guess I understand you are taking the south sunroom off of the agenda since there is no plan submitted for it. Each applicant must be held to the same standard which requires a full set of drawings. She could come back for that approval later. It is a Noncontributing structure, and, on some level, it does take a lot of time.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Powell asked if the plans that were submitted is not what the Board is approving, or we are.

Mr. Rasch said it was just that sunroom. Everything else to be considered is there.

Member Powell moved to approve as submitted with exception of #2 to be referred to Staff which otherwise meets code/Member Roybal.

Member Biedscheid added a condition - that it would need an exception

unanimous.

MOTION: Member Powell moved, seconded by Member Roybal, in Case #H-18-065 at 1400 Cerro Gordo Road, Unit C, to approve the application as submitted, with the exception of item #2 (south sunroom), which is to be referred to Staff for review and approval, which otherwise, meets Code.

AMENDMENT TO THE MOTION: Member Biedscheid added a condition that consideration of the south sunroom by Staff should not require and exception.
Member Powell accepted the amendment as friendly.

VOTE: The motion and it passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

The following two cases are presented in verbatim format at the request of the Applicant.

11. Case #H-17-098A. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for non-statused residential structures and associated yardwalls. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

101-126 Camino Santiago and 104-120 Camino Matias are 26 that were constructed in a vernacular manner after approximately 1966 in Plaza del Monte. Evidence of non-historic alteration consists of added massing with Spanish-Pueblo Revival portals and loss of original windows with non-historic replacements. The structures, along with associated yardwalls, have no historic status (17) or are presently designated as contributing (1) and non-contributing (8) to the Downtown & Eastside Historic District.

Plaza del Monte was originally developed for retired members of the Presbyterian Church. Generally, the buildings represent mid-century Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yardwalls at the southwest section of Plaza del Monte. Additional information was submitted regarding aerial images, dates of construction for buildings and yardwalls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe, and documents from the County of Santa Fe tax assessor's office.

Address	Construction Date(s)	Current Status	Proposed Status
122 Camino Santiago	after 1969	NS	NC
124 Camino Santiago	1968	NS	NC
125 Camino Santiago (Units 1-4)	after 1969	NS	NC
126 Camino Santiago	1968	NS	NC
Structures south of 126	W part 1966, E part after 1969	NS	NC

NS=Non-Statused and NC=Non-Contributing

For structures that have historic dates of construction, the following items offer additional information that helps to inform the NC recommendations.

124 Camino Santiago has a borderline construction date.
126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

RELEVANT CODE DEFINITIONS

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.

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.

STAFF RECOMMENDATION:

Staff recommends that the Board follow the recommendations of the architectural historian consultant, who has studied the structures in depth, to designate the five structures as non-contributing to the Downtown & Eastside Historic District.

BEFORE THE SANTA FE HISTORIC DESIGN REVIEW BOARD

ON JUNE 26, 2018

Case #H-17-098A. 122, 124, 125, 126, AND GARAGES/CARPORTS SOUTH OF 126 CAMINO SANTIAGO. DOWNTOWN & EASTSIDE HISTORIC DISTRICT. LLOYD AND ASSOCIATES, AGENT FOR PLAZA DEL MONTE LLC, OWNERS, REQUESTS HISTORIC STATUS REVIEWS WITH PRIMARY ELEVATION(S) DESIGNATION, IF APPLICABLE, FOR NON-STATUSED RESIDENTIAL STRUCTURES AND ASSOCIATED YARDWALLS.

Chair Katz - Case number H-17-098A, 124, 122, 125 and 126 and the garage carports in the Plaza Del Monte. May we have the staff report on 098 A.

Mr. Rasch -Yes, Mr. Chair, Board members, 101 through 126 Camino Santiago and 104 through 120 Camino Matias are 26 structures constructed in a vernacular manner after approximately 1966 in the Plaza Del Monte. Evidence of non-historic alteration consist of added massing with Spanish Pueblo Revival portals and loss of original windows and non-historic replacements. The structures along with the

associated yard walls have no historic status (17) or presently designated as contributing, only (1) Eastside and noncontributing (8) to the Downtown and Eastside Historic District.

Plaza Del Monte was originally developed for retired members of the Presbyterian Church. Generally the buildings represent midcentury Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yard walls at the southwest section of Plaza Del Monte, shown on the slide now. Additional information was submitted regarding aerial images, dates of construction for buildings and yard walls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe and documents from the County of Santa Fe Tax Assessor's office.

These five buildings are 122 Camino Santiago, constructed after 1969, 124 Camino Santiago constructed in 1968, 125 Camino Santiago (Units 1-4) constructed after 1969, 126 Camino Santiago constructed in 1968 and structures south of

126 with the west part 1966, and the larger eastern part constructed after 1969.

All of these buildings have no status currently. For structures that have historic dates of construction the following items offer additional information that helps to inform the non-contributing recommendations.

124 Camino Santiago has a borderline construction date.

126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

I have provided the relevant code definitions for noncontributing and contributing and staff recommends that the Board follow the recommendations of the architectural historian consultant who has studied the structures in depth; did designate the five structures as non-contributing to the Downtown and Eastside Historic Districts. And I draw your attention to the slides. These are the five structures at the southwest corner. And we have some aerials also that really show what's in place at this time.

This is that smaller western section of the carport garages. That's 1966, then in 1969… Where are we… We could

be up here… It's got to be up here, old…this might be the old aerial, it gets cut off.

But, I think there is a good image somewhere in your packet when we look at all the remainder of the slides which are each, each address showing you the aerial, showing that it's not in this location in 1966. That's the façade of the building and I've got 124 showing it's not present in 1966, and then in 1969 it does show up.

Mr. Rasch - This is the façade of 125 again not present in 1966.

This is the façade of 126 not present in 1966 but is present in 1969. And 126 Santiago you can see all four units in 1975. These are garages and carports shown here - 1975 - you can see that western section but not the eastern section and then, that's the next case.

Chair Katz - Thank you. Questions for David?

Member Roybal - David please explain again contributing and noncontributing. And as far as the 50-year rule, it is not just about the 50-year rule. Can you elaborate?

Mr. Rasch - Mr. Chair, Board members, so there is a little need for administrative gloss because of the definition of

noncontributing and contributing. So the definition of noncontributing [reading]is: '*A structure located in an H-District that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the district'.*

A contributing structure is a structure located in a historic district approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself it adds to the historic association's or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations but it's integrity remains.

So the first, well the second test - the first test – is, are the structures in the historic district. Yes.

The second test is how old are they. And then the third test is once they are established that they are eligible by age and in a district, do they contribute to the district.

Now the administrative gloss that's needed and provided by the former City Attorney is the, is the phrase that says *approximately 50 years*.

Mr. Rasch - And the former City Attorney… I'm thinking Chair Katz can probably say how long that person has been working with me in historic ordinance, but she suggested that approximately means half a year.

So, on July first of this year, approximately 50 years old will be anything built after 1969, January first. So that's the administrative gloss that since the City Attorney gave that to me, I've been practicing as that second test.

Member Powell – You mean before 1969…

Mr. Rasch - Sorry, yes, thank you. So the first test and the second test, those are kind of yes or no. It's the third test where we need your advice on whether they contribute once you've established if they meet the first and second tests.

Member Roybal - Isn't it true David, that just because it has a 50 year, they are 50 years older, that it could be a noncontributing. That's not the whole factor.

Mr. Rasch - Correct, yeah, and that's where it's up to you to determine, yes, they are in a district, yes and no, they are old enough, but third, once you meet those other two -

do they contribute in some way to the significance of the Downtown and Eastside Historic District.

Member Powell - Do we base this on character defining features?

Mr. Rasch - Correct.

Chair Katz - On that point on the age and maybe our Assistant City Attorney can help, is that a noncontributing structure is a structure that is less than 50 years old, or with the other stuff, but the age for the noncontributing if it is less than 50 years old…it can't…. Why…. How can it be considered contributing? Why isn't it noncontributing by the…being less than 50 years old. Other things that can make it noncontributing but that's…

Ms. Gheen - So again I think that the, that the threshold criteria here is that it meet the 50-year-old, the 50-year-old criteria. So that's the threshold. That's one of the threshold criteria. Right?

But there is some question as to what exactly does 50 years old mean and again I would simply reiterate the 49½ year interpreted administrative gloss. And I think that was to, to prevent just like a… to make sure that there was, you know some consideration given to whether it was a couple

weeks or a couple of months before… to enable, to still enable a fairly objective standard to be met without having to wait another week or so until January - July first would roll around for January 1, 1969 to then be applicable.

So I think that was, it was some, some wiggle room so that the, the cutoff date was maybe completely a black and white.

Chair Katz – Thank you.

Member Roybal - I have another concern as this moves on into age when the applicant first applied for this, and the longer we wait, then this is very critical of the timeframes now. And the longer this case goes on then automatically they start meeting that 50 year-rule where they might not have met it before. Is that correct?

Mr. Rasch – Board members, the applicant submitted their initial request for demolition in October of last year. And the H-code demolition standards do have a cap on it that the Board shall act within 65 days of the request of demolition. But back then the Board wanted more information about, about date of construction and integrity and all that.

The other thing about that demolition standard, which I was going to bring up in the next case, is we're really talking about status. But the demolition standards say, '*you shall act*', but there's no resolution if we don't act within 65 calendar days.

Member Roybal – So, we cannot go back to the original date of application?

Mr. Rasch – Well, to clarify, it did come in in October of 19…of 2017.

Member Roybal – Ok, so are we looking at 17 or are we looking at 18, or six, seven months have passed by. I would really like some clarification on that because this is very important on the dateline right now.

Ms. Gheen - Vice Chair and Board, I wanted to, I… that's a very good question that you've asked, and I think that the answer should be in consideration of the fact that the Board did need more information. And it took… and while the Board does not have control over how long that information will take to get to the Board, it did take certainly longer than 60 something days. The applicant also did not protest

or at least file an appeal about… after that 60 something day period.

And lastly, I think that the, the question is I think, about whether the structure itself, the individual structures, the individual structures themselves meet the criteria at the point that you actually have the information that is sufficient to make a determination of whether or not it should be contributing or not.

Member Roybal - I, I don't understand that. In all fairness to the client, when they apply for something they can't really protest at the time because it was not disapproved. Okay? So, when you say they could protest it…

Ms. Gheen – Okay, so I think that while there couldn't be a, an appeal on the ultimate decision because there hadn't been a decision. There might've been, and I can't quite pinpoint it, but there might've been an opportunity to appeal the process. Or perhaps the, the… if maybe there was maybe a Land Use decision of whether or not to put it on the agenda. I'm not sure if that was the case.

Member Roybal - Was that information given to the applicant at that time?

Ms. Gheen - That's just a part of, part of the appeal process. That's a part of the, you know, applicants do have an opportunity via the code to appeal decisions by the…

Member Roybal - That's if the decision is denied. Is that correct? But if it's not - if it's denied I understand that, but if it's not denied or the process goes on, there's really no appeal process. Is that correct or not?

Ms. Gheen – Well, that would be an appeal of the Board decision. That would be correct. And this is maybe more a question of fact, is whether or not there was a Land Use decision about whether or not to put it on the agenda, which that will be a separate appeal. I believe that the Board actually did hear an appeal about the administrative decision several years ago. And I think that was the first and only time that this Board had ever decided an appeal of an administrative decision.

So again, there's maybe a factual question which I don't have the answer to about whether or not there was a Land Use decision to perhaps put it on the agenda. And that decision could have been appealed.

Member Roybal - Okay, I'm still not there but, okay. Alright.

Mr. Rasch - Mr. Chair, Board members, I wanted to allow the applicant to get the information we needed. I didn't want to force this Board into a decision without you having the information you needed. So that's why it took longer than we expected.

Member Powell - Is there a precedent for making a building contributing prior to it being 50 years old? Has this Board ever done that?

Mr. Rasch - No, as a matter of fact not in the 15 years I've worked here. I know that the National Trust is certainly looking at not using a hard and fast rule that if the building is constructed recently and is magnificent, they are willing to give it status. So I know that it's a national question at this point in time, but not in my experience have we done that.

Chair Katz - Okay, Meghan.

Member Bayer - I've got some questions for David; in your staff report you refer to 124 Camino Santiago and 126 as borderline construction date. What do you mean?

Mr. Rasch - Yes. They are 1968 – I don't know the actual month, but clearly next week 2019 becomes the applicable date.

They are right there on the border, so I'm not so sure you should really use the construction date since it is so hard to tie down to an actual month, as opposed to the third test.

So it's hard to get the second test done. We know the first test is met. The second test is difficult for some of these structures, but the third test should be able to inform the second test in my opinion, integrity…

Member Bayer - And can you reiterate the third test that's the historic value of the buildings?

Mr. Rasch - Yes, to establish and maintain the character of the historic district and, 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. It can have minor alterations, but it has to have that integrity.

Member Powell - So in your view, 124, 126 – if they are able to pass test number three, they would be considered contributing. But for 122 and 125 the dates are uncertain particularly by the letter that we received from the County

Assessor, you're saying that test three would not fit your… [inaudible].

Mr. Rasch - I would think that 122 and 125 built after 1969 would not meet that test. And notice that non-contributing structures, it doesn't say *approximately* 50, but contributing structures it does say approximately 50.

[Ms. Gheen conferred with Mr. Rasch off the record.]

Chair Katz - Yes Theresa.

Ms. Gheen – Yes, I would like to just add to my answer, a response to Buddy. And I think that, I hope that this will maybe clarify to what extent that question is relevant, whether or not the October/November 2017 date should be the date considered.

In looking at these five structures in question, even if one were to look at the October/November 2017 date as the date that which one would look at whether or not it would meet the 50-year threshold, it doesn't actually move the needle either way. Because 122 Camino Santiago and 125 Camino Santiago were both built after 1969 and the other…and also the structure south of 126.

But as to the other two buildings, 124 and 126 Camino Santiago, that's 1968. And so the October/November 2017 application would still potentially trigger those two buildings to be - to have met the 50-year threshold criteria.

Member Bayer – David in the packet we have with the HCPI forms the architectural historian, for example for 124 Camino Santiago, he states that the building represents a contemporary design and therefore does not harmonize with the district. And he repeats that throughout these forms. Can you comment on that?

Mr. Rasch – Yes. Mr. Chair, Board members, this is probably the most difficult question. And I'm not sure if you all know where I stand on this, but historic preservation experts don't really agree on this answer that I'm about to give. But in my opinion if historic district design standards do not allow for innovation it stagnates and dies. And so in my opinion a tradition has to evolve.

And mid-century buildings which are now of age, 19… 1965 and older may provide that innovation within tradition, that midcentury style. And I really appreciate that we're going to be looking at midcentury buildings and making them

contributing, but when you look at the Downtown and East Side Historic District and what makes it significant - Territorial Revival, Spanish Pueblo Revival, and vernacular buildings, especially older ones.

But once we get to that midcentury, and those styles devolve actually. We lose character on a lot of these midcentury buildings. And in my opinion, those don't deserve status. It's the ones that actually carry the tradition forward that I believe deserve status.

That's why I was recommending non-status on these buildings because, even though they're vernacular the Downtown and Eastside Historic District requires Spanish Pueblo Revival or Territorial Revival. And these Spanish Pueblo Revival portals that were added later at a non-historic date, bring that vernacular building up to meeting the style more, they were later.

So when you look at the original structures, they don't have that important vernacular quality to me, but I'm quite certain that many of you would disagree with that. It's just such a hard decision.

Chair Katz – Okay, are we ready to hear from the applicant?

Karl, good evening.

Applicant's Presentation

Mr. Karl Sommer - Good evening Mr. Katz and members of the Board. I would note that Gus, Mr. Gus Martinez the County Assessor, is here at your request. You may want to hear from him first or ask him your questions because he's…

Chair Katz – That would be good. Gus could you come forward?

[Mr. Gus Martínez, Santa Fe County Assessor, was sworn]

Vice-Chair Katz - Assessor Martinez we very much appreciate your coming here tonight. That's above and beyond the call of duty. I know that there were some questions from the Board about what were in the records of the Assessor's office as far as the date of the construction of some of these buildings.

Will, did you want to ask, I know you had been concerned.

Member Powell - I know that I read the letter and I don't think what, I don't think what you're going to tell us is going to differ from the letter.

My question was the historian had referenced the County Assessor, but he had not given the dates because they didn't probably fit the narrative. So it raised a red flag for me for the properties because if you're going to cite the County Assessor but not give the information to the Board, why not. And upon looking of course the dates are older than the historic was recommending.

Mr. Martinez – Yeah.

Member Powell - So, we wanted to get to the bottom of this. But your letter here states that prior to, what is it - mid 60s- it did not contain your building sketches and improvements with real properties.

So basically, I guess the question I would ask for you is if dates we have for… there's, there's two properties really in question here - [reading from the letter] it's 122 and 125; 122 stated on your construction records has 1968 construction. But according to your letter we cannot rely on that. Is that correct?

Mr. Martinez - Yeah, it's correct. You know I've been in the office for 21 years and there has been, you know, there's turnover through the years and a lot of knowledge that gets

retired through those years. And back in the late 60’s and 70's there was a gentleman name of Ted Davis which was the chief appraiser within Santa Fe County that kind of led the first charge of picking up the new construction, or, or any houses that were, that were within Santa Fe County.

Prior to that the records that weren’t really records on homes that were sketched, so they, they really, at that point in time pursued to pick up all new construction and existing construction and put them on property record cards.

So if you look at our old property record cards you’ll see a situs date on the bottom when they went out there. And a lot of them reflect the 1967 with starting of the process all the way through the 70’s to the 80’s.

And then they started another reappraisal after all those sketches were in… started it and then, now with technology that we have today, those dates that we are putting on the records probably, I would say from the 90’s or so forward, are more accurate than the ones that were at later dates. They were estimates.

They'd go to the house and they'd say, "Sir, ma'am what, what year was your house built?" And they would give them that year and we'd write that on the property record card.

So you know, we have in fact, some cases of people saying their houses were built in the 1800s, or earlier. And around these ones here in the 60s, they would just, whatever information they would ask, the property owner would provide, and they would put on the property record card.

Member Powell - These dates that we have, 1968 from the County Assessor, how do you think those came to be.

Mr. Martinez - I believe that at the time that they were doing that process there, they probably asked, went out and asked those questions either to the construction- someone that was doing the construction- or the owner of the property. These are unique because these were from the Presbyterian Church, so they were, I guess probably were used for the priests, or, or pastors at that time.

Member Powell - So the property owners would have dated these structures and that's how this information would come about.

Mr. Martinez - That, yes or as well as the construction, the people that were working the construction at the time.

Member Powell - So this date could be inaccurate but also on the nose because who would know better than the property owner, right?

Mr. Martinez - It could be, but in the Assessor's office we cite our site as dates January first of every year. So we look at if construction is built of that date of January first of that tax year, we'll put it on that tax roll for that year. If it's not, we will wait until the following year to put it on the tax roll. So, it can vary based off of that.

Today it's a little bit different because we have building permits. We review them, we know exact dates, we go out there and visit property. But at that time there probably wasn't the manpower to be able to do that.

Member Powell - Were taxes collected in 1968? Would they have been collected on this property?

Mr. Martinez - Yeah, you would have to look through the Treasurer's if they have that documentation going that far back.

Member Powell - Is that likely that they would?

Mr. Martinez – There's a possibility. I mean I couldn't speak for the Treasurer himself, but if you would go make a request they may be able to have that documentation. But at that point too, you gotta remember that these properties were probably tax exempt because they were… belonged to a church organization.

Vice-Chair Katz – In which would you have more confidence in, a…the record in the Assessor's office that puts the date at '68, or the aerial photograph from the Highway Department I guess, isn't it, of February '69 that shows no building there at all?

Mr. Martinez – I mean, we would have to go with the aerial. Basically the aerial photography's gonna tell you exactly what was there at that time. I guess that there is in those years, there is estimates that are done and you know, you're only as good as the people going over there collecting the data. So, I would probably, in my opinion, would go with the aerial photography, would tell us exactly that snapshot in time when they flew over what, if it was there or not.

Vice-Chair Katz - Thank you. Does anyone else have any questions for the Assessor.

Again, thank you so much for coming. We really appreciate it.

Okay…

Mr. Martinez – Thank you. Alright.

Mr. Sommer - Members of the Board, since our last meeting in front of you, you asked that information be gathered from three sources. That information was gathered. I worked closely with David to make sure that what you asked for was obtained.

I would like to thank the Presbyterian Library and the, the people that work there. They pulled the records and we copied everything that they gave.

We contacted the other, the Menaul facility, the Library that you wanted. We worked with David to make sure that we got everything. And I'm sure your packet reflects there's a lot of stuff that doesn't relate, but we didn't want to leave anything out.

And finally we worked with David and the Assessor's office to make sure that your questions were answered, and that the information related to the age of the structure and the other information that was garnered from that research was in front of you.

I think that by and large, the information gathered doesn't change anything fundamentally from what has been in front of you already.

The… I understand the questions related to six months before the 50 years as being the administrative gloss of the term *approximately 50.* We understand that. And I've seen David apply that consistently over the years.

So I think that one of you was saying, "*Well then the cutoff date would be July 1, 2017"* to bring it into a '68 time period in the term approximately.

I don't think that's really relevant here. The question is, is does it meet the third part of this test; are these buildings contributing by virtue of that? We know that some buildings don't qualify because of their age and the aerial photos demonstrate that unequivocally. The question is, are those that fall within the time frame that the ordinance

allows you to look at, do those ones contribute to the Downtown Historic District.

We could not agree more with David than we do about his analysis, that they do not contribute. And I think that David has articulated that in a way that probably comes from at least 15 years of analyzing this, but he's a career professional, this is his area.

And I think that David has put it well and he's also pointed out one of the issues in the ordinance with respect to the Downtown Eastside Historic District and what makes *it* significant. And these buildings don't contribute to those qualities.

So we're here on these five. I think that we would like a thumbs up or thumbs down with respect to our request. As you know the next case is the demolition case, and it in part depends on what you all do in this case.

We are requesting that you follow the recommendation of our historical professional and Mr. Lloyd, the record is pretty clear about that. And to follow the recommendation of your professional staff and designate these five structures as noncontributing.

Mr. Sommer – We'd stand for any questions you might have, but since our last meeting we've been as thorough as we possibly could be. And I extend my thanks to Staff and members of, the members of the Presbyterian Church that pulled their archives for us and let us copy everything.

You have my word that we gave you everything that we got.

Vice-Chair Katz - Thank you Karl for getting us all this information. We do appreciate it.

Does somebody from the Board have questions of Karl?

Member Powell - No I'd just like to thank him, also and Wayne for pulling all this together. This is a lot of work, and we asked a lot of you and I just wanted to say thank you.

Mr. Sommer – Thank you. Thank you.

Member Powell - I appreciate it. I think we have what we need now to make some decisions.

Mr. Sommer – Thank you. Thank you.

Chair Katz – Okay, this is a public hearing. Does anyone from the public have anything to add at this time?

Public Comment

[Nancy Armbruster and her daughter came forward. Nancy Armbruster 111 Camino Santiago was sworn.]

My name is Nancy Armbruster. I live at Camino Santiago.

First, I want to tell you that - can you hear me all right?

Chair Katz – Yes.

Ms. Armbruster - First I want to tell you that the information that I give you here comes from this First Presbyterian Church stories from the past. This is a church that's right over here, it was right in doing the building and so forth, so the dates here are quite accurate.

Also I'll point out when I first came to Santa Fe, Dr. Armbruster and I would frequently go over to Dr. Rasch's office and ask if it was safe to be there or would this someday be taken away. He told us quite plainly many times that it was a historic, historic section.

So, let's see. [reading a statement]: 'Good evening. My name is Nancy Armbruster, and this is the fourth time that I have talked with you in an attempt to save Plaza Del Monte, my home for the past 10 years, from the developers.

This year, First Presbyterian Church celebrated its 150th year in Santa Fe and they first came to our town in 1866. They began immediately to have church services, set up schools and offer help whenever it was needed. They built schools and churches here and up north. One of the best-known was Allison James School, that large gray building still there right behind the lot where El Castillo hopes to build.

That school was closed in 1958 and the property was purchased by the Presbyterian Board of Pensions. At that time, 1958 - I'll say that again, 1958 - Plaza Del Monte was built as a retirement place for their pastors, ministers and church workers.

Presbyterian Medical Services bought it and the freestanding houses on the property, renting them to seniors. About five years ago Plaza Del Monte was bought from Presbyterian Medical Services by the developers, a group from Albuquerque who planned to destroy our community and instead replace it with more condos in that spot.

As we look around today we can see too many empty condos already here. As they took charge, things began to go bad

immediately. We were informed that we were no longer a senior community.

Ms. Veneklasen, Marge Veneklasen, our much-appreciated caretaker and her workers, were dismissed. One Saturday morning very early, many large machines rudely, and very noisily, entered our community and began to dig out all decorative bushes, small trees, creating a catastrophic mess. Rents were raised mercilessly. They seemed not to rent any houses.

Pictures of our homes were taken on trash collection day and we find that they are shown to you here. One year ago 13 people were forced to leave their homes, which still stands vacant. Prior to our invasion by the developers we had 40 members in our community, all seniors, all homes were filled, and we had a waiting list.

Many of our seniors have moved out now. There are about 10 of us left and we still care about and for each other. Many houses are empty. Two members here have lived in Plaza Del Monte for 20 years and are in their 80’s and 90’s now.

Do you really want to put us out of our homes as a result of successful undermining of our community by these

developers? Do you really want to watch while the beautiful hundred-year-old trees are slaughtered? Do you want to see the birds leaving town at the sound of all these motor machines tearing up this beautiful place?

Do you feel that you can do this because, after all, we are just seniors like your parents and grandparents and great grandparents? And indeed we are still historical, built in 1958, 60 years ago now.

What is the best for Santa Fe? Please think carefully. It is important not just to us but to our town. Thank you so much for listening to me'.

Chair Katz - Thank you.

[Ellen Armbruster, One Ladera Place, Santa Fe was sworn.]

Ms. Ellen Armbruster - I have written comments that I will give in the next phase, should that become necessary.

Right now I just want to say a couple of things. It sounds like we're working on whether a couple of these buildings are 50 years old or not. I'm not exactly sure how we can decide that an aerial photo is more accurate than what is in the archives. That may be a question for discussion or

contention, but I don't think it's an easy thing to say, "*Oh we'll just go with this one because it slants it in one particular direction that the developer wants*".

As far as when the developer first came to this meeting and presented the requests to demolish the houses, and then was apparently asked to go back and get more information. And then it took a long time to do that. They certainly could have gotten the information more quickly if need be.

And it sounds like there is a precedent from what I heard over here, that there was an appeal of an administrative decision a few years back and the developer did not make that appeal. Therefore, I don't see how the date of last fall can be utilized.

That's my understanding from what I heard a few minutes ago.

I'm also a little bit confused as to how all of the houses are being put up for noncontributing status when all of them other than two, seem to have a clear date of 1968 or prior for construction.

So, thanks. I'll say more.

Member Powell - I just want to ask a question. You had mentioned the archives. Is there something you're referring to that we do not know?

Ms. Ellen Armbruster – No. What you were talking about - maybe I utilized the wrong term.

Member Powell – Oh, okay, yeah.

Ms. Ellen Armbruster - You were talking about the date is stored somewhere, I called that the archives. I'm not sure if that's the correct term.

Member Powell - [inaudible-not speaking into the microphone] were referring to the County Assessor [inaudible-not speaking into the microphone].

Ms. Ellen Armbruster - Right, sorry, yes exactly.

Member Powell - I just wanted to make sure that it wasn't something that [inaudible-not speaking into the microphone].

Ms. Ellen Armbruster - No, no that's what I know. I know that my mother has looked much more

in-depth into the archives in the Presbyterian Church. So that may be another area to go, another place to go as far as the active dates.

Member Powell – This information from, from the archives, but we have not gotten anything conclusive on the dates of those two structures.

Ms. Ellen Armbruster - Yeah, and I think that that's exactly what's in question is if it's inconclusive however you look at it, which way do you go? Do you slant it in favor of one or slant it in favor of the other?

And, and I'll make some more comments later should need be, to give you some more to think about, if that's okay. Alright, thanks very much.

Ms. Stefanie Beninato - I am deeply empathetic to the people who are still in this community whose community is being destroyed right in front of them. Unfortunately addressing that is not what the Board can do. And I think it's too bad, but you know, it's not the Board's prerogative to really address that.

The whole idea that an aerial - again I echo the speaker before me - the whole idea that the aerial is somehow more

accurate, unless it's actually dated the very day they're taking it and I'm not familiar enough with that to know. It could be a while before that photo gets printed. So is the date on the aerial the date it was printed, the date it was issued or was it the actual date taken? I think that's important.

I know actually having owned property in Santa Fe that was vacant lot being built on, that the County Assessor had a policy that was long-standing that even after you built something they declared it as vacant property for about three years.

Because a lot of us were owner-builders and although we might actually be living in the structure, it might not actually be totally complete. And so we were given that leeway.

So if they say 1967, it could actually be 1964 when somebody was living there.

The other thing that I want to point out is the Historic Design Review Board was in existence at the time that this property was developed, especially if we're talking 1960's. I'm not talking necessarily when the first approval for the

idea in 1958 occurred, but for these very specific buildings.

It would seem to me that they would have to go to the Historic Design Review Board and that when they approved these designs they thought they were harmonious with something. I'm not sure what, because I'm sure the ordinance has been pretty much the way it is for a really, really, really, long time.

And so if they were judged harmonious at that time with whatever standard, how can you now say they're not? And if it was just harmonious within the community, that small little community there of the, you know, for the Presbyterian's retirees, well if that's what the Board decided why should these owners be disadvantaged now because suddenly you want to make it for the whole district.

I really don't see you actually ever deciding that a particular house is harmonious with the entire district. You look at a very small, discrete area and that's what you looked at. You look at streetscapes. So if you're looking at streetscape and you're looking within the community, obviously it's harmonious.

And it is a very contemporary design for that period that I guess somehow, blended contemporary with traditional design. They were approved we have to assume, by the Historic Design Review Board. So again I ask you to factor that into your conversation and to your decision-making.

Because again this is back and forth, back and forth. The garage dominated. Is it contributing, is it not contributing? You know these are garage dominated, but they were considered modern at the time. They do incorporate some traditional elements. They had to be approved by the Board.

Again, is it, what do you call that, promissory estoppel. You agreed that these were built, should be built this way and be harmonious and now you're saying otherwise.

Thank you.

[Mr. Randy Burlingame at 2541 Camino Alfredo was sworn.]

Mr. Burlingame - I'm here on behalf of my mother. She's a longtime resident of Plaza Del Monte. It's a great community and she's ending her life, she's 92 years old and it'd be terrible if you let any demolition go on here. It's

a part of Santa Fe, it's been a part of Santa Fe a long time.

Since I've been visiting my mom and um…I'm just here to oppose any demolition because it really wrecked the character of the whole area.

Thank you.

[Madeline Pryor at 3362 Avenida de San Marcos, Santa Fe was sworn.]

Ms. Pryor - The, you may remember I lived in 125 apartment number one of that fourplex until I was forced to move May 31 of 2017 along with those of my neighbors who lived in the structures you're going to decide on tonight. So those have been vacant since that time.

I don't know that I can do anything about this. One thing I learned was that part of what was my home - I figured out why I had some closets that were rhombus instead of rectangle - because Philippe Register was one of the architects. And the rooms are not exactly right angle's either, but that made it quite interesting to be a little bit different.

And I have to say that that building in my view, and I'm, I have just - only that I lived there, and I had to deal with things, not because I'm a professional architect or builder or anything - but it was well built. There was not a, any problem with… There were problems with maintenance but there was not a problem with any of the structure.

And you know I had people come by and admire the brickwork in the driveway and say whoever did this knew what they were doing. And it's aesthetic and durable. So you know I'm, right now I'm watching that being destroyed and being replaced with who knows what.

That's one concern, I mean that's one thing I think I'm observing or experiencing.

The other thing is there are people living in this community like Nancy and Randy's mom and other people and you know, the place is coming down around them, is very sad if that's what has to happen. I don't know what can be done about that, but I have…my, I also have the feeling that whatever replaces it probably won't be an improvement to the historic nature of downtown Santa Fe.

That's my personal view. Thank you.

Chair Katz - Thank you very much.

Is there anyone else who wishes to speak? Karl?

Mr. Sommer - I may briefly address a couple of points. One, I think that Mrs. Armbruster suggested that these buildings were built in 1958. There is absolutely no evidence in this record that supports that statement.

All of the documentary evidence, either of photographic or written, says this project itself and in the records that you got from the archives at the Presbyterian, did not start, was not conceived until 1961 and it wasn't until they started the planning for this.

So there's nothing in the record that supports a '58 date.

Second of all, Ms. Beninato said, *"Well it must have been approved by the Board and they must've found it compatible and therefore how could you not think it harmonious."* None of those standards apply. We're dealing with a preservation ordinance that did not exist then. They had a styles ordinance only. We have now a preservation ordinance that doesn't deal with style necessarily. It deals with fundamentally the character of this district and why and

what is important in the character of this district. Not that of, a building complies with the style today.

There are lots of buildings that come in front of you week, after week, after week, after week that you approved that comply with our styles ordinance that 50 years from now are not going to be character defining just because they complied with our styles ordinance.

We're dealing with historic preservation, and the character of this district and whether these buildings when they were built and approved - not the non-historic renovations but as they were built - have they retained that character and does that character fundamentally contribute to what's important of the character of the Downtown East Side.

I think that, that's the standard, not whether hypothetically, some H-board in 1966, '68, '69 said we think it complies with our styles ordinance.

So, those… That's all I wanted to add, and I appreciate your time and we'd stand for any questions you might have.

Chair Katz – Thank you.

Action of the Board

Chair Katz – Okay, back to the Board. My thought was to have each of us have an opportunity to express what we thought about these, these five structures. Is that something that seems agreeable?

Buddy do you want to start?

Mr. Roybal - Sure. Well, my concern is we have a staff and staff is David with all his experience, 15 years, and his ability to do a great job; that he, staff, is recommending that the Board follow the recommendation of the architectural historical consultant.

So, I would like us to go ahead and approve this as per staff recommendations. What's the use of having a staff and all the amount of paperwork that went into this then not follow those guidelines. I know we all have our own opinions and the opinions are good, but our job is to follow certain recommendations.

So, I'd would like I said, would very much like to follow the staff recommendations on this.

Member Bayer – Okay, I just want to give kind of my approach to looking at these, all of these buildings, and then I think maybe we'll look at them individually and make motions.

But looking at these five buildings, and David you know went through the three aspects of contributing structure and what he described as the third test that it adds to the historic association and historic design qualities. And looking at these buildings individually and as a group, you know, the historians gone through these systematically.

I do think they contribute. I think they meet the definition, as a whole meet the definition of contributing structure. Looking at what David describes as the third test, without a doubt in my opinion, they meet that. And then looking at the question of the age of approximately 50 years, the code does say *approximately*.

I understand the previous City Attorney has applied the six-month rule. I think it's a silly rule when you look at preservation as a whole. It goes against my training as a preservationist, goes against national standard practice, it goes against state, our SHPO's practice. And the SHPOs standard is anything 45 years or older we're looking at and evaluating for historic integrity and historic value. I think that the six-month rule is just silly.

And I, I understand that we have the advice of our legal counsel. We can disagree with that. I think we're on this

Board to be preservationist not to, you know, evaluate the future appeal of an applicant.

So from my perspective I'm looking at these buildings as a preservationist. That's kind of where I'm coming from.

Vice-Chair Katz – I would note that we have an ordinance that we're applying that says *approximately* 50 years and that…I don't think that we are bound necessarily to accept what the, the City Attorney has said their gloss is that is not input into statute or anything.

But I do think that we are obligated to have a basis for saying that this…what standard approximately 50 years *is,* and so perhaps we need to think about, about that.

Okay, Jennifer.

Member Biedscheid - So, I guess along those lines I appreciate Meghan's comments.

My approach to looking at this is that this community, Plaza del Monte, I, I considered to be contributing as a collective unit, as a whole. I think it's extremely harmonious. I think it's the definition of harmonious streetscape when you look at it as a whole.

And I think that the architectural historian at the last hearing made a point that gave us a little bit of insight into the way he looked at the evaluation. He said that if you took one of the individual houses from Plaza Del Monte and put it on another street in the Downtown Eastside Historic District it would not be harmonious. But I think that the fact that you have to remove it from the streetscape to make that point, makes the case for the harmonious nature of the existing streetscape.

And to Mr. Sommer's point about the distinction between style and preservation. The architectural historian in every case cited a contemporary style as a reason to not recommend contributing status for every one of these buildings, in addition to the age requirement for some of them.

So I, I think that ignore… I feel sort of an allowance to ignore that recommendation for contemporary style. Especially in light of the fact that I think that midcentury modern architectural design qualities are unique to Downtown East Side Historic District and it provides a reason to consider these buildings to be contributing.

Also related to the definition of a contributing structure, the historic association of this community with the Presbyterian Church and with Phillippe Register are relevant historic associations that should be considered. They're unique and they don't exist elsewhere in this style in Santa Fe.

And also related to the definition of this, of the definition of contributing structure, all of these have had very minor alterations. Only windows and doors replaced or possibly a sliding glass door replaced as cited in the HCPI Report. So there's no changes to massing or other style changes that are referenced; they are essentially the same as they were constructed.

And with respect to the age, I respect the legal interpretation that requires as possibly to approve some of these for demolition. But I too share Meghan's opinion that that definition is a difficult one to accept.

Chair Katz – Will.

Member Powell - I couldn't have said it better than what Meghan and Jennifer said. I would just repeat what they have said. I think these buildings are very important. For me the only

question is, is 122 and 125, are they non-contributing due to the age, and that I'm not even sure about. But the other ones - without question.

I'd like to tell a funny story because I was trying to just see if I was biased about this and while driving across town over the last month I happened to have two acquaintances that are in the construction business, have been for decades. And I took them through this, this community just to see what their reactions were. I didn't say a word and both of their faces just lit up and they are not preservationist, they're construction people. One owns a construction company and one designs windows and doors. And both of them were just amazed by the neighborhood and houses.

So that gave me solace in that I was not alone and even not just from looking at it from a preservation standpoint. They made comments like, "*Wow, where are we? How can I buy one of these houses*? *These are amazing*." So these houses have something to them.

The last thing I'd like to talk about is, do you have the façades? Were you able to look at them? [Inaudible] very briefly.

Ms. Gheen - May I make a point? I just wanted to remind members of the Board that individual investigation is not part of your role and it goes against the judicial code of conduct. I…

Mr. Powell - [Inaudible] drive…[inaudible] - I live there.

Ms. Gheen – When one is going specifically to investigate, and …

Mr. Powell – [interjecting] I was not investigating. I was just driving through the neighborhood marveling at our beautiful city. I do that all the time.

Ms. Gheen – I will just leave my statement where it is.

Mr. Sommer - I'd like to make a point of that after the questions are done, for the record. Thanks.

Mr. Powell – Well, you can strike it if you want. It has no relevance.

Mr. Rasch – So here's 122, you might want to look at your map. Uh, let's see the best one would probably be on page 5, just so you know which one I'm showing as we go through them. Okay, so that's 122…

Mr. Powell – Hang on David. Just a second.

Mr. Rasch – Okay. That's at the northeast corner of these five buildings.

There's 124…I don't know why I don't have that façade – it's the façade of 125 just south, I mean just across the street. This one looks like, yeah that is 125 it's the west side of this group of five.

Here's 126, which is at the south end just ...

Member Powell - [interjected] [inaudible] David, why I wanted to look at these was the first time we had been reviewing these façades I was asking the historian questions about [inaudible] to pick his brain about why he thought they were not part of…he was calling them contemporary and not something that worthy of preservation.

And the thing that I found really interesting as I was talking about the massing, the regional references to Santa Fe architecture, he was nodding his head, he was agreeing with me. We can see the massing, the large central mass, we have portals, we have these lofty façades that really evoke things that we've seen for hundreds of years in this region.

I don't see anything foreign. I see something that it is just taking a regional modernist approach to things that we already see and like. These buildings - you would never see this building in Minnesota, you wouldn't see it in Michigan, you wouldn't see it in California - I don't think you'd see it anywhere else in the world. And so that tells me a big component of the story.

Mr. Rasch - I'll attempt, I'll show you 124 is on page 62…looks like it's not in my PowerPoint, but that's the façade of 124 that has the carport to the right side and a portal across the front. Page 62.

Member Powell - [speaking, but inaudible] look at the next one please. We can go through them all… [Inaudible]

Mr. Rasch - And these are the garages and carports which are south of 126. Those are the five structures we're considering.

Member Powell - Can we look at 125 again? So again we have 3-foot corners, blocked massing, reset portal. David the opening slide you have of Santa Fe architecture, I can't remember the house, it looked just like this house. What is the name of this building?

Mr. Rasch – Oh, …the opening slide?

Mr. Powell – Of your lecture…

Mr. Rasch – My lecture…. That's, yeah that's the adobe building, who knows where, Garcia Street, Cerro Gordo… The point I'm making about that one is the difference between Pueblo architecture and Spanish architecture and why Santa Fe is a blend of those two.

When you look at Pueblo architecture except Ancestral Pueblo, and I'm not getting into that, there is some symmetry at Chaco. But when you look at Puebloan architecture there is no symmetry in façades. And the, other than on the exterior, the carved corbel and any kind of curved linear designs that the Spaniards brought that the Indians did not do, the other thing that the Spaniards brought to our Native architecture, is some kind of formalism or symmetry in design.

And when you look at a typical basilica church floorplan, with the front façade you have towers, or at least projecting wings and you have a recessed entry that's kind of centered or a recessed portal. And that is one of the

characteristics that the Spaniards brought to our Native architecture that the Pueblo Indians did not do.

Member Powell - Looking at this building do you think the architect was aware [inaudible].

Mr. Rasch - I couldn't say, but yes, you do when you see those recessed portals, it's the first thing I think of. Yeah.

Vice-Chair Katz – Do you have anything more?

Okay, my view of this whole area is that the Plaza del Monte is someplace that is very, very special. It's special historically and it's special architecturally. I lament the fact that the entire complex isn't still there.

Now, the Board voted to make the, what was in the Ghost Ranch Office Center contributing and we got overruled by the Council. If I'd had my pleasure I'd want to save it all. That hasn't happened. What I would like to do is save as much of it as we can.

There are a number of buildings that we're not dealing with tonight that are in the other part of the Plaza Del Monte that are clearly not sufficiently old to be considered

contributing. But I think there are plenty that are. That is not an issue for us tonight.

Looking at the five buildings that we have, I think it is quite clear that three of them are just simply not old enough. There is this inconsistency that a noncontributing building is less than 50 years old, not less than *approximately* 50 years old. While a contributing building is *approximately* 50 years old.

If I were asked to give a gloss on what approximately 50 years means, I would say, well we're shooting for 50 years, but you know, you don't know sometimes, you don't have the exact date. The best you can do is between this date and this date and so that there is some wiggle room there.

But I think that the aerial photographs that are dated by the Highway Department when they take the photos that shows that 125, which we see here, was not even - there was nothing- it was a flat piece of land in February 1969, means that it's simply not old enough.

I think that's sad, because I think I share Will's feeling that this is, you know, very much of a style, of a Santa Fe style, and I lament that fact. I think that 122 is…likewise

was not there in that ‘69 photo, so is not old enough; 124 and 126 probably are old enough. And my feelings about them are that neither of them is sufficiently architecturally important that I would make them contributing.

Now, a little bit of what informs my view of this is the fact that this is the real world. And I don’t think that we can ignore the fact that someone has bought this property and they probably want to do something. In my way of thinking leaving 126 standing with the others gone, seems pretty silly, because I don’t think as compared to 125, I think I’d feel differently with 126, I just don’t think it has that importance of that style.

I would like on some levels to be in the position where the final decision is that, okay, owner you bought this, you want to do whatever you want to do with it. You can do something with those in that area; just leave the rest of it alone. And you know, keep in mind we know what’s going next door. Unfortunately the building is gone, and we know that we’re going to get a fairly large, a large building next door. And it wouldn’t upset me that maybe something different would be done with these houses. I don’t think

that, I don't think that we have the basis for making any of those five, contributing.

That's, that's my view.

Member Powell - Can I ask a question?

Chair Katz – You sure can.

Member Powell - As you're looking forward in your thinking about the developer and the person or the entity who has purchased this parcel of land and some of their hardships, don't you also think that maybe buying historic buildings in a historic district they maybe would've done their due diligence and know what they were getting into prior. Because we can do status reviews prior to a property being purchased. Correct?

Chair Katz - Absolutely.

Member Powell – They could do that. And so I understand your willingness in trying to make it not so burdensome, or real-world of trying to build things, but in light of them also being able to do the part they maybe have skipped, I don't know that I share your sympathy.

Chair Katz - It's not sympathy. I don't have sympathy for them wanting to destroy this neighborhood. I just don't think that if they were doing their due diligence and they had someone look at these and say do you feel that these have the …meet the standard for contributing - and we know what the historian said - he said no. And I don't think that that decides it because he said that about a bunch of others that I think I would strongly disagree on.

I'm just looking at what we have here and the ones that I think are closest to…that would meet the style standard, don't meet the age standard. One that meets the age standard, I would be willing to give that up because I don't think it's stylistically, I don't think it's very important.

Member Powell - What I find is cities that have far less historic resources than we do are applying federal standards; 45- year rule, you know.

Chair Katz - We could do that too, but we haven't.

Member Powell - No we haven't and that's a real shame. And that's really…it's a real shame that this town of all places can't do that and we're not here to protect our

buildings. Particularly ones, the ones that are right on the cusp or older, like the ones were talking about right now. And what does that say about us?

Chair Katz - It says we live in a community that has preservation laws and it has standards under those laws and that's what we're constrained to follow. We may want different ones and we can certainly agitate for that and try and get those standards changed, but until they're changed we're obliged to all of those standards.

I know that the courts would hold us to that and that's where this would go, and I don't think that we serve our purpose by saying oh, we don't like the law as it is, were going to apply it the way we feel it should be.

Member Powell - That may be fact for two of these structures, but the other two that are old enough, I think you should save them.

Mr. Sommer - Mr. Chairman …

Chair Katz – Yeah, go ahead.

Mr. Sommer - I'll be very brief. The matter I'd like to raise is, is that the activity that Board Member Powell described

as his undertaking and now injecting into this forum, is expressly prohibited in the law. It deprives a party of a fair hearing and it injects an independent review of facts that are not part of the record, except as Mr. Powell being a witness now to those. That's fundamentally why it's prohibited in the law.

I think that Mr. Powell's behavior with respect to that, and I don't want to ascribe any ill motive to him at all, I mean, I understand that he was driving through the neighborhood as he described and the like. As a board member I think that it is prohibited in that his vote here is tainted and that he should recuse himself.

I say that because I have a duty to make a record for you all so that I'm not some time down the line, being criticized for not having pointed it out.

To Mr. Powell personally, I am not ascribing any ill motive. I'm just saying that the behavior or the actions that you took are expressly prohibited in the law by a board member of your…

[Mr. Powell - interjected comment that was inaudible]

Mr. Sommer - If it becomes part of your, your consideration in a case. It's why people…that's why a judge says to a jury, "*Hey, don't go read the paper, don't go see the site of the accident, don't go do this"* ... Because it's not appropriate.

And I'm not, again, maybe you didn't know that but…

Member Powell - You know how it came about, I was driving up old Taos highway and I realized I made a mistake and needed to drive the ski basin and the quickest way was to cut through that neighborhood.

Mr. Sommer - Again I am not ascribing ill motives to you, I just…

Member Powell – [talking at the same time] …and I happen to have a friend in the car with me…

Mr. Sommer - I'm not ascribing any ill motive to you. I just think it's pretty clear in the law in that and I think it fundamentally should be made a part of your record.

Vice-Chair Katz - We, we all drove through the neighborhood. That's what we do on our field trips.

Mr. Sommer – And those are part of a public hearing.

Member Powell - [inaudible] stay or go home. [Inaudible] building that we looked at today. So I get to stay home…

Chair Katz - Okay, I guess we've all seen where we are, and I would accept a motion.

Member Powell – I would like to make a motion - H17098 A move to recommend 124, 126 be upgraded to contributing status, 122, 125 and 126 noncontributing.

Chair Katz – You meant the garages, not 126.

Member Powell – Uh, what is the number [inaudible].

Chair Katz – It doesn't have one. Yeah,

Okay, does everyone understand the motion? Yes David.

Mr. Rasch – Mr. Chair if the two structures are considered contributing, I would like primary elevations designated and we might also want to consider yard walls.

Member Powell – …with regard to 122…

Mr. Rasch - 124 and 126.

Member Powell - Yes, I'm sorry.

Mr. Rasch – So, they'd be on the east side.

Member Powell – So, 124 primary elevation would be west and for 126, that would be north elevation, which slightly is northeast. The yard walls… I'm sorry I don't know enough about the elevations to make…can you show me the façades please. I wasn't even aware that they had yard walls.

Mr. Rasch- Yeah, there are very few.

Vice-Chair Katz – Are there yard walls on the two houses that he has moved to make contributing?

Mr. Rasch – They're, they are not significant. I know that the… I'm looking for it now, the historical contractor did give us additional information about the yard walls. I'm trying to find that now in our packet.

Member Biedscheid - On page 96 and 97.

Member Powell - So regarding 126 I would also add the yard wall, a rock yard wall. I would add that as well. I've not seen the yard wall for 124 yet. Yes, I'd also move that as well - a rock yard wall there.

Vice-Chair Katz - Okay, is there a second.

Member Biedscheid - I'll second. Can you clarify what – I am not…

Member Powell – The yard walls?

Member Biedscheid - No, the house numbering and which ones you're recommending as contributing and noncontributing.

Member Powell – Yes, 124 and 126 contributing; 122, 125 and the garage not, even though I feel they do meet three, but they don't meet the age test.

Stenographer - 122 and 126?

Chair Katz - It's 124…

Member Powell – 124 and 126.

Chair Katz - Okay, are we clear? Are we ready to vote?

Okay all in favor of the motion say aye.

Member Biedscheid and Member Powell – Aye.

Okay, all opposed say no.

Member Bayer and Member Roybal – No.

Ms. Gheen – I'm sorry. Can you be clear about who voted there?

Member Powell – Yes. The two of us voted yes.

Ms. Gheen - It's a tie.

Chair Katz - Yeah, I said, "No". Can we have another motion?

[The motion failed 2-3.]

Member Bayer – Could we look at 122?

Chair Katz – Yes.

Member Bayer – Because I think some… [inaudible].

Chair Katz - Okay, let's look at 122. Does someone want to make a motion as to 122?

Member Roybal - I'll make a motion on Case H17-098 A that 122 Camino Santiago become non… the …stands as non-status and proposed status is noncontributing, as per staff recommendation.

Member Powell - I second.

Chair Katz - All in favor say aye.

All Members – Aye.

Chair Katz - Okay, 122 is noncontributing.

124?

Member Roybal - I'll make a motion on Case H17-098 that 124 Camino Santiago, her status is no status- to make it non-contributing.

Chair Katz – Is there a second on that one? It dies for a lack of second.

Mr. Powell – In Case H17098A, I make a motion to make [inaudible]to address 124 Camino Santiago as contributing.

Member Biedscheid – Second. I'd like to add that the yard wall is also designated as contributing.

Member Powell – Yes, that's good.

Mr. Rasch – Primary façade you would suggest as west.

Chair Katz – Okay all in favor of that motion say aye.

Members Powell, Biedscheid, Bayer – Aye.

Chair Katz – Opposed?

Member Roybal – No.

Chair Katz - Okay 3 to1 makes that structure contributing.

125?

Member Roybal – In case H17-098 A, 125 Camino Santiago that now has a current status of no status, I move to make it noncontributing.

Member Biedscheid – Second.

Chair Katz – All in favor say aye.

Members Roybal, Biedscheid and Powell – Aye.

Chair Katz – Opposed?

Ms. Bayer – No.

Chair Katz – Okay, that passes 3 to 1, Meghan voted no.

Okay then, 126?

Member Powell – In Case H17098A, 126 Camino Santiago move to upgrade status to… These were never statused, right?

Chair Katz – Right.

Member Powell – Alright. So move to status this as including the yard wall, sorry, the primary elevation will be north, northeast, be a block yard wall.

Member Biedscheid – Second.

Chair Katz – All in favor say aye.

Members Powell, Bayer and Biedscheid - Aye.

Chair Katz – Opposed say nay.

Member Roybal – No.

Chair Katz – Okay, so 3-1 that is classified as contributing.

Finally the garages.

Member Powell – In Case H17098 A, move to recommend that 1… we don't have a firm address...

Mr. Rasch – Structures south of 126.

Member Powell - … structure south of 126 Camino Santiago, move to recommend as noncontributing.

Member Bayer – Second.

Chair Katz – All in favor say aye.

Members Powell, Bayer, Roybal and Biedscheid – Aye.

Chair Katz – Okay, unanimously noncontributing.

Okay, I think that completes that case. We now move on to the final case of the evening,

Case 17098 B, which is the application to demolish the five structures we've been talking about.

Can we have a staff report on that?

12. Case #H-17-098B. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition for any non-contributing structures that were so-designated in the previous hearing on the June 26, 2018 agenda. (David Rasch)

Mr. Rasch - Well, Mr. Chair because 124 and 126 are contributing and we do not have an exception request paid for and no exception criteria provided, we cannot hear the demolition request for 122, 125 and the garages associated with 126.

Chair Katz – Okay.

Mr. Rasch - Mr. Chair, Board members, Plaza del Monte is accessed through vehicle gates at both entries to the properties. Therefore, these structures are not located on a public way and their applicable streetscapes are defined as a 300-foot radius from the midpoint on the façades containing the primary entries.

The applicant proposes to demolish all five structures, we can only hear three of them, in the southwestern area of Plaza del Monte. No plans have been submitted for any

proposed structures. The demolition request can be heard for only those structures deemed noncontributing without posting and paying for an exception with the responses to the required criteria.

14-3.14(G)(1)(a): The structures are either marginally historic in date of construction or from just outside the historic period and do not represent important examples of Santa Fe Style.

14-3.14(G)(1)(b): The structures are not essential parts of a unique street section. Similar structures built by 1962 are located in the east side of Plaza del Monte, some may be listed as contributing structures in the Downtown & Eastside Historic District.

And 14-3.14(G)(1)(c): The structures are "sound" and do not meet all current codes.

I provided relevant code citations for demolition of historic district structures and public visibility and streetscape and staff finds that the demolition standards have been met.

Chair Katz – Thank you. Questions for David?

Applicant?

Mr. Sommer - Mr. Chairman I didn't hear what David said about the first two cases. They couldn't be heard because…?

Chair Katz - An exception request is needed.

Mr. Sommer - An exception request is needed, okay. I understand.

Well we don't have anything to add to what David has said and we'd stand for any questions you have.

Obviously, we disagree with the determination in the previous case that would deprive these two of being heard - 124 and 126 - but registering that, I don't have anything to add to this and we'd stand for any questions you might have.

Public Hearing

Chair Katz – Okay, this is a public hearing. Does anyone want to talk about the demolition?

Ms. Ellen Armbruster – Hi, thanks for giving me the opportunity to talk to you about this proposed demolition. I have several concerns I'd like to share.

First, and I'm going to read what I wrote ahead of time. Some of it pertains a little bit to the last item: Plaza del Monte is located in historic Santa Fe. We cannot allow the developer to damage our diverse and amazing city by destroying such a beautiful and significant community as Plaza Del Monte. Both the age of the houses involved and their contribution to the history of Santa Fe as dwelling places for retired Presbyterian ministers and missionaries require that the demolition proposal be denied.

Not only does Plaza Del Monte contribute to Santa Fe's history as home to generations of clergy, it is sacred space.

My second concern. There has been quite a lack of transparency on the part of the developer regarding the future of the Plaza Del Monte community. We know they want to demolish several homes. We don't know what their ultimate plans are.

Do they hope to destroy all the buildings? Do they want to build condos on the property? Are they collaborating with El Castillo in some way? Why do they offer some residents longer leases and some shorter leases? How come they won't share plans that are so likely to affect the well-being of

the Plaza Del Monte community and the historic quality of our city.

And I want to just ask if it's okay and legal for me to share something that I heard. Its second…am I allowed to say something that is just hearsay?

Vice-Chair Katz - Yes, you are.

Ms. Ellen Armbruster - Okay thank you. So at a recent meeting, what I heard was one of the residents there sharing that one of the new younger couples were trying to be convinced to stay rather than move out, by lowering their rent. So they were told, what I heard, was that this younger couple was told their rent would be lowered if they would stay. While some of the rents of the older adults there have gone up enormously in the last several years. I don't know the exact numbers, but I'm thinking my mother's rent was initially $1100, $1200 a month. It's now $1700 a month. And this came about in a period of very few years, this huge raise.

Why is it that older adults are, are not having…? And I actually called last fall when that, or last summer I think it was, when that new lease came out, to try to talk to

the, the representative for the developer who gives the leases, and say, can we talk about this before my mother signs the lease. I did not even get a call back. I was completely ignored for that.

So I think that's important to know that this is how this developer is treating these older adults.

My third concern. Please consider the population that is most deeply impacted by what the developer is doing. Although Plaza Del Monte originated as living space for retired ministers and missionaries, it eventually was developed into a senior house… into senior housing, a legal status.

As a senior community the residents supported each other in many ways. They had weekly educational meetings and gatherings on the big green. On Memorial Day, Fourth of July, Labor Day, my parents invited me to join in many of those celebrations and I got to know the wonderful people who live there. My father was still alive at that time and I observed firsthand the camaraderie he and my mother enjoyed and the warmth and friendliness among the residents.

However, after the developer bought the Plaza Del Monte property they began to raise rents and whispers of building demolitions were passed among the residents. Some of the residents were evicted and others fearful of increasing rents and visions of wrecking balls at their door, decided to leave. Many, sounds like 10 from what my mom said, however have stayed and are now raising their voices in an effort to save their homes.

At some point the developer declared it would open the community to younger families. I recently met one of the young families that have…was…that has moved to Plaza Del Monte, and they were wonderful. Mixed generation living situations can be delightful, but that is not the point. Without knowing that the developers…what the developers ultimate aim is for Plaza Del Monte, we can only speculate as to why they dismantled the senior community.

Given the lack of transparency, transparency, we should be speculating about this. Senior citizens are a vulnerable population. Did the developer realize that destroying their homes could present an ethical and moral challenge to those of us who care about equity of all, including seniors?

Did adding younger families dilute the shocking reality of

putting out older adults who should be valued and revered? How many of us can feel good about evicting individuals in their 80's and 90's, some with disabilities, who have lived in their Plaza Del Monte homes for long periods. Nearly 20 years in some instances. Is it really okay to keep the Santa Fe status and seniors on pins and needles always wondering if and when their homes will be demolished?

We need to think about this. I understand your job is to determine whether Plaza Del Monte contributes to the historic quality of Santa Fe. I ask you to also consider that not only does the age and history associated with the buildings contribute to Santa Fe history, the seniors who have resided there for decades are a part of that contribution. They are real people.

These are their homes and they have made their community beautiful. Demolishing the buildings requested would severely damage this beauty and the historic significance of the place. Each time I drive through Plaza Del Monte to visit my mother I am awed by the flowers and the landscaping that the residents have added to these rental properties. The houses are not fancy but the loving touch of those who live there is evident in the care with which

they tend their homes and yards.

I implore you please reject the developer's proposal to demolish this community of capable, strong, valuable, independent people whose very lives mirror the historic contribution of the homes in which they reside.

I would like to ask also that you think about the legality of evicting people in their 80's and 90's who, many of whom have disabilities, hearing disabilities, mobility disabilities, who literally are having a hard time getting around needing to use walkers. This is their home. That needs to be thought about and you need to think about whether, whether it's even legal to do that. What is the status of age and evicting people, that's an important part of that. I know that it's not exactly what the H-board does, but it is very, very intertwined in this situation and needs to be considered.

Thank you so much.

Chair Katz – Thank you.

[Linda Payne at 414 Bishops Lodge Road in Santa Fe was sworn.]

Ms. Payne – Good evening everyone. I have attended also the four

meetings concerning the demolition of several structures at Plaza Del Monte. After listening to speeches made by residents of Plaza Del Monte, former residents and neighbors, and after much discussion among Board members; all of us concerned about the future of Plaza Del Monte were pleased that the Board decided each time to not go along with the demolition.

This leads me to believe that this property is very special not only for its historical value, but also a vital part of Downtown Santa Fe. If the Board gives permission to go ahead with the demolition, I feel this would give the developers the go-ahead to demolish even more structures and eventually Plaza Del Monte will be nothing more than a memory.

I feel that the structures in question and the other homes in this complex, could be refurbished. The grounds could be landscaped to look more appealing. Then PNM would be a warm and loving community for the residents and their surrounding area and once again be a showplace for Downtown Santa Fe.

Thank you so much for your time and thank you for listening.

Chair Katz – Thank you. Is there anyone else who wishes to speak? Okay. Yes…

Ms. Madeline Pryor - I just have a question about demolition because I know the woman who lives next to 122 in fairly close proximity is one of the elderly residents that has been described to you. What protection does she have in terms of dust and noise? Does she have any protection at all or is that part of what her life is going to be like now?

Vice-Chair Katz - I'm afraid that's not something we can answer for you. I don't know what protections the city would afford. I know there are some protections, but, you know, I don't think that you can stop somebody from a lawful use of their property. And …

Ms. Pryor – Okay.

[Inaudible speaking about architect in the background.]

Chair Katz – Sure…

[Wayne Lloyd 321 San Francisco Street, Suite A. was sworn.]

Mr. Lloyd – I can't recite the specific ordinances, but there are ordinances for sound, you can't start noisy

construction before I think it's 7 am. You can't…you're required to water down dusty conditions. So those are general demolition ordinances that apply to every place in the City.

Chair Katz - Thank you. That's helpful.

Okay Board, what's your pleasure?

Mr. Rasch - Mr. Chair.

Chair Katz – Yes.

Mr. Rasch - I kind of need some clarification. I was under the impression that of these five structures actually, restructures, there is no one currently living in them.

Chair Katz – Yes, that's my understanding too. Is that correct?

Mr. Lloyd – Yeah.

Member Biedscheid - I'll, I'll make a comment. I don't…in my mind I don't believe all the standards for demolition have been met, specifically 14-3.14(G)(1)(b). The structures are essential parts of a unique streetscape in my view and I don't believe they meet that standard.

Although I recognize the Board may approve demolition, I

just want to say that if demolition was granted I would not view it as a solid reason to, to argue for the noncontributing status for the rest of the buildings in this community.

Vice-Chair Katz - Maybe David can help us on this. Sometimes when people come in seeking demolition the question is what you are going to replace it with. And I think that's what Jennifer was referring to here. And because this is not publicly accessible it doesn't meet the streetscape's standard, but this is a section or block front and is that different.

Can you give us some guidance on where we stand on that?

Mr. Rasch - Certainly Mr. Chair, Board members. Several things, first of all because this community is gated, your applicable streetscape is 300 feet from the front doors of every structure, not a linear as if it were open to the public.

But, basically, you said it earlier tonight, we are looking at Plaza Del Monte not outside of it generally, but we are looking at any structure within 300 feet, and that is your applicable streetscape.

So there is an applicable streetscape, but it's different than if it were not gated. Okay?

Vice-Chair Katz – Okay, but the standard here is not streetscape it is street *section or block*.

Mr. Rasch – Correct. Now, if you…now you didn't in your status review and you may have to reopen the case if you want to go to where I am speaking, but if you consider any of these structures to be essential to the street section or block front, then you have to define what that character is, and you can require that character to be reestablished.

Now in the past, and I, I know Mr. Chair has been on the Board long enough to remember this, this Board used to always require proposed building plans to be shown with a demolition request.

Member Powell – [inaudible]

Mr. Rasch - Because we look at this definition. If it is not an essential street section, you do not need to see what is proposed. As a matter of fact they don't even have to build anything, they can demolish these buildings and make a park. But if you define essential parts that *shall be reestablished*, then you can do that.

Member Powell – What would… be based on [inaudible]

Mr. Rasch - What's that?

Member Powell – [inaudible] done this for a while. What would that be based on?

Mr. Rasch - Unfortunately, we did it on San Francisco Street where we allowed demolition, or not … Yes, but we determined that the façade at the edge of the sidewalk was the character defining feature that had to be re-established.

So that…that's where I'm going with that.

Member Powell - So in the case [inaudible] …of historic property…. [Not speaking into the microphone]

Mr. Rasch – Well, and I do feel very strongly about this. I think it's very hard to find an essential part of a noncontributing building. I find that very difficult. If it's noncontributing, what's essential about it? But if it's contributing I can see that there's some essential character.

Member Powell - Is it about the building or is it about the neighborhood – the street.

Mr. Rasch - It's about the unique street section…

Member Powell – Of the neighborhood - not the …

Mr. Rasch - Of your applicable streetscape, which is…

Member Powell – [speaking over Mr. Rasch but inaudible] the house … a noncontributing structure, but a streetscape.

Mr. Rasch – You're really getting into very difficult terrain. And I'll, I'll honor Meghan's point about our SHPO. In all my, again in all my 15 years, city attorneys and land-use directors have always said to me, this Board is in charge of structure.

I know that most historic preservation districts and SHPO's look holistically at streetscapes, but we have no jurisdiction over trees. And its very dangerous territory to get into non-structural character, in my opinion.

Member Bayer – What about like elements of the cultural landscape, like setbacks and scale of these buildings.

Mr. Rasch – Yeah, yeah, exactly and that's where its…

Member Bayer - And that seems very appropriate for us to consider, so…

Mr. Rasch – So anything about the structures, but not necessarily landscaping or trees or … But if it's based on structure I'm comfortable.

Member Powell - What about mass?

Mr. Rasch – Yeah, yeah.

Member Powell - So for example if we had these smaller structures and massing and the voids in between the negative space is this also part of the massing?

Mr. Rasch – Yeah, you're still, you know, it's, its… I'm very… I caution you because we haven't gone down this road before successfully. But that's what the 14-3.14(G)(1)(b) is all about - is it an essential part?

Member Powell - [inaudible]

Mr. Rasch – So, 14-3.14(G)(1)(b) [reading] '*These standards you have to apply and (b) is whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure'.*

Now again, I find that hard to do with a noncontributing

building, but certainly a contributing building.

Vice-Chair Katz - I think there the sort of problem with this section is that it is entitled demolition of a historic or landmark structure and I really …it's ambiguous, I understand that. But this is talking of demolishing a structure that's contributing or significant.

Mr. Rasch - Yes, although we have to employ these standards for any structure in the Historic District.

Chair Katz - Okay, can we have a motion from somebody about something, other than adjourning?

Maybe we can't…

Member Roybal – move in case H17-098 B for the…that 122, 125 and south of 126 which has been designated as noncontributing, approve the recommendations of demolition.

Chair Katz – Is there a second? Well, that motion fails for a lack of second. Is there another motion?

Member Biedscheid [inaudible] but I, I never know how to approach the demolition standards. Do we need to agree that a, b, and c are met individually and then proceed from there, or do we look at a…?

Mr. Rasch - Mr. Chair, Board members 14-3.14(G) standards (1) [reading] '*In determining whether a request for demolition in the historic district should be approved or denied, the HDRB shall consider the following*' and its A through C.

Yeah, it doesn't say they are all required, it just says *shall consider A, B and C*.

Member Biedscheid – So I… yeah, I mean, I think that A is matched; we've determined that these are not of historic age. And C, just based on staff report, these do not meet the current code, which is probably true. So, I think that C is also met. But B, whether or not the structure which demolition has requested is an essential part of the unique street section or block front, I do think it is an essential part of this unique street section or block front.

And then further says and whether the street section or block front will be reestablished. So I think if we need to specify criteria for reestablishing those, there's a really good description in the HCPI Re…or the Historic Resources Evaluation Report prepared by John Murphy.

And I can read…it's on page 31, so at the first full

paragraph which talks about the houses are of uniform design, of…*each consisted of a modified L plan to which a carport was attached and connected the portal. The front elevation included projecting room block like mass with rounded corners and a portal* and there's several things that we could draw from that even according to the architectural historian are characteristic of this streetscape, street section.

Vice-Chair Katz - It occurs to me that we maybe have two ways we can go here. I know that there have been situations where we say okay, you need to come and show us what you're going to build, and we would delay, or if there is this bec... You need to show us what you're going to build to reestablish this streetscape. Or we could simply move to deny the demolition because we don't know what they're going to do.

Mr. Rasch - Mr. Chair, I would suggest a third option is also applicable.

Chair Katz – Okay.

Mr. Rasch - I think that this Board could define a character-defining streetscape issues that *shall be preserved and*

presented with the new design even though you might not be seeing it yet. Because if you establish that essential character as *shall be reinstated* I'm not so sure you need to see that in order to grant it until it comes forward if it ever comes forward. We don't know what they're planning to do here.

[inaudible conversation]

Chair Katz – Right, right. That's a tough [inaudible]

Member Bayer - ? when we define the essential elements in this case, or do they need to have been established during the status.

Mr. Rasch - I think you can do that now if you so choose.

Member Powell – [completely inaudible]

Mr. Rasch - You can deny the demolition. You can require seeing the proposed structure, yeah, or until you approve demolition with the new structure. Or you could possibly define essential character that shall be reestablished. And maybe even two things there - and come back with that, or just leave it as is and they'll come back if they're going to.

Member Bayer - But with option number three if we define the essential characteristics and they, we allow them to demolish it they might not, I mean it could just [inaudible]…

Mr. Rasch - [Speaking at the same time] Right, it could become a park, yeah. We just don't know.

Member Biedscheid - All right, sorry can you clarify item…option 2 again. Is that a denial of the demolition or …?

Mr. Rasch - You could deny the demolition out right.

Member Biedscheid – That's your option one. And then option two?

Mr. Rasch - You could require to see the proposed structure before granting demolition.

Chair Katz - essentially.

Mr. Rasch – Essentially, yes. You may wish to question the applicant on their intent. I don't know if they need to tell you at this point, but they may want to. Or, or even which option they would like us to follow and what order.

Mr. Sommer - I don't think that the postponement is appropriate

action by the Board because that leaves the request pending not subject to an appeal.

I think the appropriate… if you believe that the standards for demolition have not been met, the appropriate thing is to deny. That makes a final decision that is appealable if they want to appeal it. If it's not appealed, then they have to come back to you with a design that shows what they're reestablishing and then you can consider the application in that context.

I don't think the Board has the ability to postpone a property owner to do something on their property until they come up with a design that they may not have any intention of doing.

So I think the appropriate thing for you all to do is to deny it if you don't think the standards have been met for demolition, i.e., as Ms. Biedscheid has indicated that she believes there is, or if the Board believes there is an essential character of this streetscape that has not been shown how it's going to be established. I think that's what I - I'm paraphrasing - then I think the appropriate thing is to deny.

Vice-Chair Katz - That, that sounds correct to me. And I guess what I'm… In that light I can imagine… Well, San Francisco Street at the Plaza, if somebody wanted to demolish one of those buildings – let's say it was perhaps the new Jerry Peters mall. You probably wouldn't want to allow the demolition with the owner saying I may not put anything there.

I mean, there is a definite streetscape there that you would want to preserve. And I don't know, my guess is, my understanding is the owner here has no idea what he's gonna do if anything there. So we can't delay them if they think that this streetscape is so important that it has to be reestablished in that manner, to reestablish what was so important there, I, I think we simply would vote against demolition.

So if you think that that standard non, subsection B has not been met then I think the answer is to vote against it. If you don't think that this, that it's crucial to reestablish that streetscape and have a different building there or a park there…

Member Powell - [inaudible]

Vice-Chair Katz - But if the owner says, "I ain't gonna tell you, I ain't decided, I ain't gonna do anything there". Then what's your option?

Member Powell – [inaudible]

Chair Katz – Exactly, but I, I…

Member Powell – [completely inaudible]

Mr. Sommer - And I would remind you that the Board has a standard of 65 days to *act*, not to postpone.

Vice-Chair Katz – Right.

Mr. Sommer – You have to act.

Chair Katz - I don't think if you… I don't think it's an option to postpone. I think you either decide to demolish or not to demolish.

Member Powell [inaudible]

Ms. Gheen - So I believe in, I believe in…Sure well, I believe in this case the applicant has, Mr. Sommer has stated that they want a decision - a yay or a nay - and that they do not intend to come back within 60 something days to provide some sort of option.

I think in this case since their… since the Board should try to make a decision within the 65 days of the application for demolition, I think, believe, in this case really you should make a yes or no decision. Because you have enough information to state whether or not it's going to meet the criteria are not. The applicant is not, does not seem to be willing to entertain or to present a proposal. And the governing body can then decide if it goes on appeal.

Vice-Chair Katz - The standard that you're, we're sort of tripping on is, is we decide whether the structure is an essential part of the unique street section or block front. And whether this street section and block front will be re-established.

And the applicant's telling us is it won't be reestablished. And so if we think it's an essential part of the street section you vote no; if you think this is not an essential part of a street section or block front, then you would vote yes to allow the demolition.

Member Powell – [inaudible]

Chair Katz – Yes?

Mr. Sommer - I'm, I'm sorry I have a really hard time hearing you Mr. Powell. You sit back far, and you move away from your microphone. So again I couldn't hear what you said.

Mr. Powell - [inaudible]

Mr. Sommer- Okay. All right. I'm just saying as a general matter I have a hard time listening and hearing you because you tend to sit back and away from the microphone. I don't know if anybody else has that problem, but I didn't catch the last thing you said, and I didn't catch a lot of what you said tonight because of that.

So, just for your information it's difficult to hear you.

Member Biedscheid - Is there any more discussion or are we ready to make a motion?

Chair Katz - That would be appreciated.

Member Biedscheid – In case H17-98B the properties located at 122, 120… I'm sorry, 122, 125 and 126 garages on Camino Santiago, I move to deny the application for demolition on the basis that the standard presented as 14-3.14(G)(1)(b) is not met. I consider the structure, the three structures to be an essential part of a unique street section as

described in the March 28, 2018 Historic Resources Evaluation Report for Plaza Del Monte prepared by John Murphy. Specifically the sections that discuss the retirement cottages, the evolution of design and the further development during the time period 1961 to 1977.

Member Roybal – I'll second that.

Member Bayer - Do we need to further specify the essential elements or is that sufficient?

Vice-Chair Katz - No. I think the reason that we're denying it is because they're not forthcoming with a reestablishment.

Okay, all in favor say aye.

Members Bayer, Biedscheid, Powell and Roybal – Aye.

Chair Katz - Opposed say no. Okay motion to deny demolition of those three structures has passed.

Okay, that was the last case.

[End of Verbatim]

I. MATTERS FROM THE BOARD

Member Powell will not be present for the HDRB meetings next month.

J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:25 p.m.

Approved by:

_____
Cecilia Rios, Chair

Submitted by:

_____
Carl G. Boaz for Carl G. Boaz, Inc.

Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

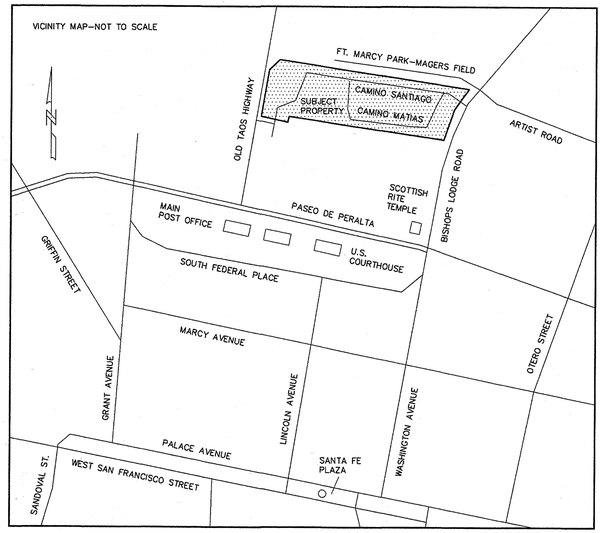
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

~~SANGRE DE CRISTO WATER COMPANY~~ CITY OF SANTA FE WATER DIVISION — DATE 10-13-2022

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Oct. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 1753,281 EX. NO. 11
EX. NO. 11.

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
TIE: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

TRACT A
PLAT BOOK 207, PAGE 035
DOCUMENT NO. 701,830

NOW OR FORMER OWNER: THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH DEED, MISC. BOOK 167, PAGE 530 DOCUMENT NO. 241,274

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: LINDA ANN PAYNE PERSONAL REPRESENTATIVE'S DEED MISC. BOOK 805, PAGE 348, DOCUMENT NO. 769,419

DRIVEWAY EASEMENT LINE DATA
L1-S72°23'21"E 24.52' L5-N20°11'00"E 30.00'
L2-S52°56'40"W 35.08' L6-S69°47'37"E 6.31'
L3-S17°11'14"W 68.70' L7-N17°11'14"E 38.79'
L4-N69°47'37"W 33.18' L8-N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=-9°30'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°34'48"W
C3: Δ=-9°30'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°34'48"E
C4: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

F:\RICK\1-PROJECTS\ARMIJO\PLAZA DEL MONTE\dwg\2022-08-03 PDM PLAT.dwg, SUBDIVISION PLAT, 8/3/2022 10:17:53 PM

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

Ⓐ 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

Ⓑ 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 285, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

Ⓒ 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

Ⓓ INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

EX. NO. 12. PROPERTY DESCRIBED ON DEED FOR EASEMENT OF WAY FOR FLOOD CONTROL STRUCTURES MISC. BK. 142, PG. 295. CALLS FROM SAID DEED. EXCEPTION NO. 12.

EX. NO. 18. 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 285, PG. 149 CALL FROM SAID EASEMENT EX. NO. 18.

10' WIDE NO BUILD ZONE

CAMINO SANTIAGO

PARK TRACT A

ACCESS, UTILITY & DRAINAGE EASEMENT. WIDTH VARIES

UTILITY EASEMENT

10' WIDE WATER LINE EASEMENT

10' WIDE PRIVATE SEWER EASEMENT

CAMINO MATIAS

ANCHOR EASEMENT EX. NO. 16

5' WIDE EASEMENT FOR BURIED CABLE MISC. BK. 316, PG. 035 EX. NO. 10 EX. NO. 10

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=-93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	34°06'47"	11.91	20.00	N35°53'17"E	11.73
C2	26°59'48"	46.09	97.82	S43°43'36"W	45.67
C3	30°07'23"	55.90	106.32	S75°18'36"W	55.26
C4	61°45'17"	70.06	65.00	N59°44'28"E	66.72
C5	28°53'13"	32.77	65.00	S43°18'27"W	32.43
C6	17°42'02"	20.08	65.00	S66°36'04"W	20.00
C7	29°48'20"	33.81	65.00	N89°38'45"W	33.43
C8	0°45'53"	13.55	1015.00	N74°21'38"W	13.55
C9	6°54'48"	12.13	100.50	N72°42'17"W	12.12
C10	17°35'01"	18.57	60.50	N60°27'22"W	18.49
C11	9°02'47"	9.55	60.50	N47°08'28"W	9.54
C12	25°30'46"	13.59	30.52	N07°06'45"W	13.48
C13	12°06'10"	8.92	42.24	N35°49'29"W	8.91
C14	98°09'31"	40.98	23.92	S85°00'40"W	36.15
C15	8°27'31"	29.45	199.50	N20°15'04"E	29.43
C16	0°47'41"	2.77	199.50	N24°52'41"E	2.77
C17	19°47'15"	35.00	101.35	N35°10'09"E	34.83
C18	33°14'35"	47.45	81.79	N61°41'04"E	46.79
C19	1°38'27"	2.20	76.79	N79°07'35"E	2.20
C20	27°50'49"	37.32	76.79	S86°07'47"E	36.96
C21	25°33'49"	20.30	45.50	S59°25'29"E	20.13
C22	15°31'22"	13.68	50.50	S38°52'53"E	13.64
C23	17°55'34"	15.80	50.50	S22°09'25"E	15.74
C24	23°54'25"	18.99	45.50	S02°15'38"W	18.85
C25	60°05'13"	20.45	19.50	N15°49'45"W	19.53
C26	28°06'19"	12.02	24.50	N59°55'32"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	34°59'11"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE

LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE

LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L71	5.01	N20°12'47"E
L172	9.21	N72°12'23"W
L173	9.81	S47°47'37"W
L174	26.56	N72°12'23"W
L175	5.00	S53°01'41"W
L176	4.86	N14°12'51"E
L177	9.81	N74°12'51"E

LINE TABLE

LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

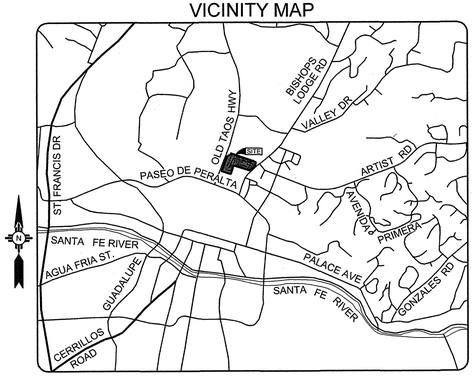
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



2000 1000 2000 1000

SCALE: 1" = 2000'

GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

PLAZA DEL MONTE, LLC

8C3023 83-0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

OCTOBER 8, 2023
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan
THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

10.8.2023
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

DEPUTY

2021-4548
CASE # 2021-4549

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

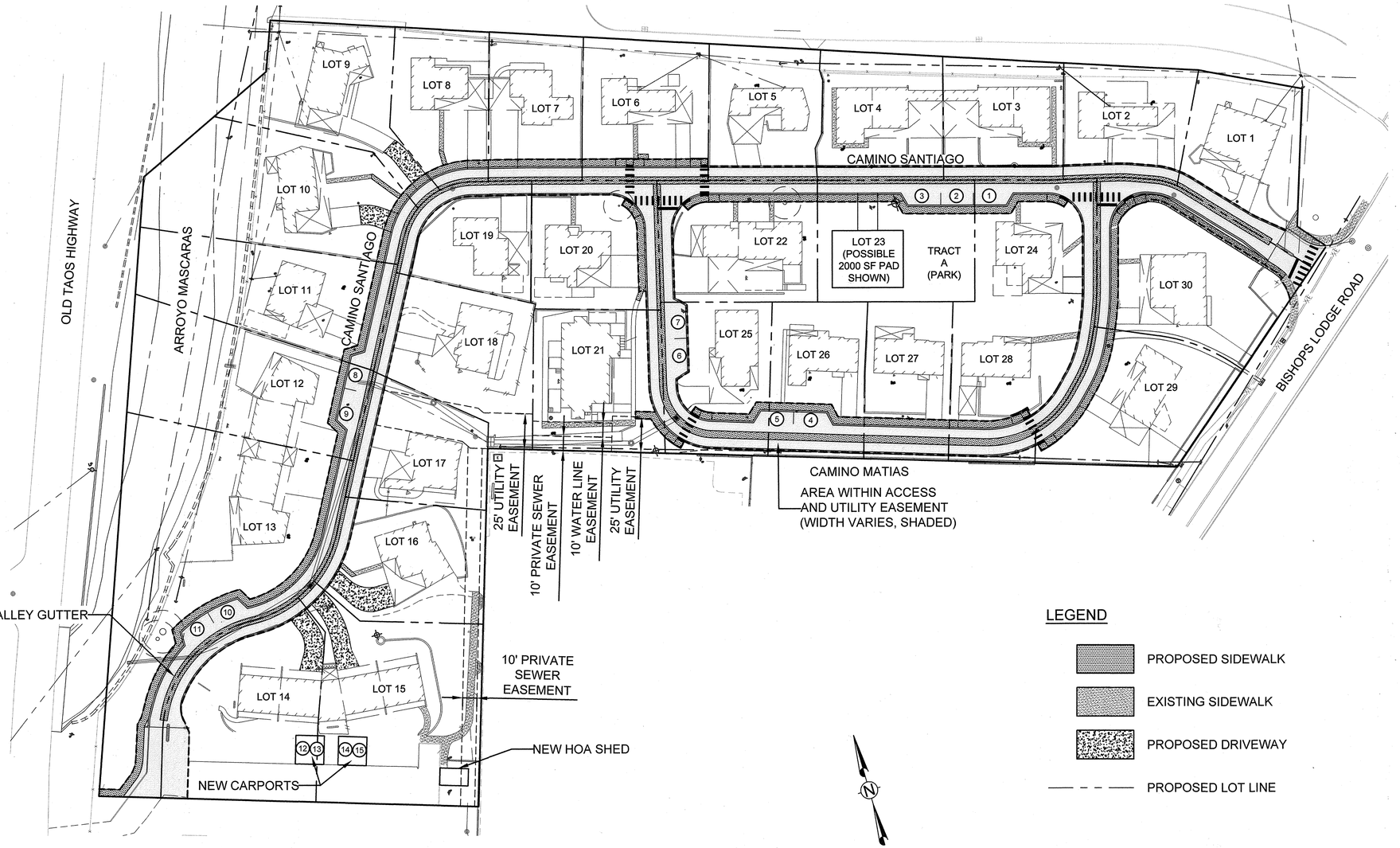
DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

8090.24

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548
2021-4549
CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

PLAZA DEL MONTE

Santa Fe, New Mexico

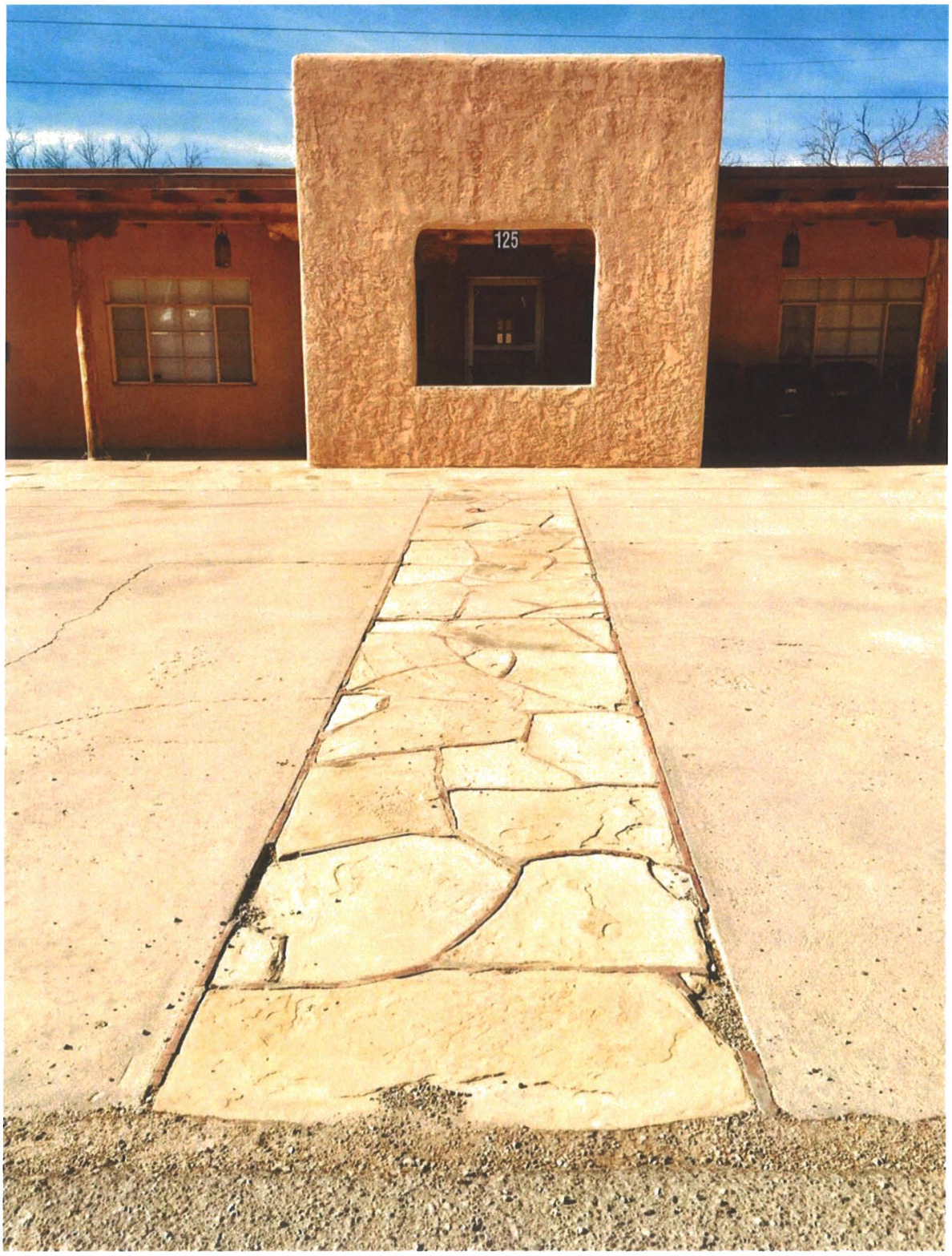
Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

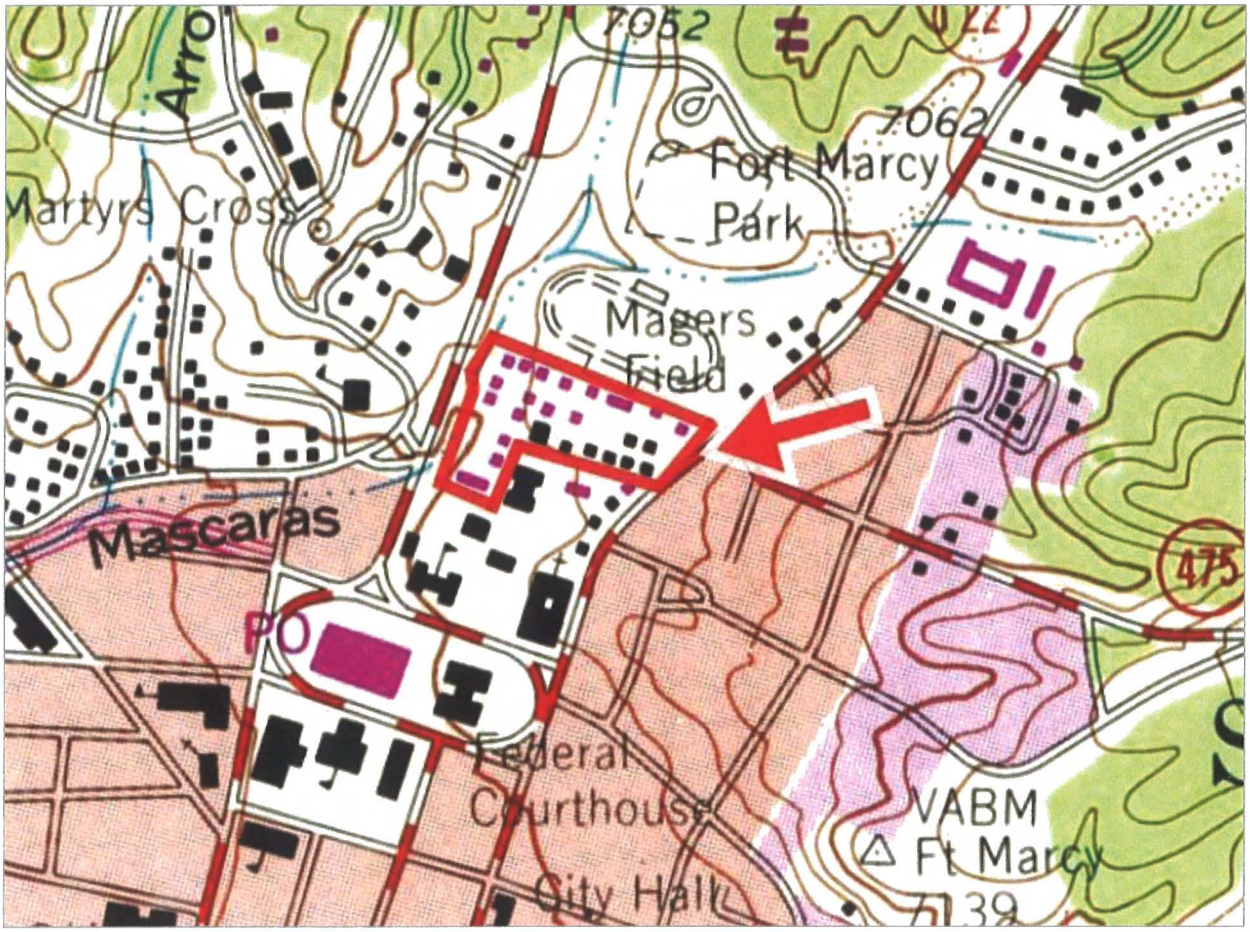

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

[2] *Santa Fe New Mexican*, August 31, 1961, 27.
[3] Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).
[4] *Santa Fe New Mexican*, September 4, 1960, 12.
[5] Ibid., October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the $750,000 development.[6]

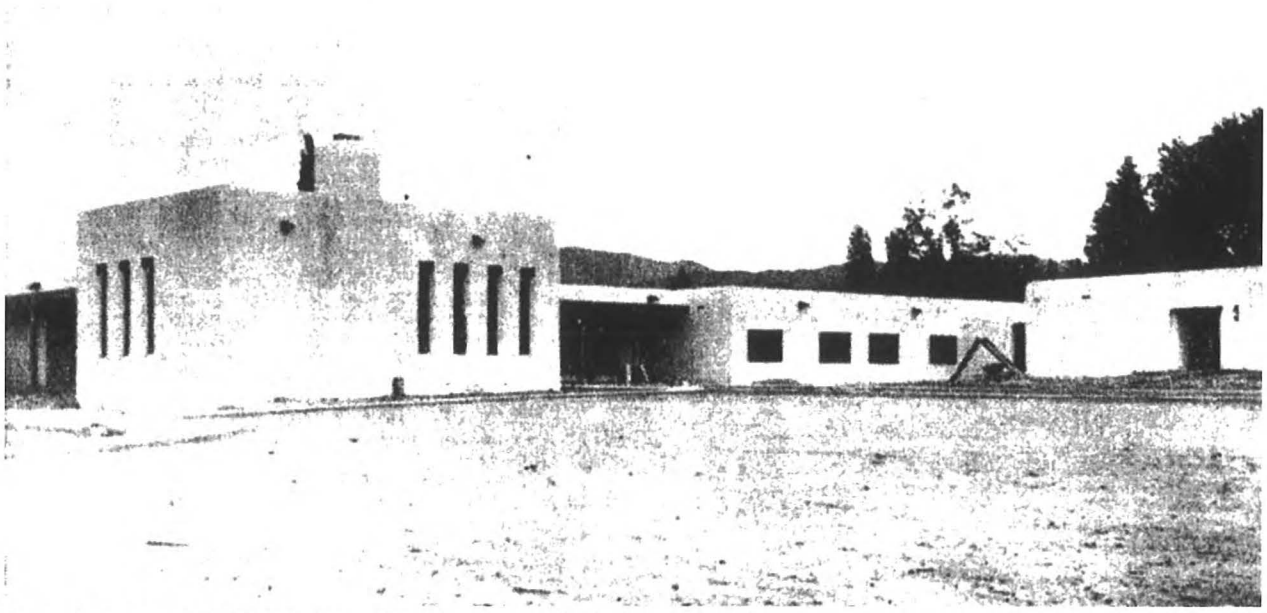

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.[7] This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

[6] Ibid., September 28, 1961, 51.
[7] Ibid., August 31, 1961, 27.



Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

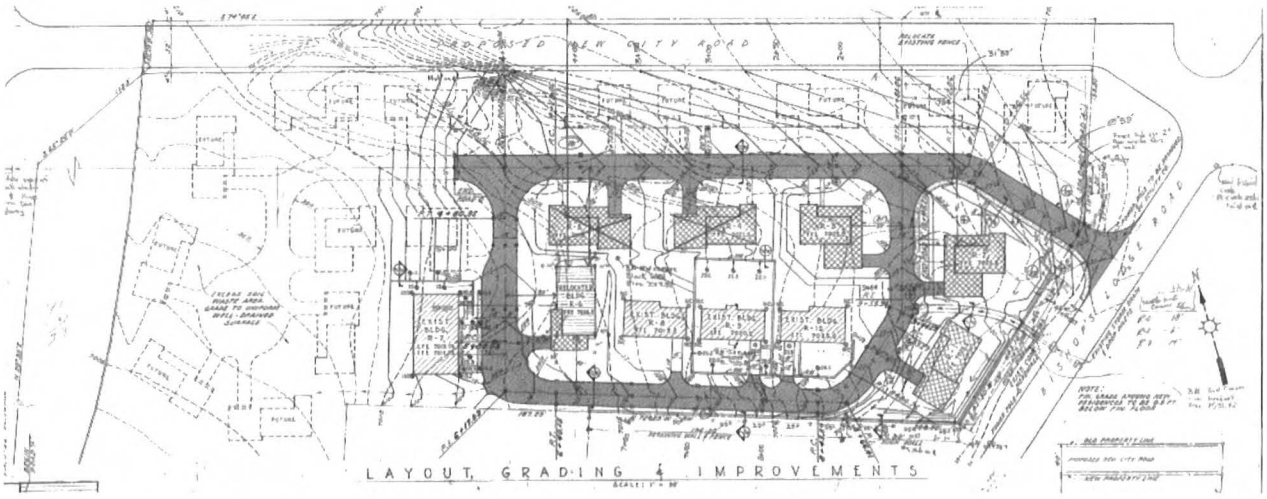

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

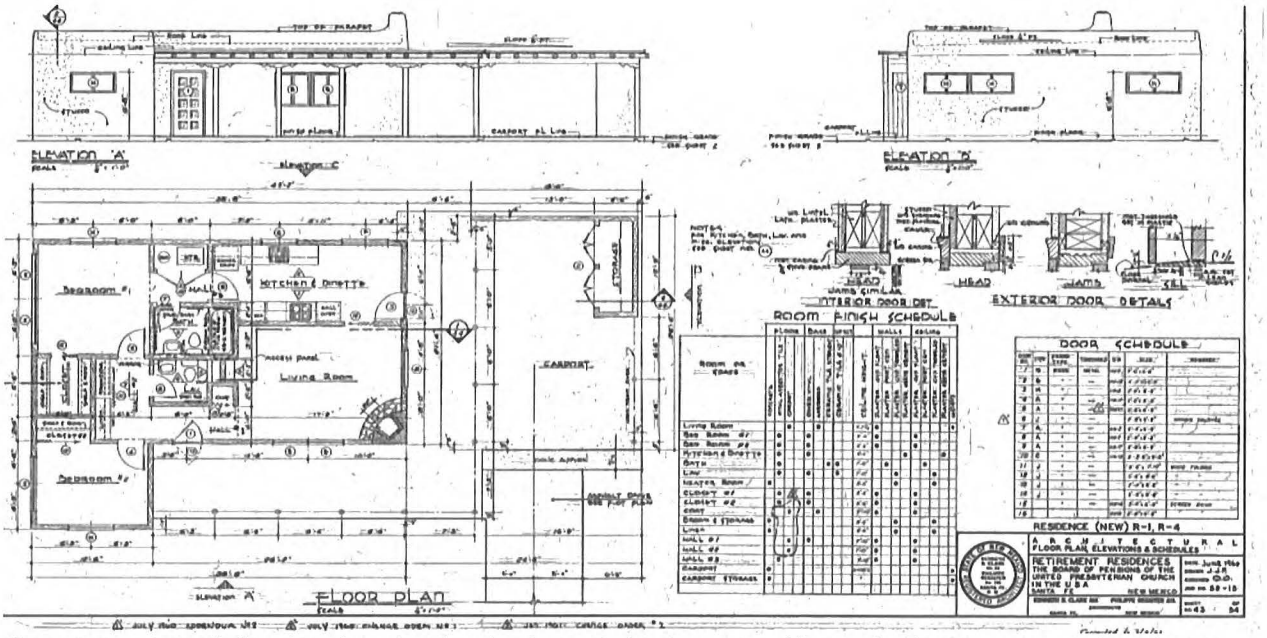

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.



Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-poplar horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.



Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.

Soon the architect began to insert more radical elements to the retirement units. Register experimented with angular composition, in which side walls were divided into several splayed planes (109, 117, 119, 124 Camino Santiago) (Figure 9). This may have been influenced by his work at the College of Santa Fe, and fit within the experiments of younger architects such as Ted Luna.

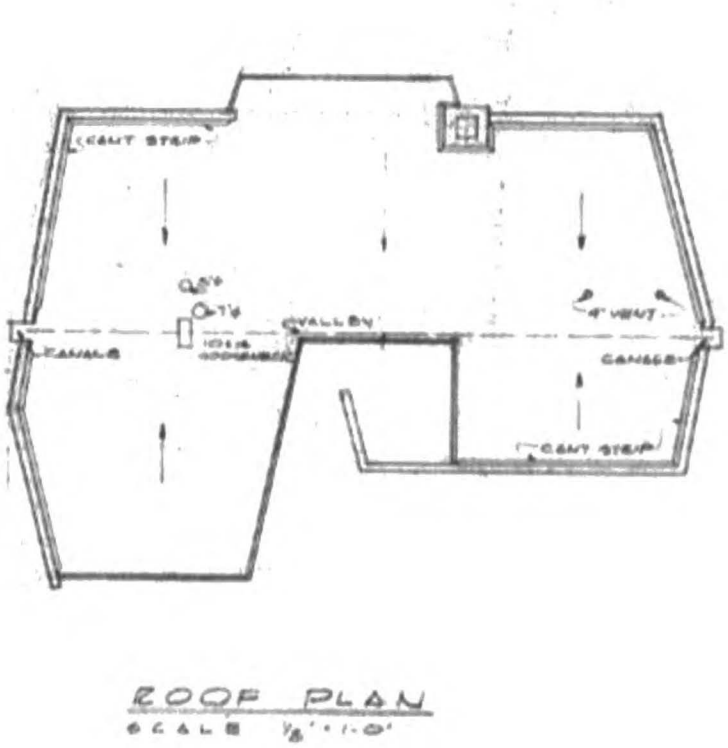

Figure 9: Roof plan for 109 Camino Santiago, 1963.

The design of each unit, however, was totally driven by economy. While not particularly well-suited for the climate, carports were employed as an economical method to shelter automobiles. Prominent carports emerged as almost a design motif in the drawings produced in Register's shop. Framed by either vigas or square beams, the structures were often placed in front of the dwelling, sometimes marring the balance of composition (109, 120, 121, 122 Camino Santiago and 111 Camino Matias) (Figure 10). The use of carports further ushered the houses into the contemporary context.



Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodwork included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.[8] Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.



Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

[8] Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.



Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.[9]

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.[10] Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

[9] Ibid., October 29, 1972, C-3.
[10] Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at $1.5 million. Fear of its sale led residents to leave.[11] Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.[12]

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

[11] Ibid., January 3, 1988, 9; March 23, 1988, 3.
[12] Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillipe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
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.*

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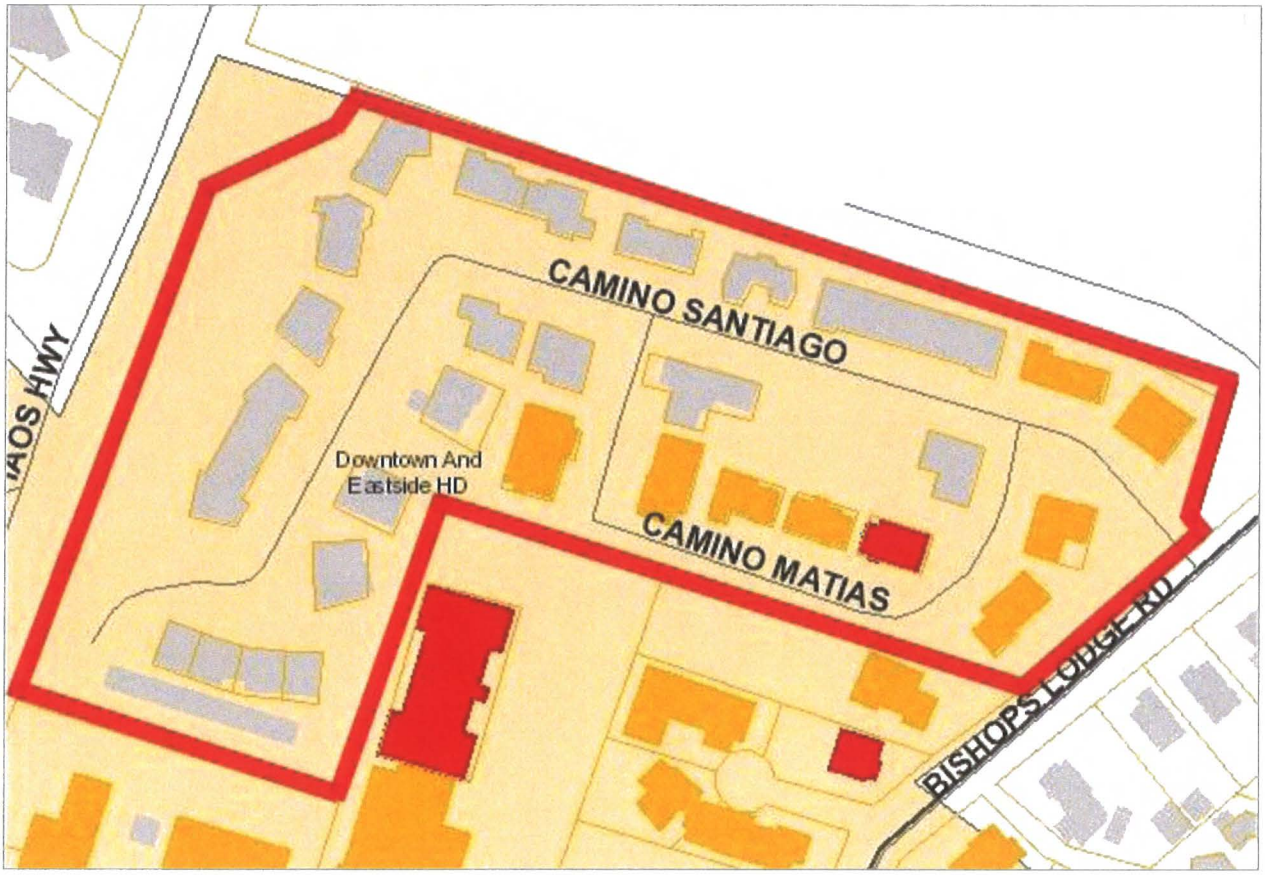
Works Progress Administration. "History of the Allison-James School." No date. Typed manuscript. "Presbyterian Church" vertical file, Fray Angélico Chávez Library, Santa Fe.

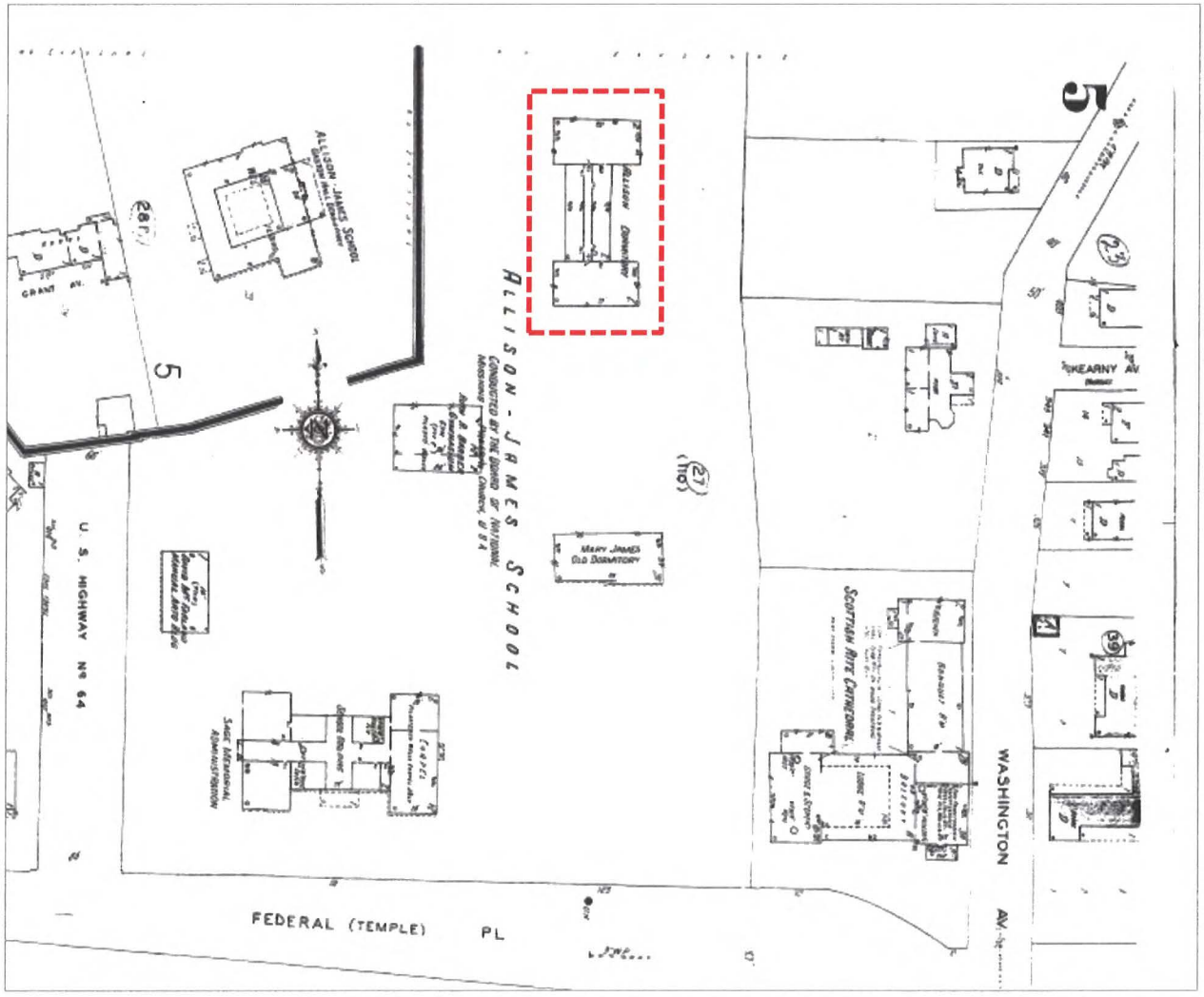
X. Maps and Aerial Photographs



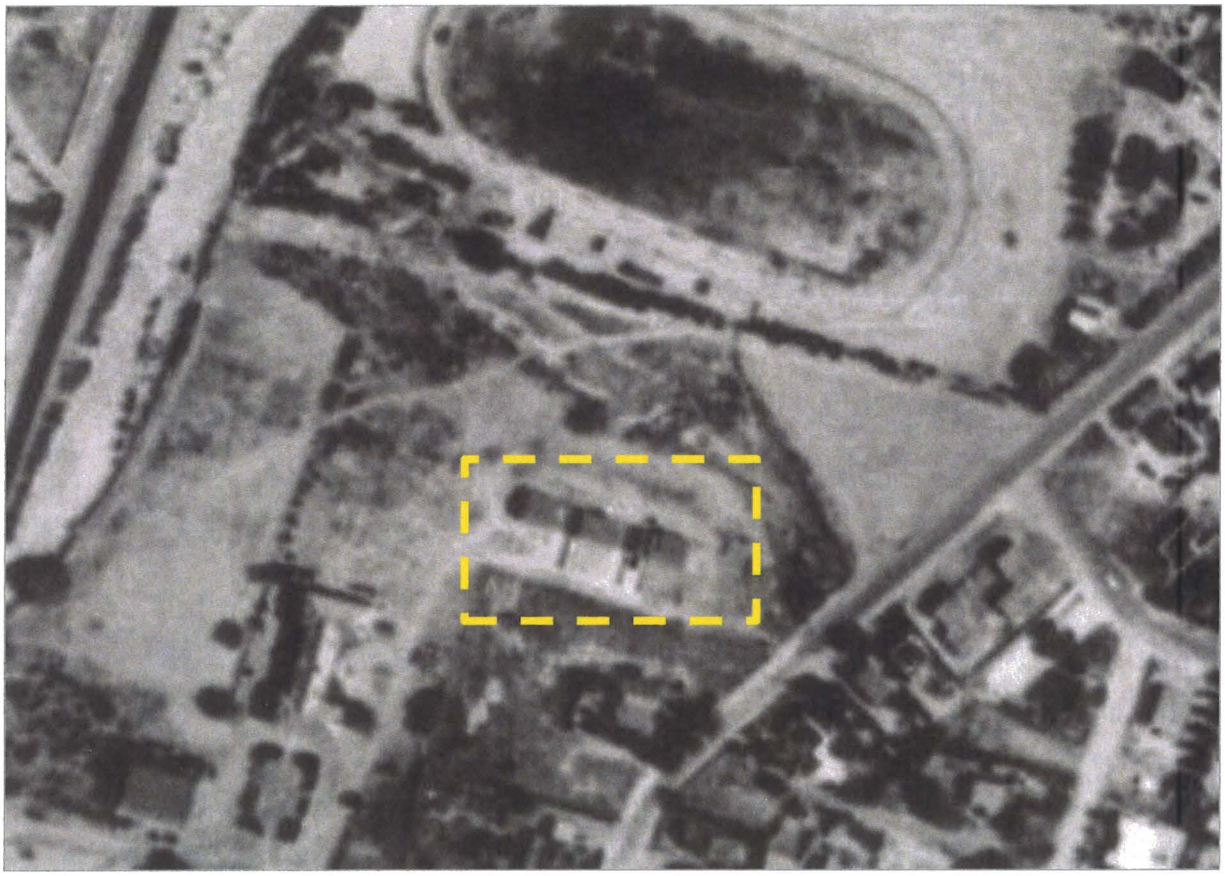
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



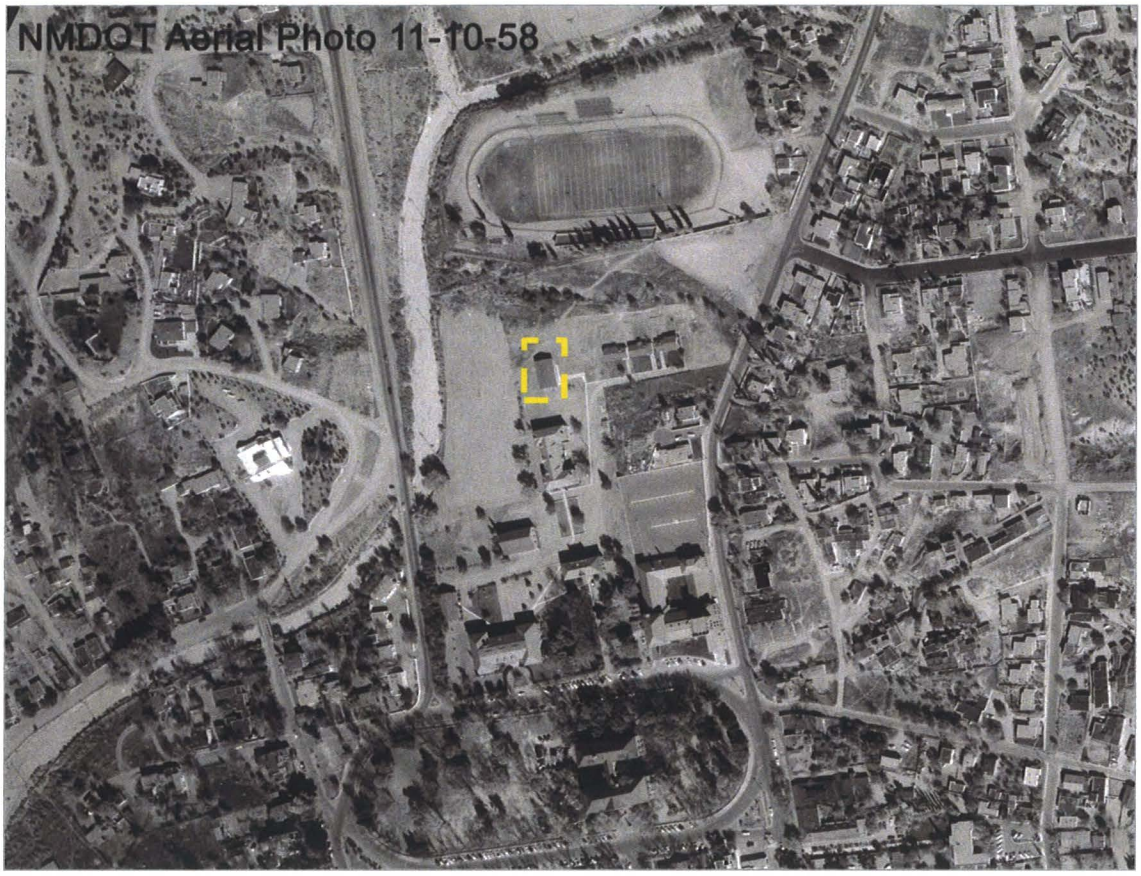
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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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).

---

[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

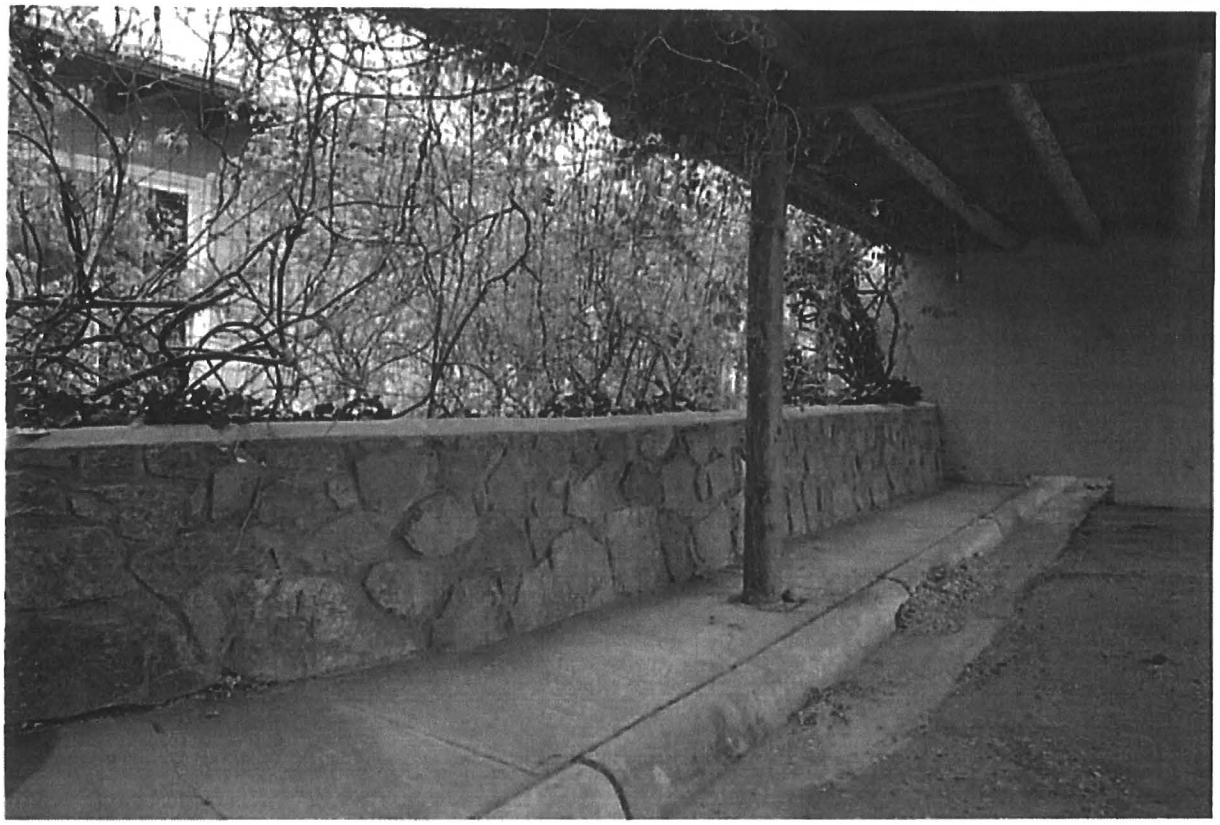


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



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

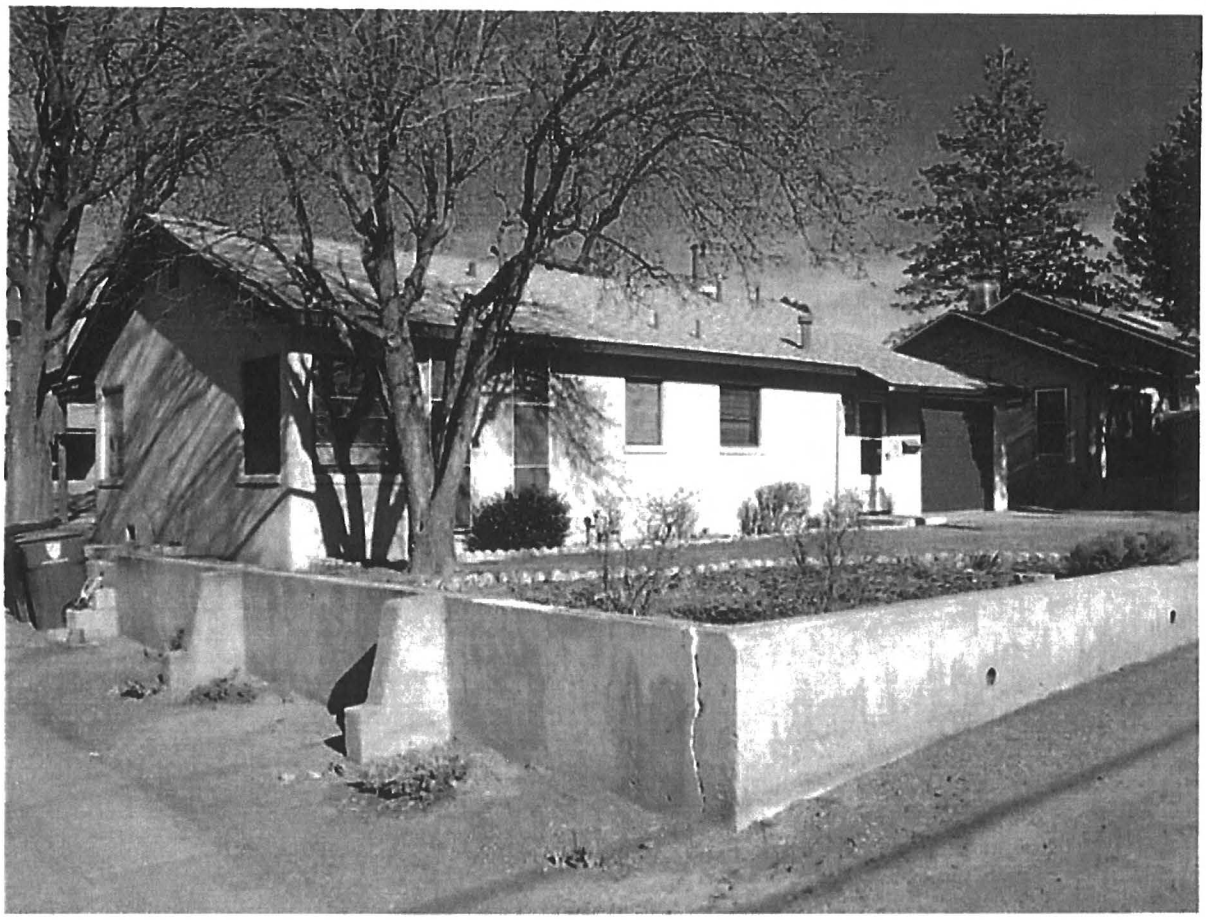


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

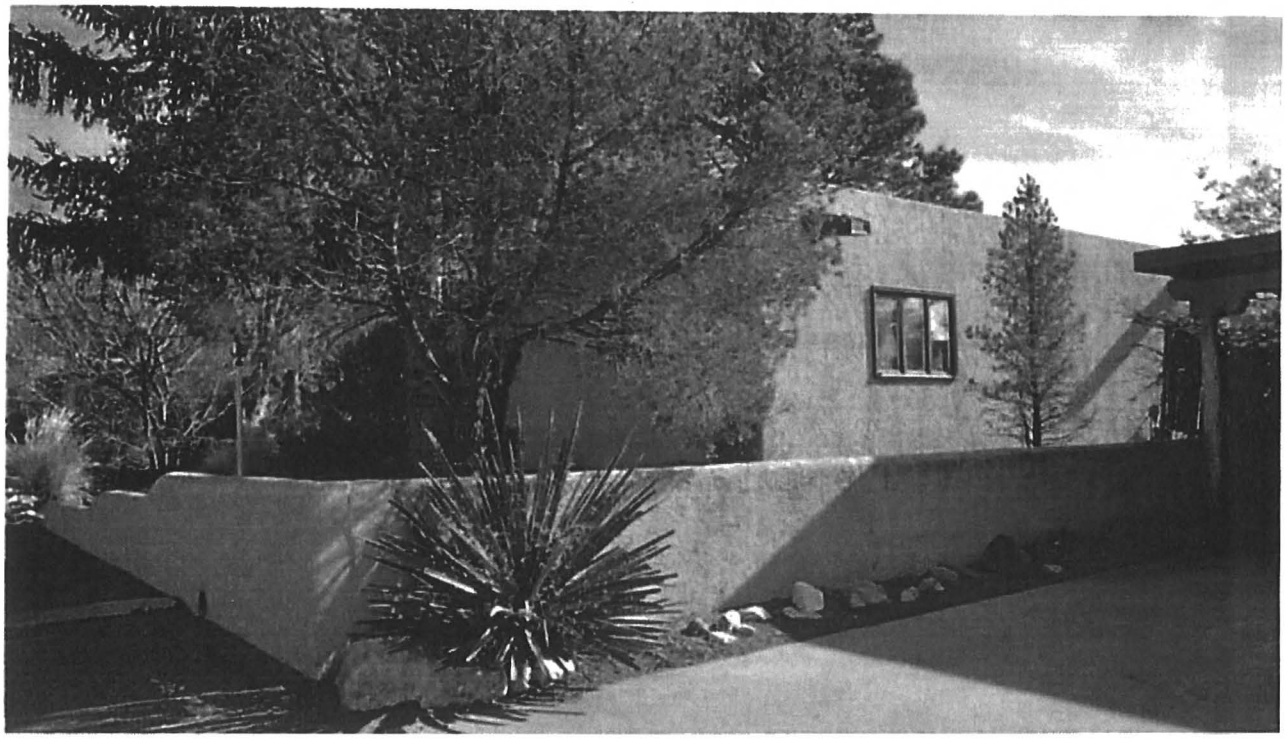
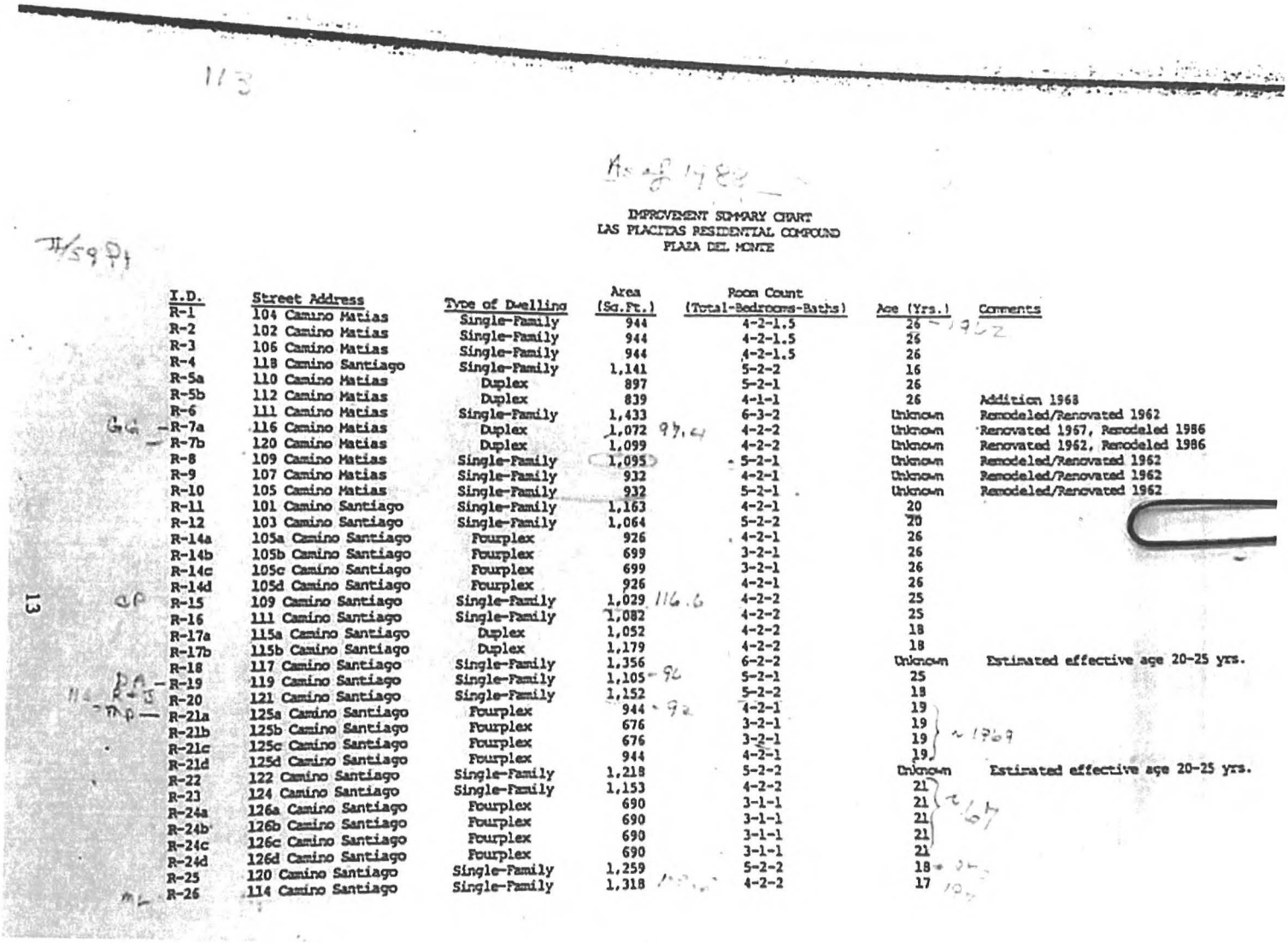


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	

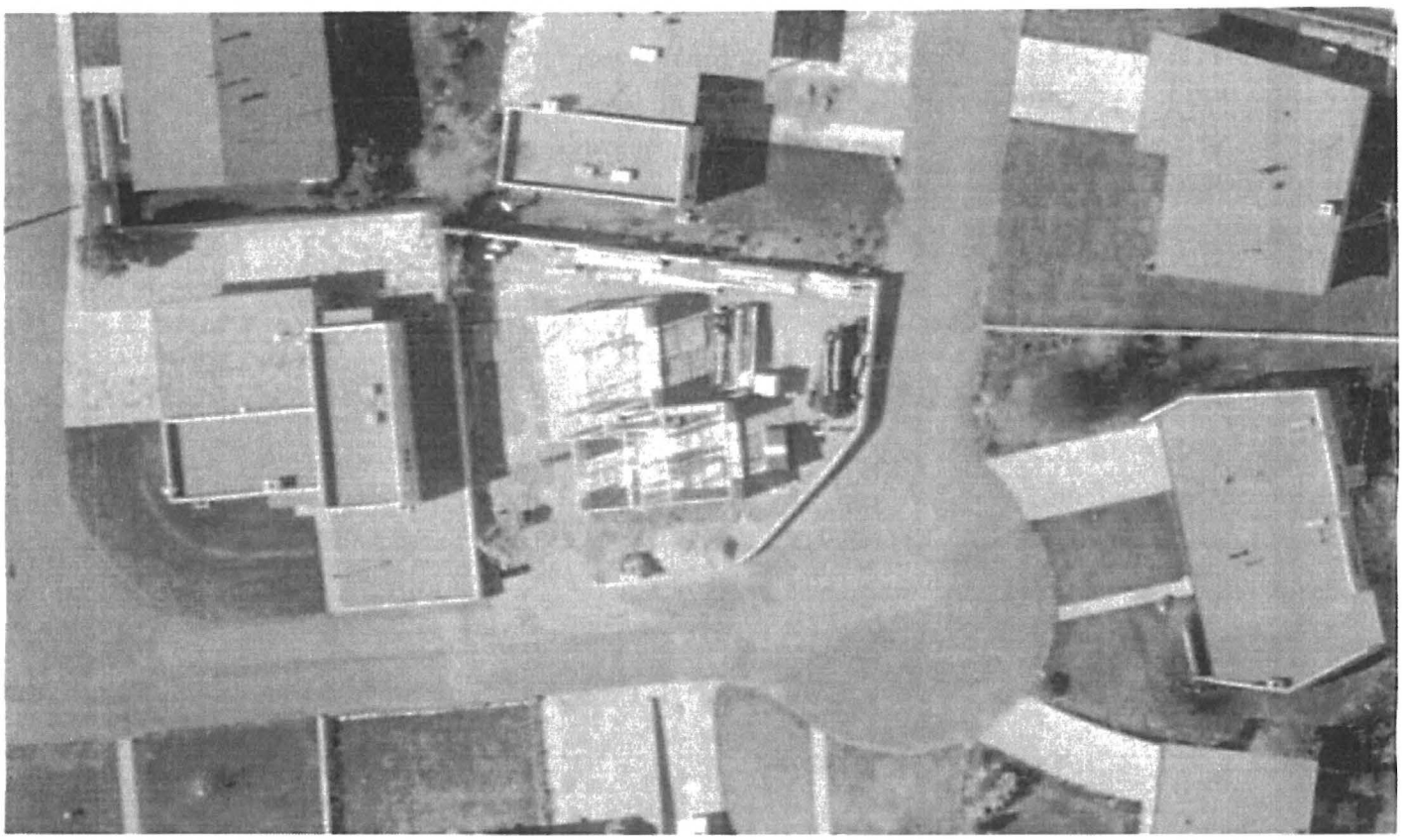
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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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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
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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.



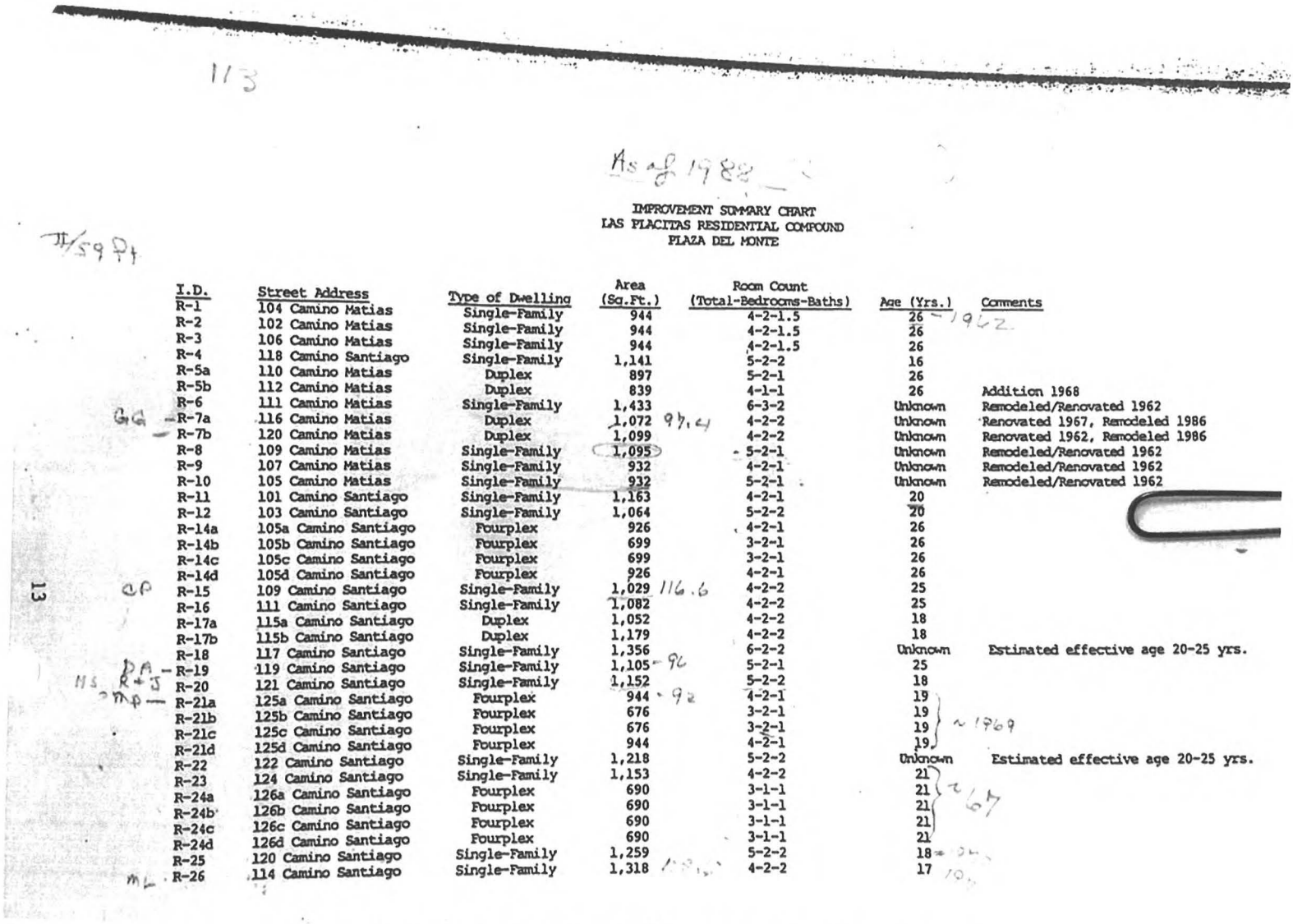
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



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



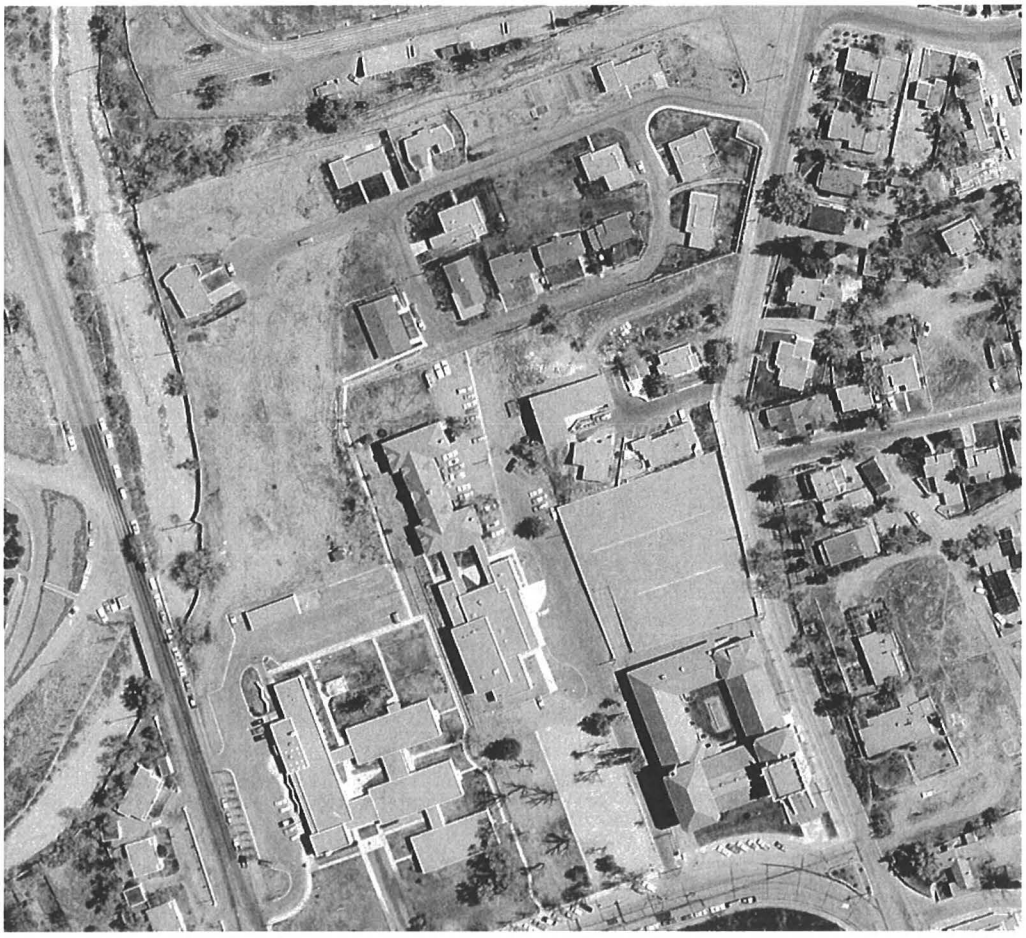
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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



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



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

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

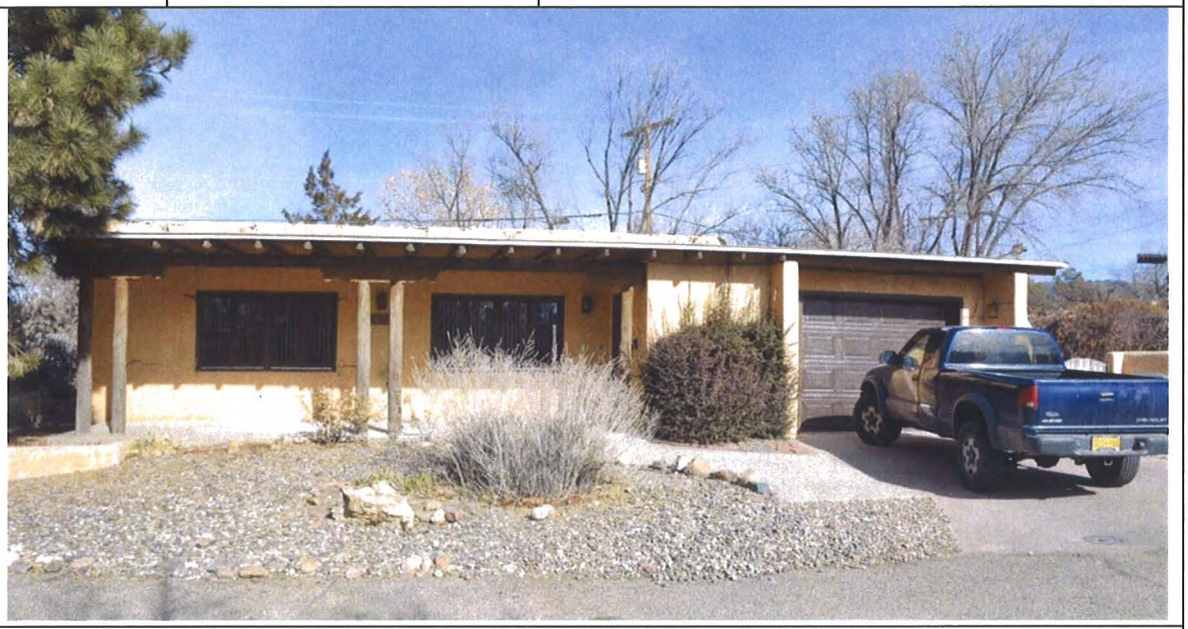
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

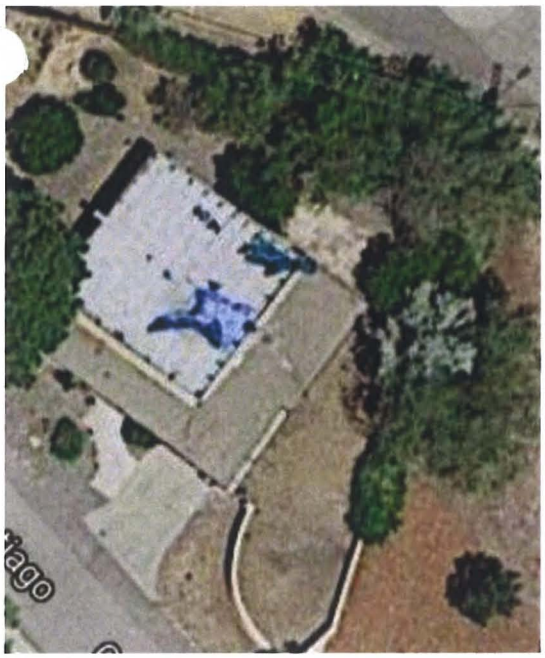
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

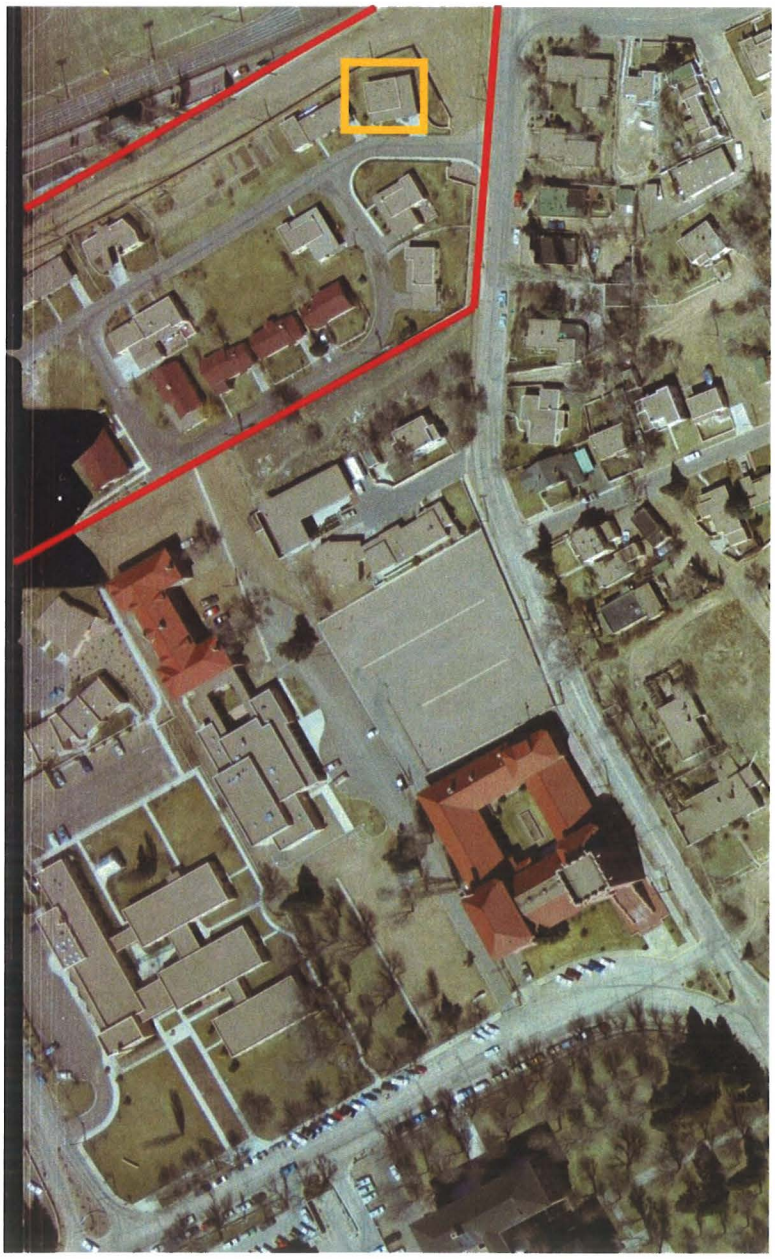


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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* 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

Survey Photographs

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

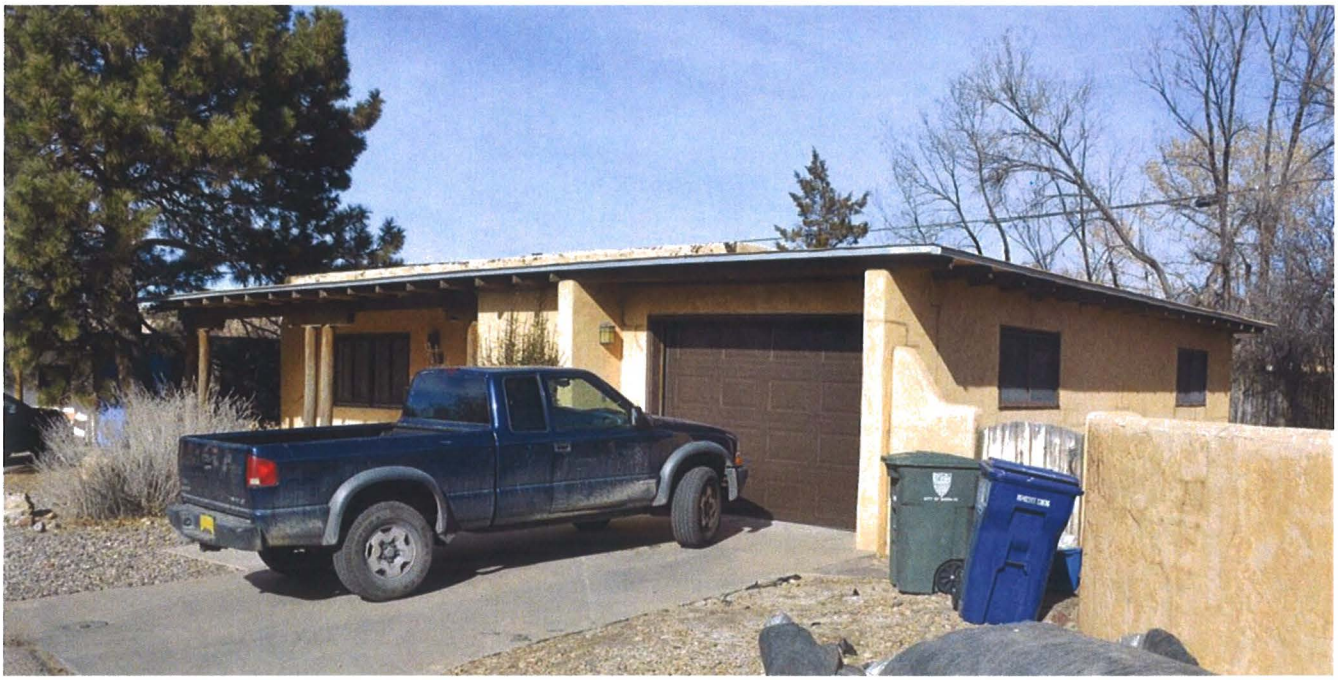


Photo 1: Street elevation and north elevations, facing northwest.

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**

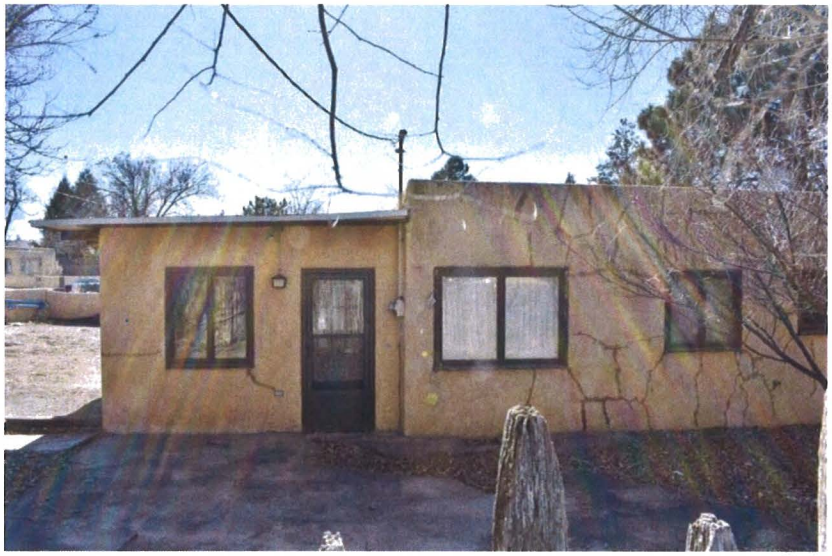


Photo 2: Street and west elevations, facing northeast.

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



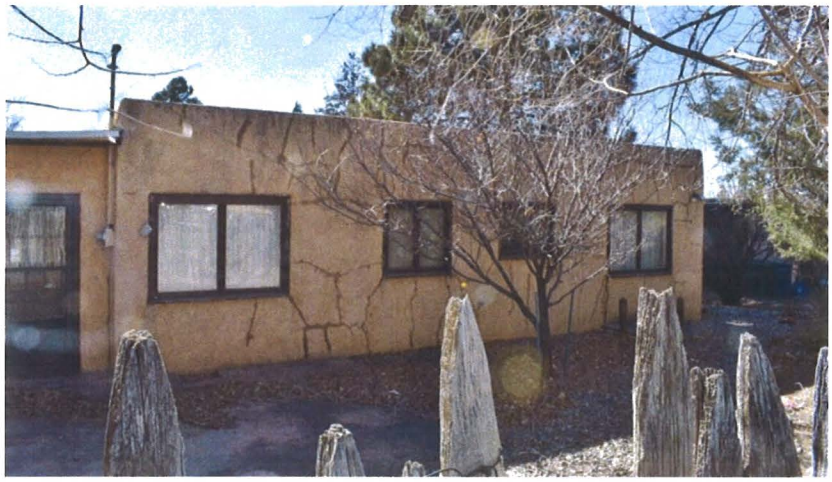


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

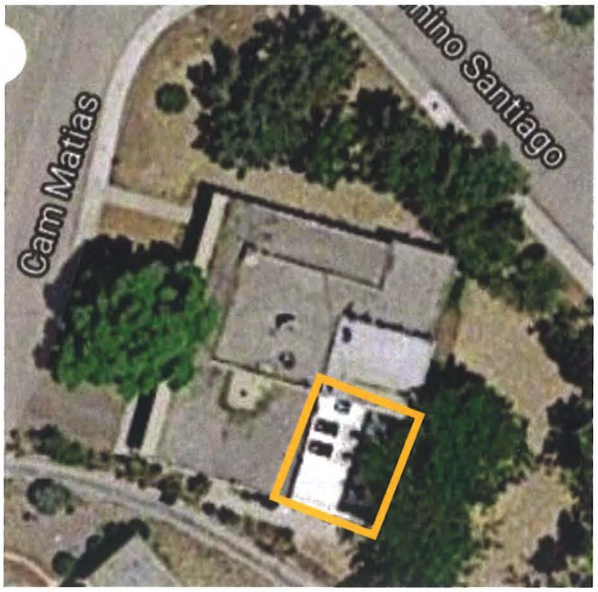
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* 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

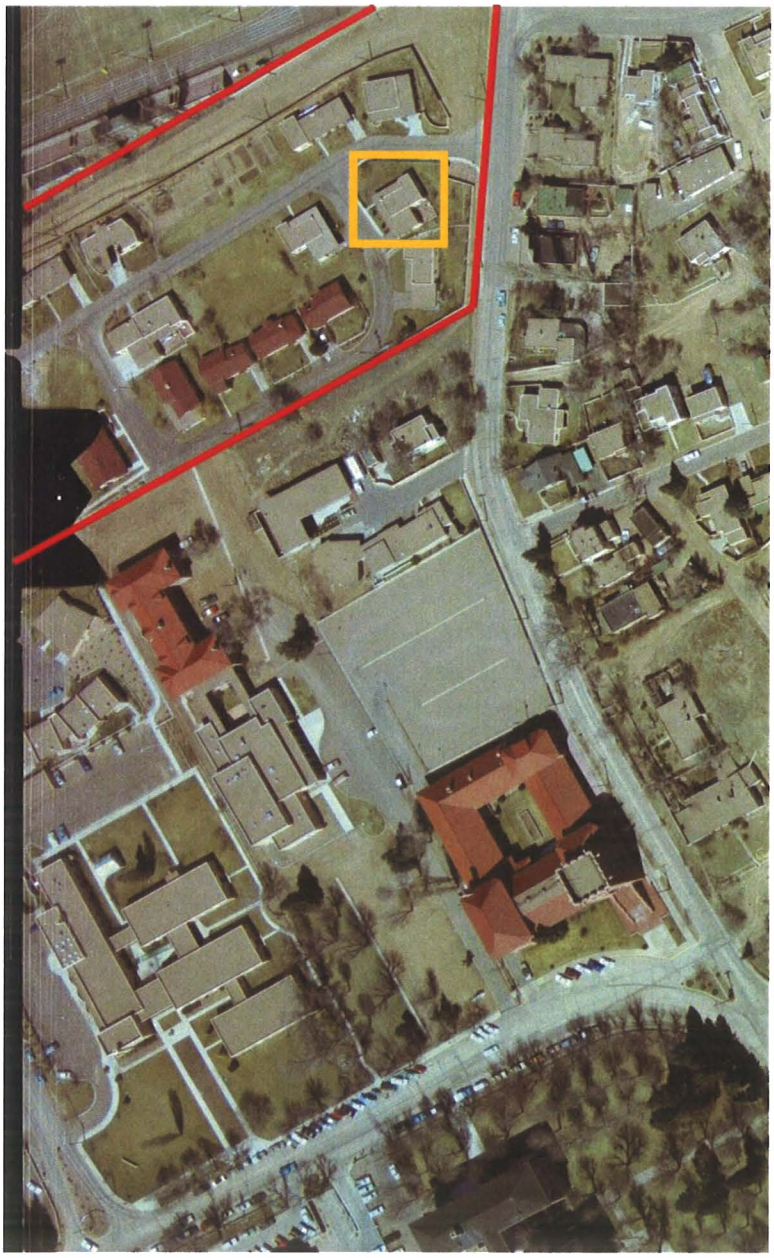


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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

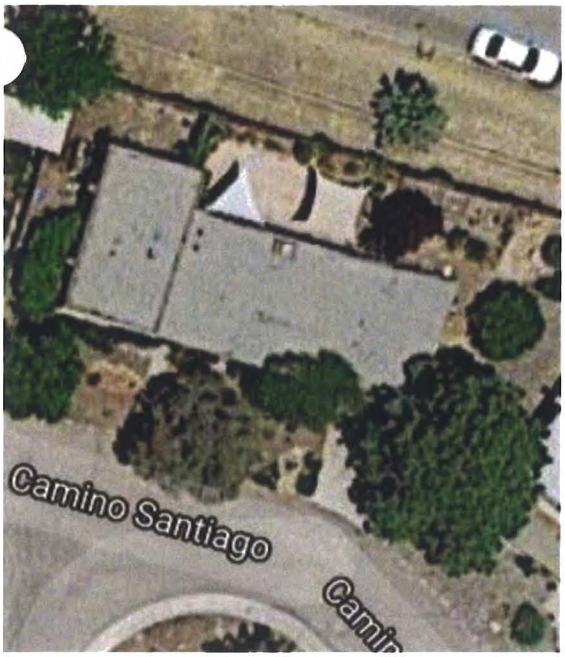
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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

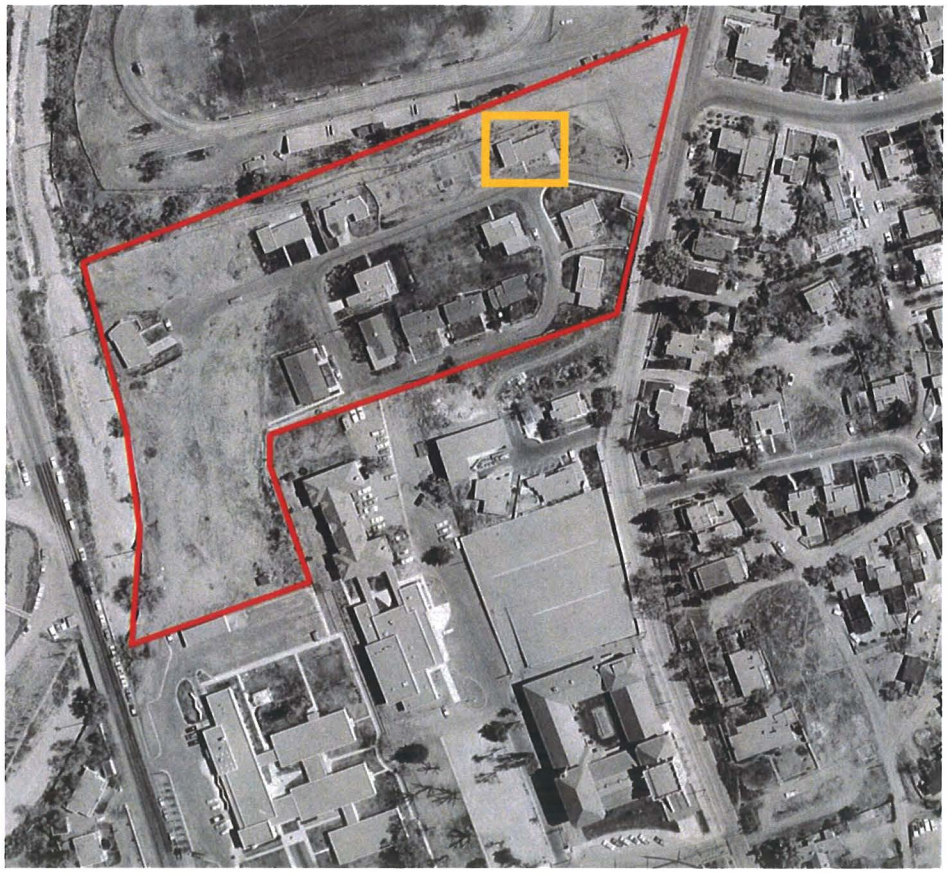


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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**

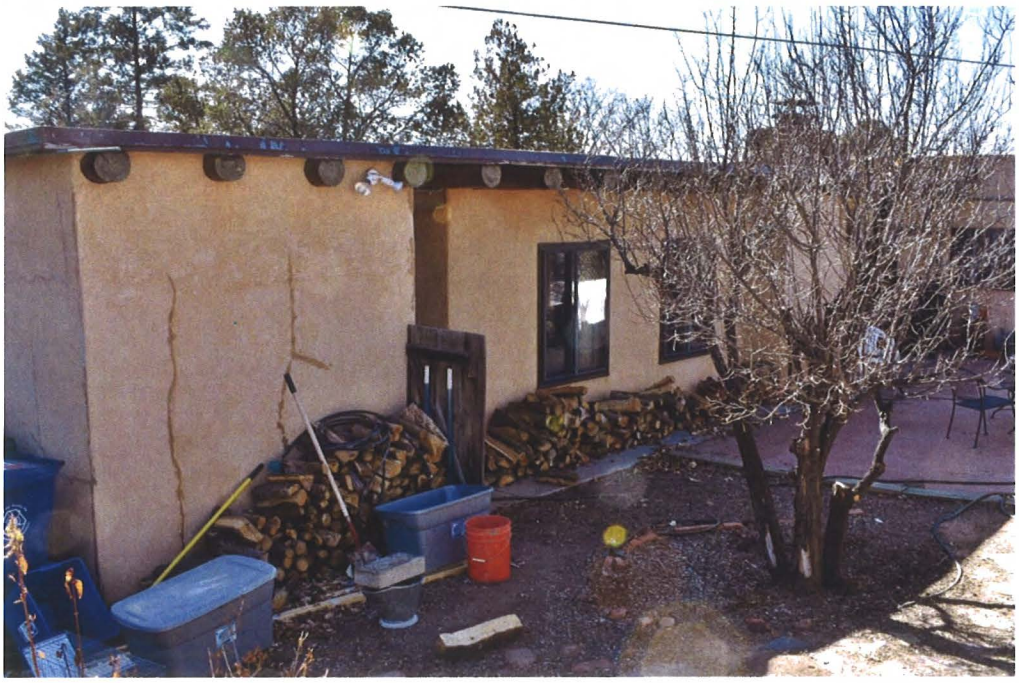


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

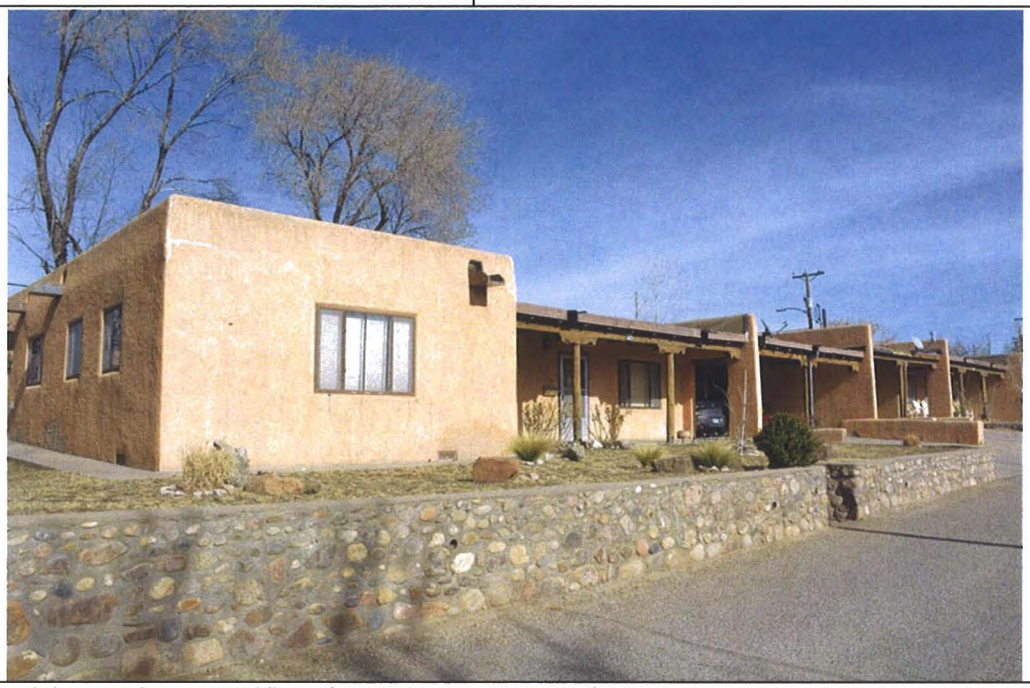
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
Plaza del Monte Residence 14	105 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: _x_ Asphalt
__ Earth __ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* 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

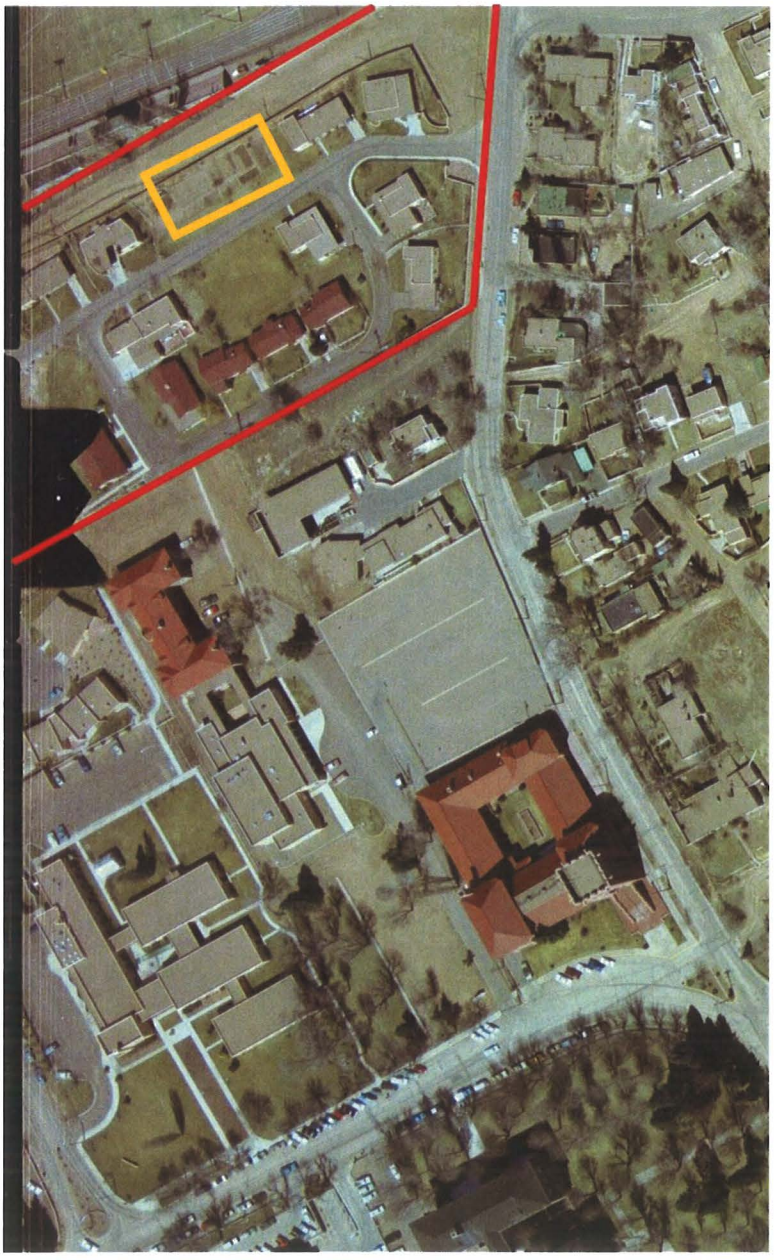


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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**

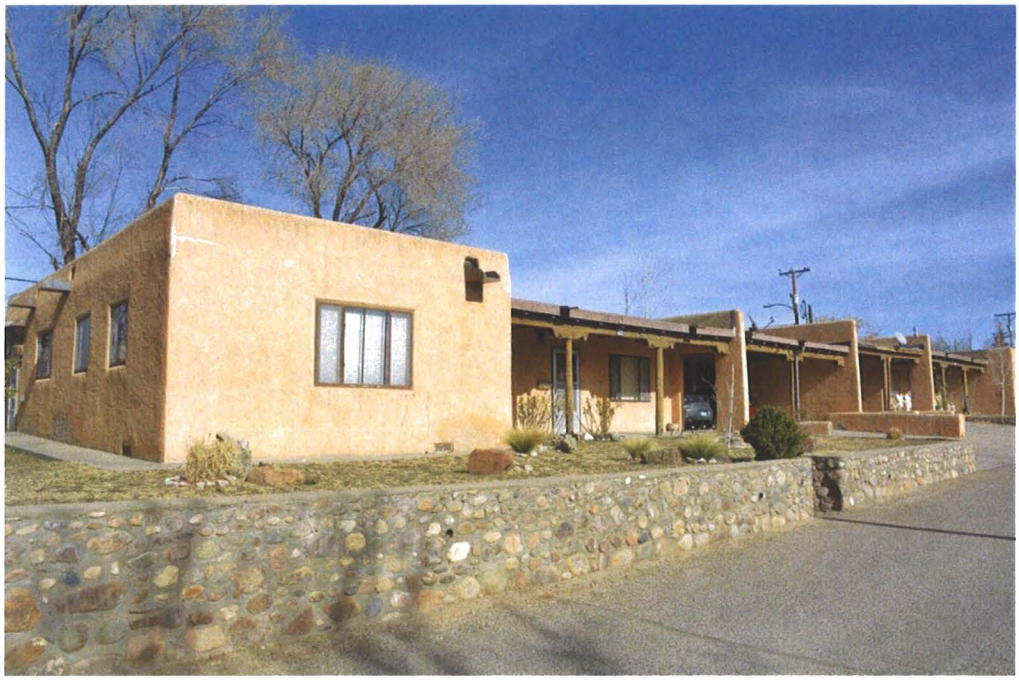


Photo 2: Street and west elevations, facing northeast.

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

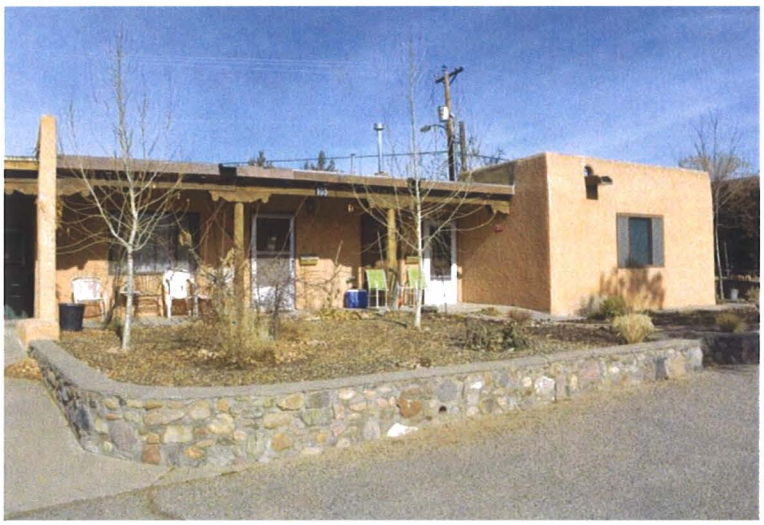




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**





Photo 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

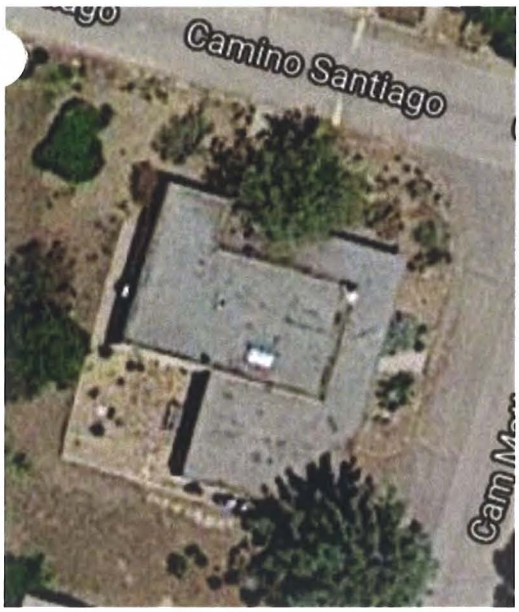
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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.	*Please complete HCPI FORM 1 before completing FORM 2* District No.	NRHP SRCP Criteria A B C D
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

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



Photo 1: South and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

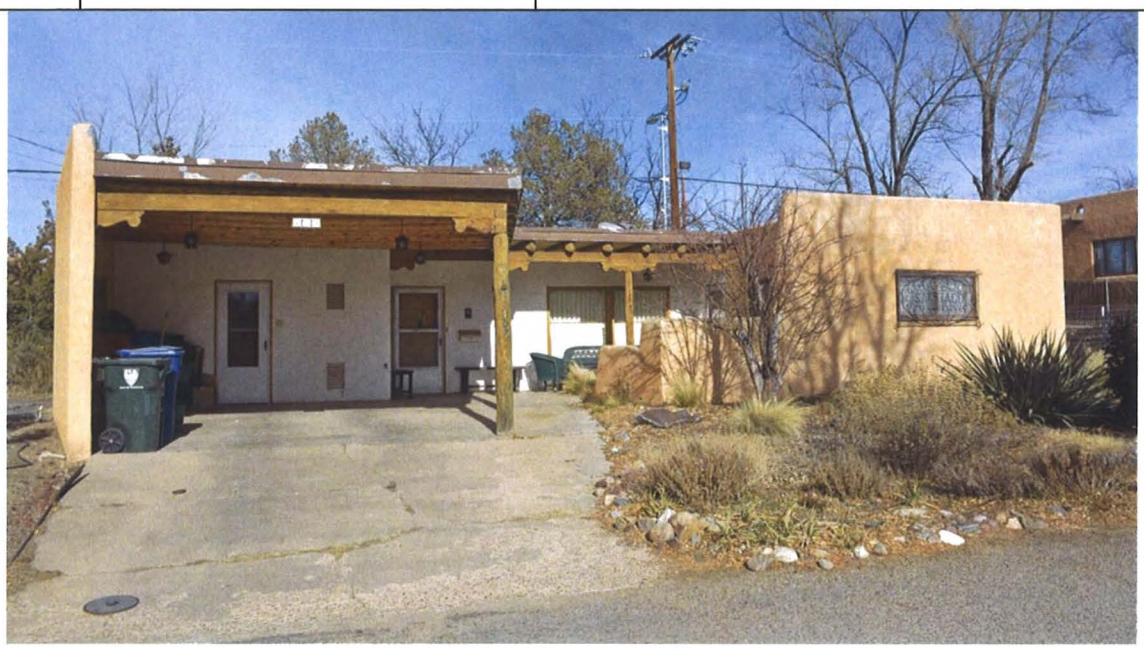
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

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

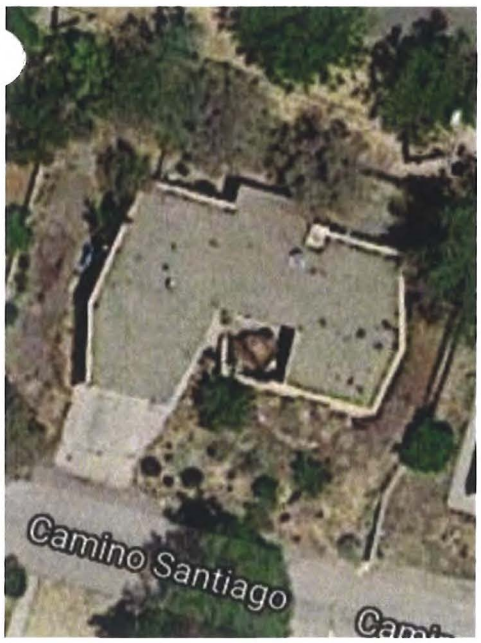
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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)

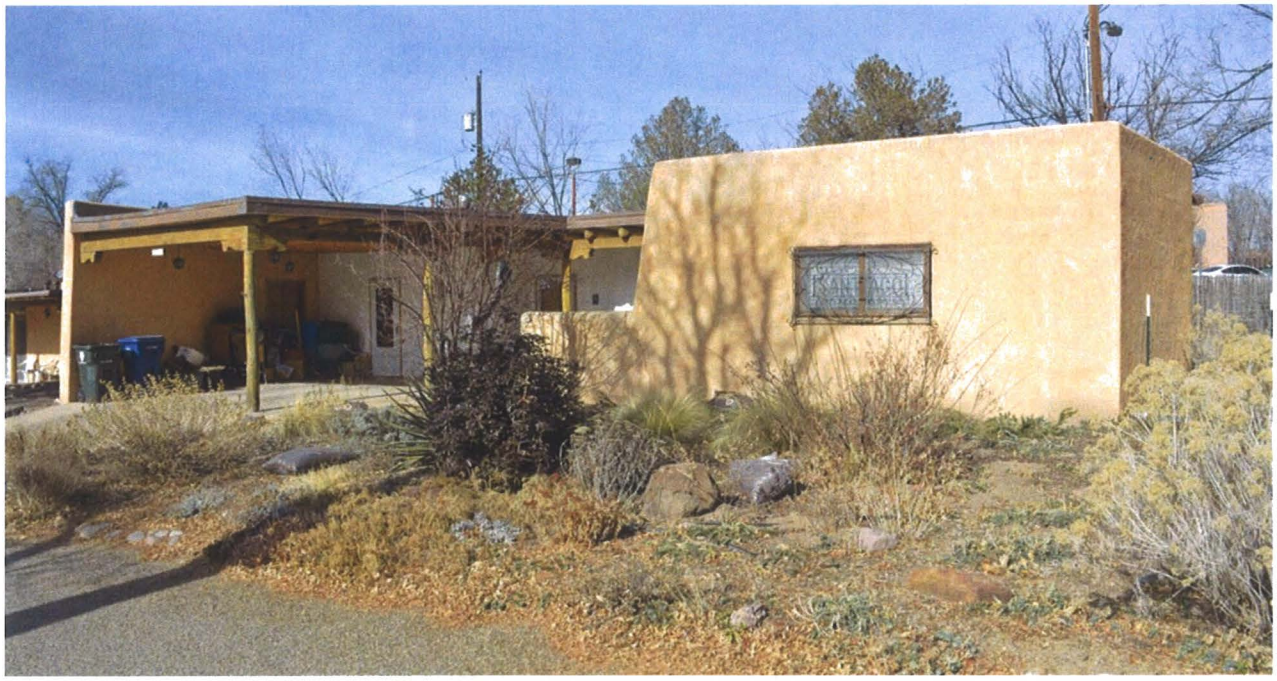


Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**



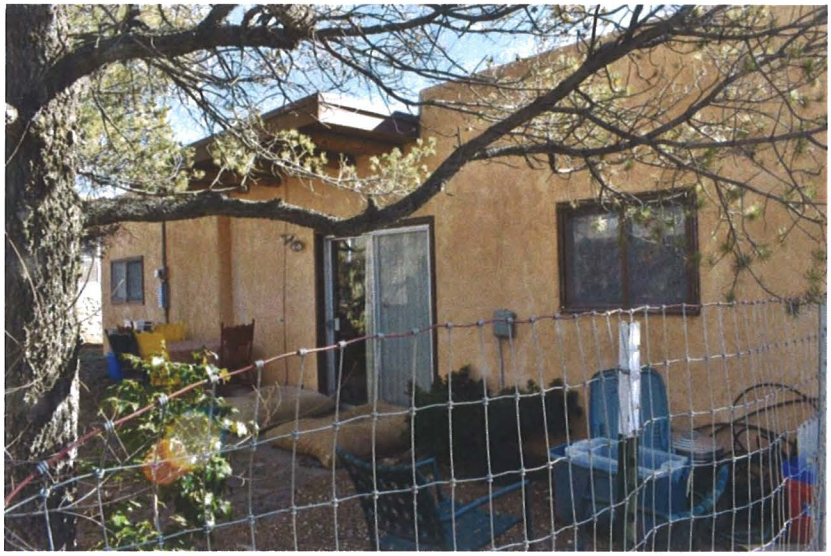


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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



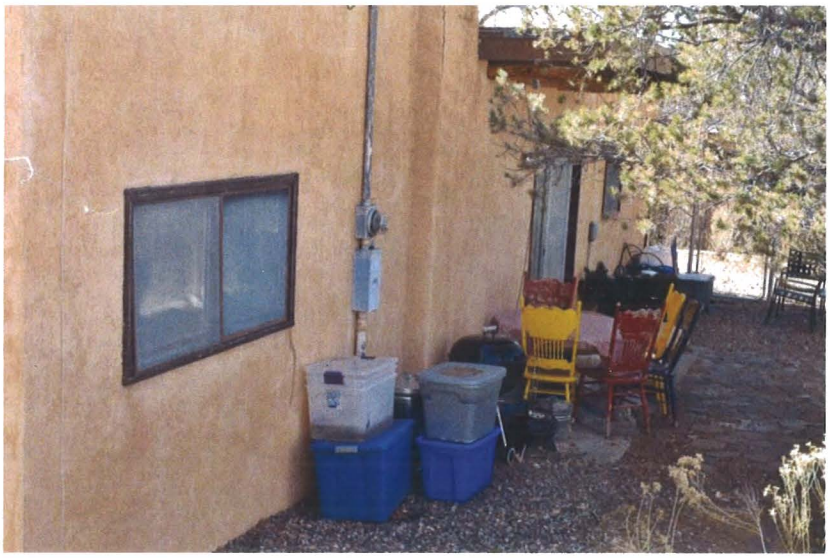


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

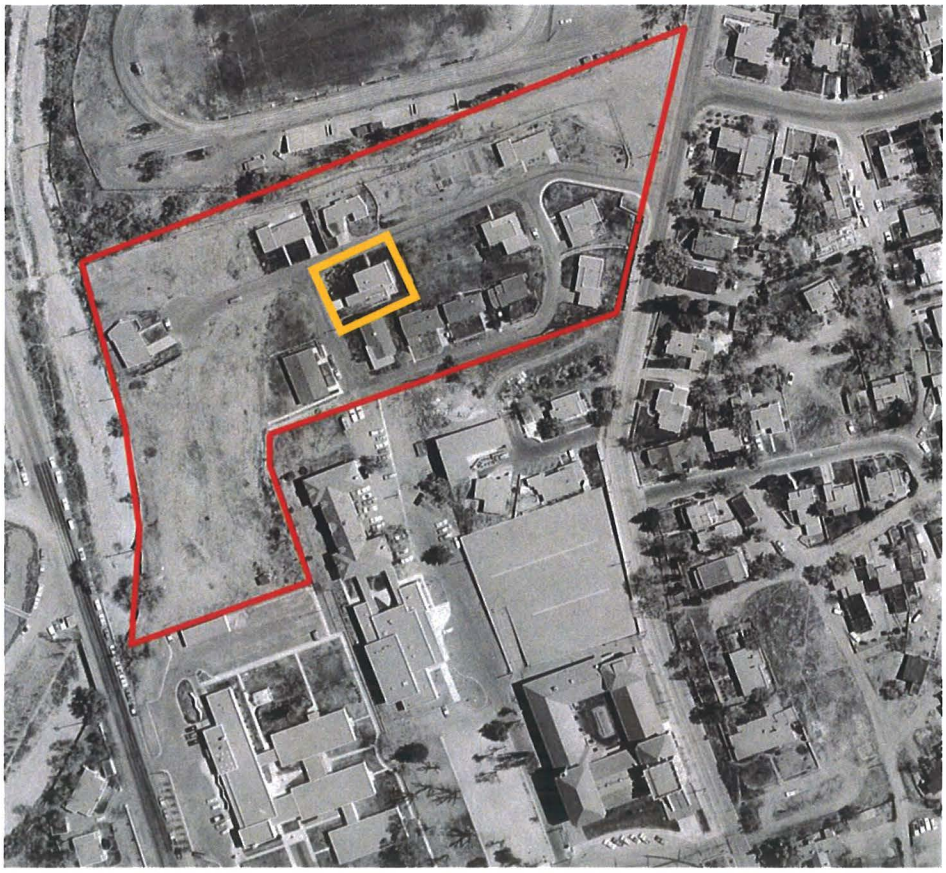


Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

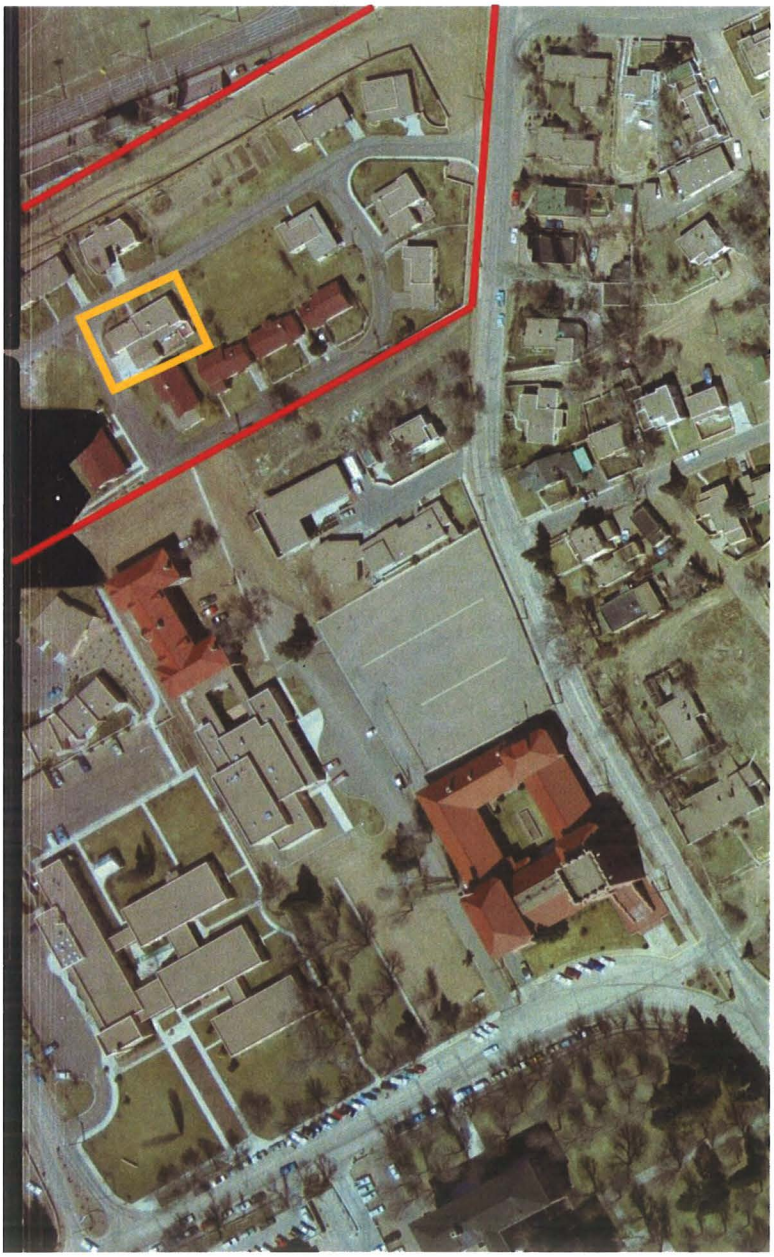


Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 111 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	**2. Location:** 111 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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



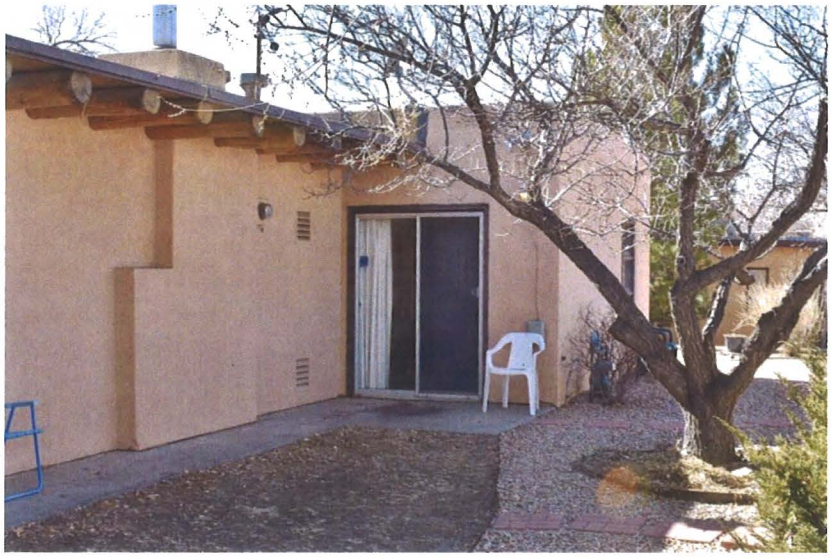


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

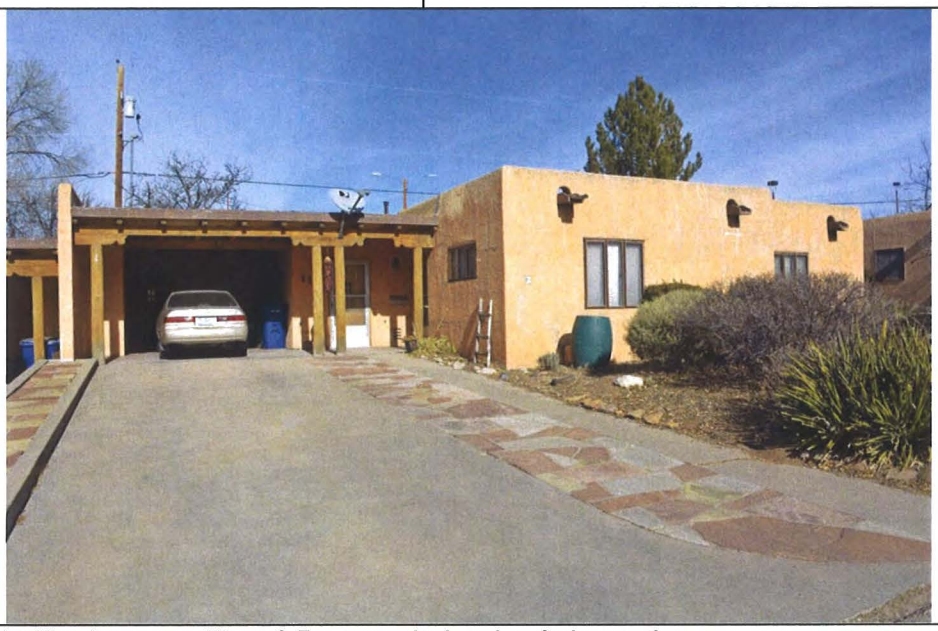
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

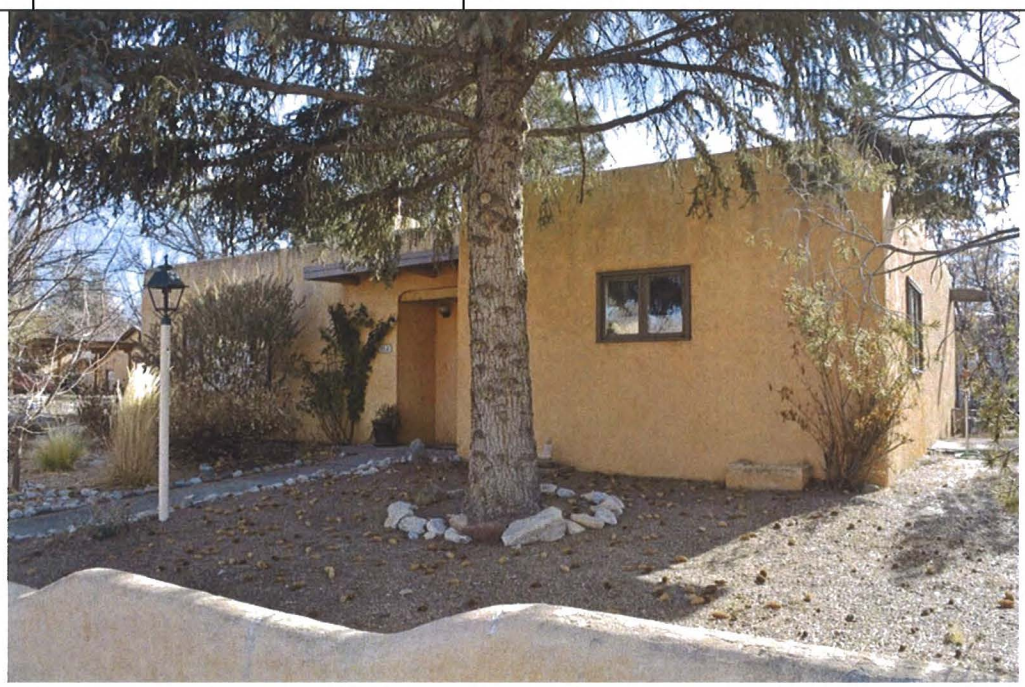
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

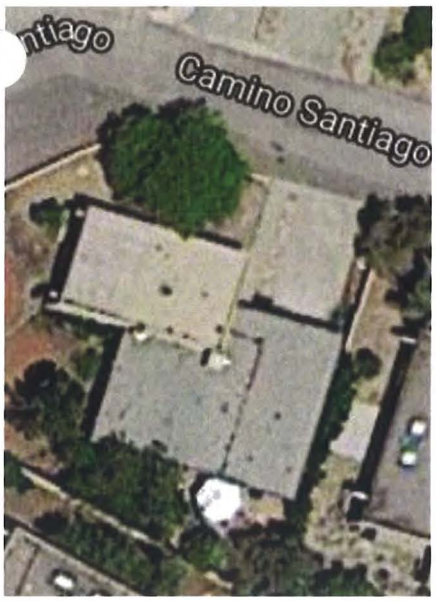
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

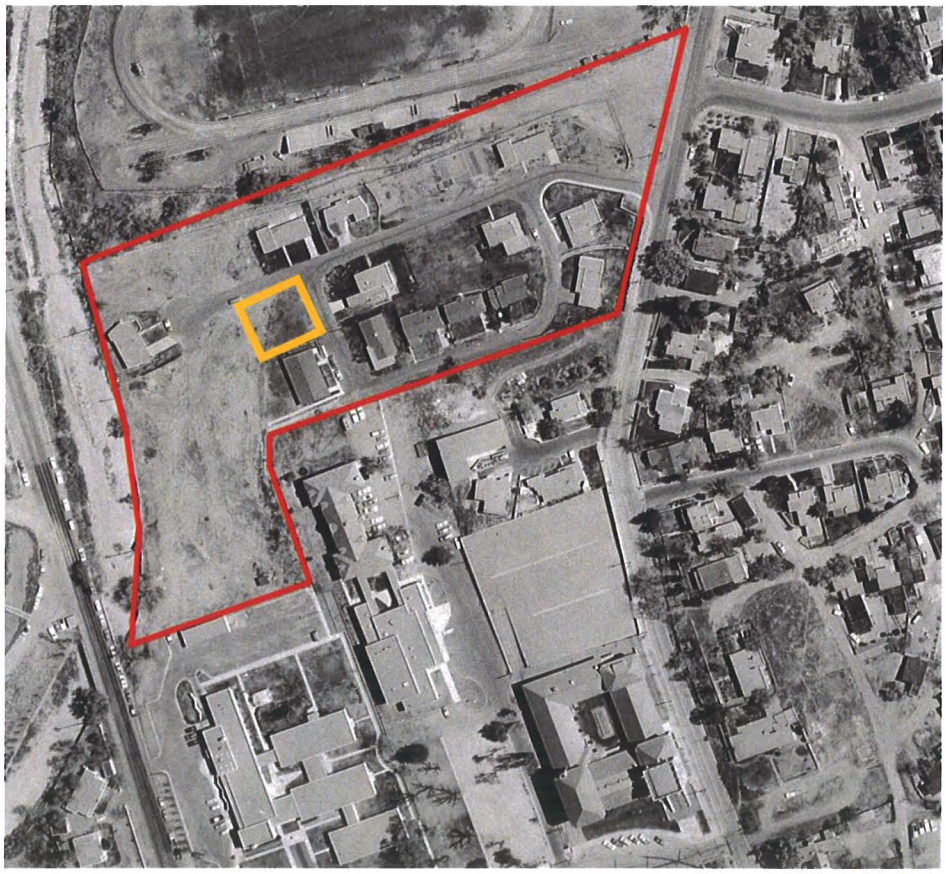


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**

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: 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**



Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
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

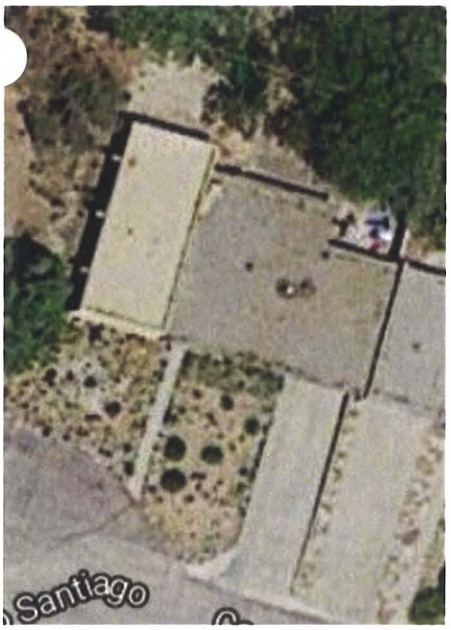
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
Plaza del Monte	115 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	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:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

Illustrations



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	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)

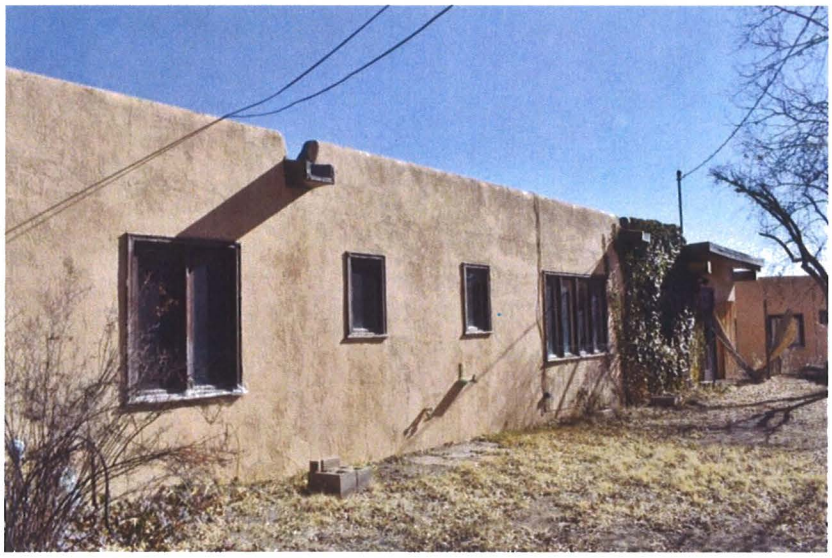


Photo 1: Street, west and south elevations, facing northeast.

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**



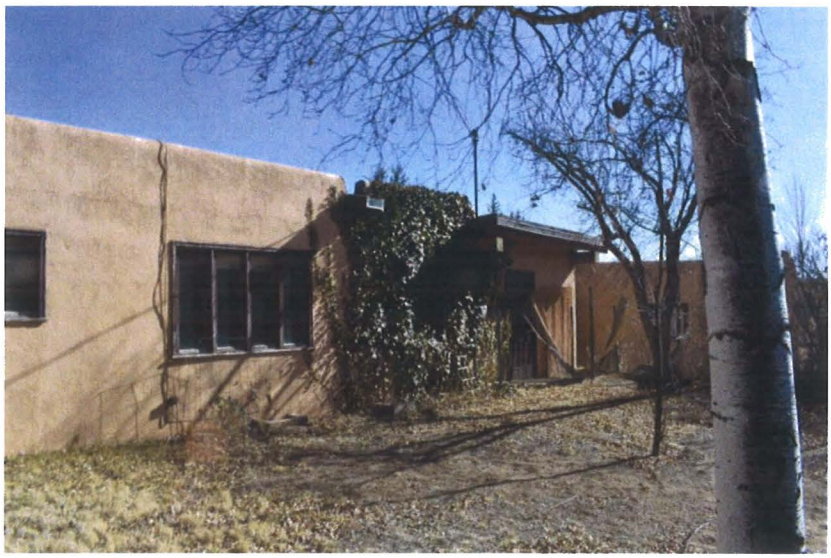


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

Erected in c.1973, the stucco-over-frame, two-bedroom house sits on a rise at the southwest corner of Camino Santiago and Camino Matias. In plan, it is a modified L-shaped structure with a carport attached to its front façade. The roughly 1,245-square-foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single space carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in the development.

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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**

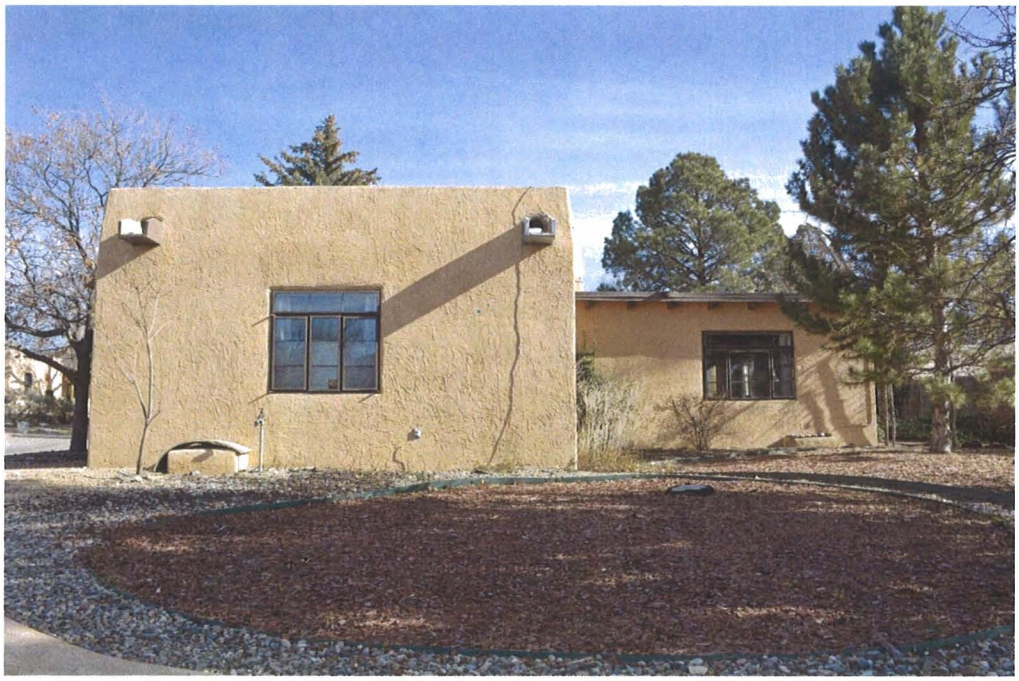


Photo 2: West elevation, facing east.

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

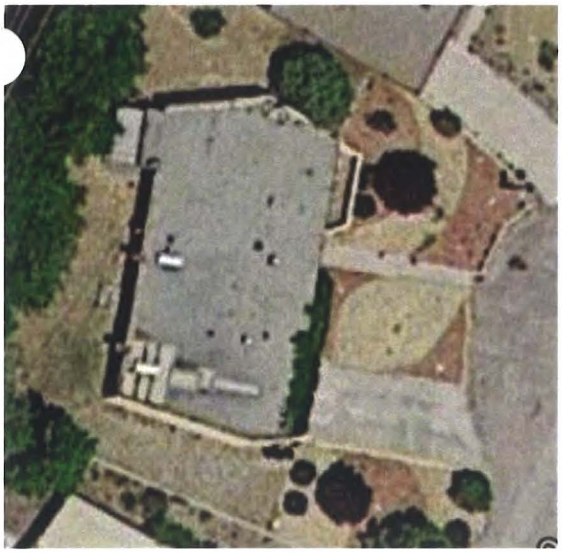
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

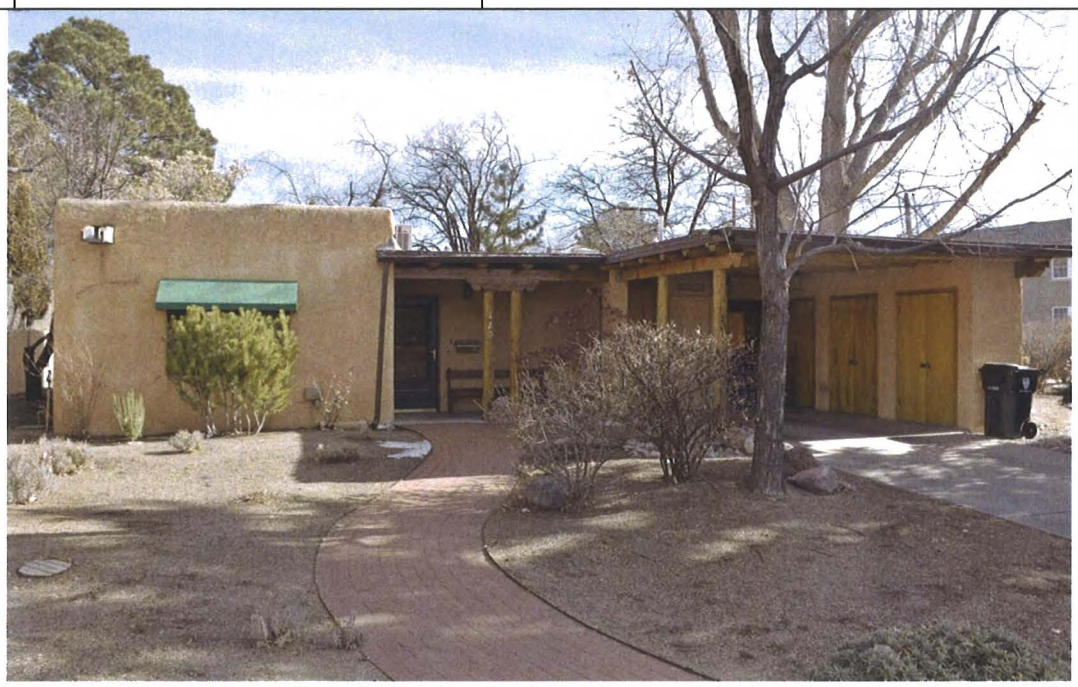
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

). 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**

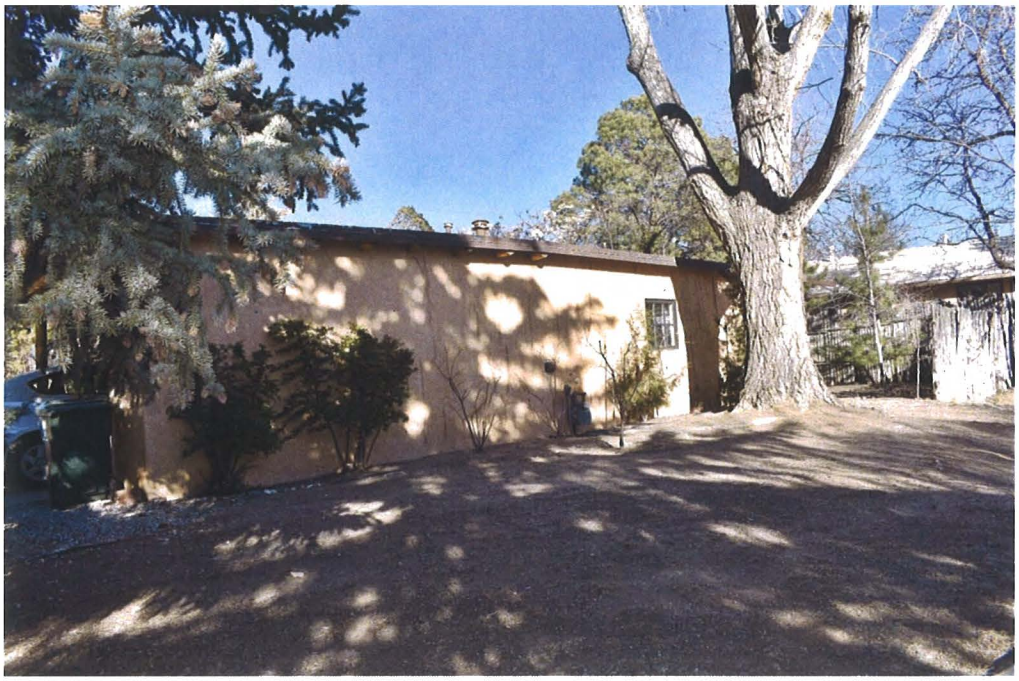


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

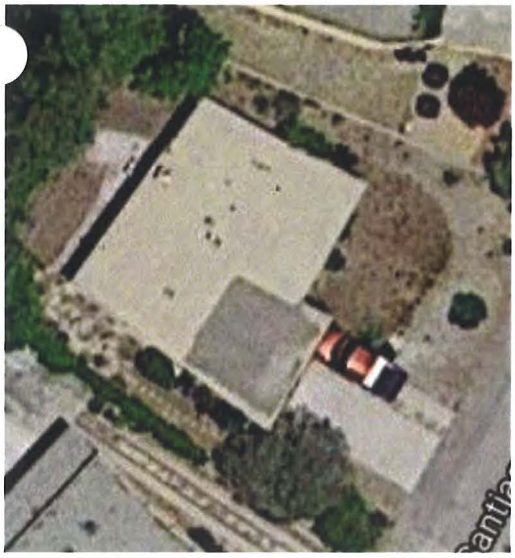
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

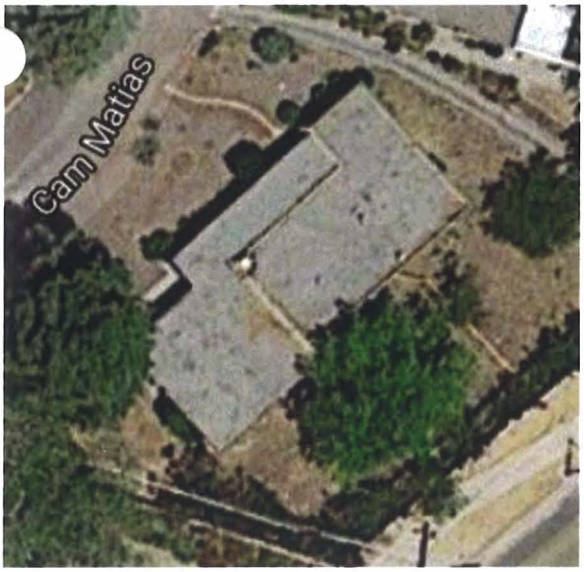
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

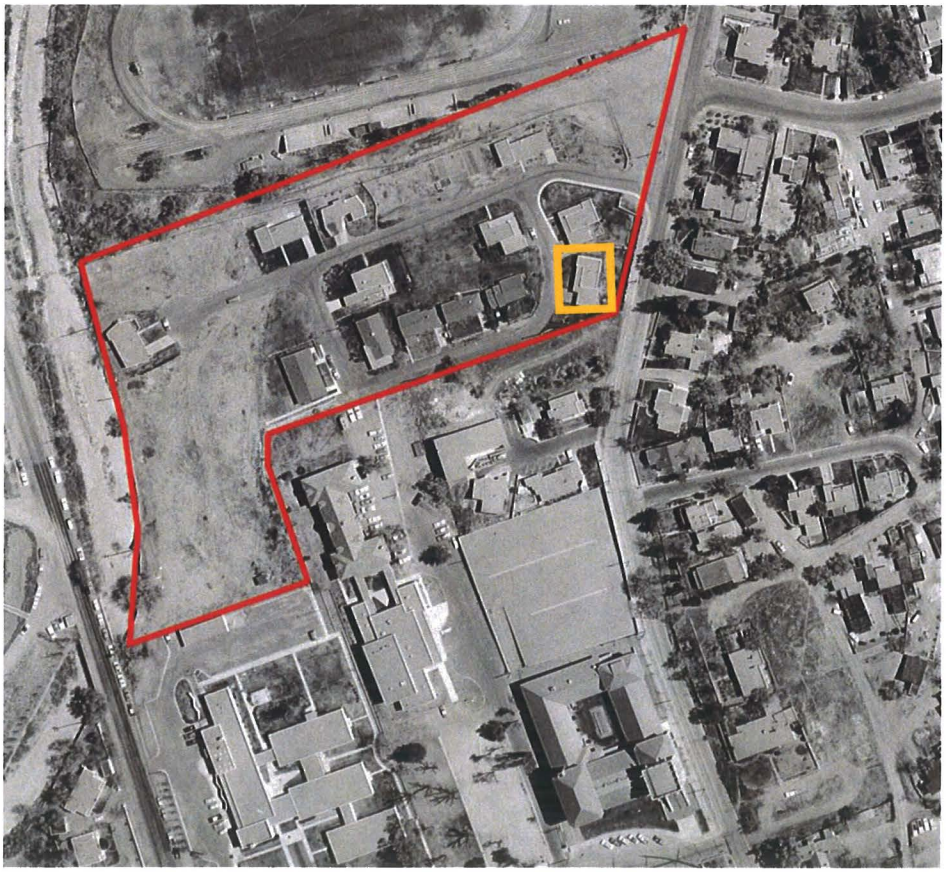


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

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**

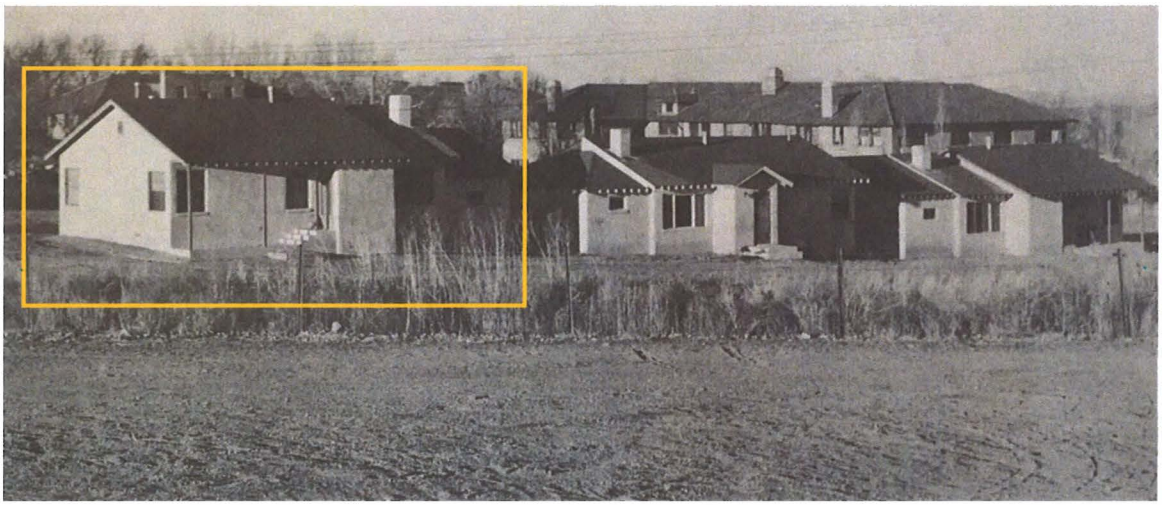


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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: 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**



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

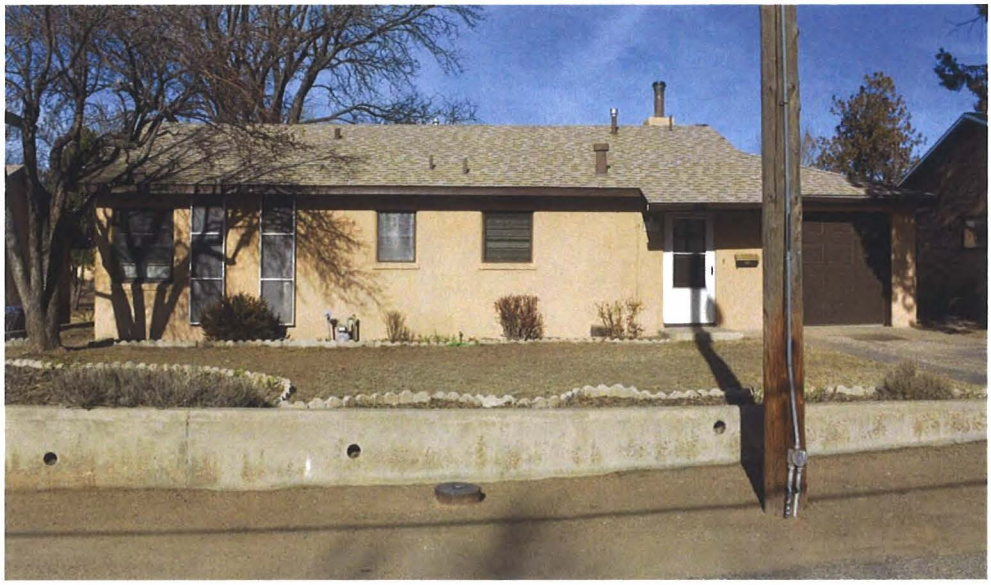
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

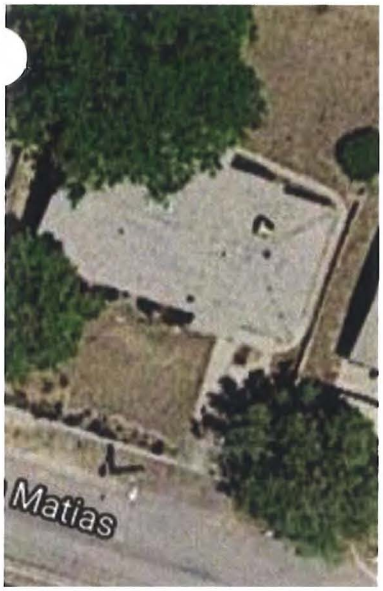
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

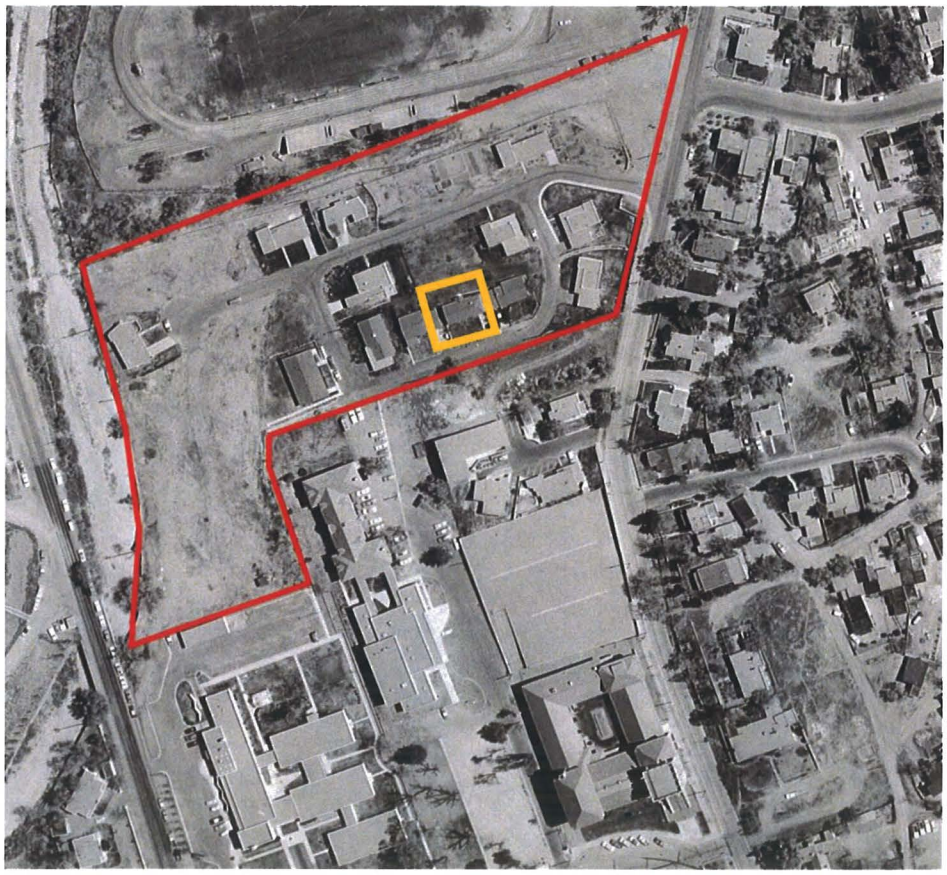


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

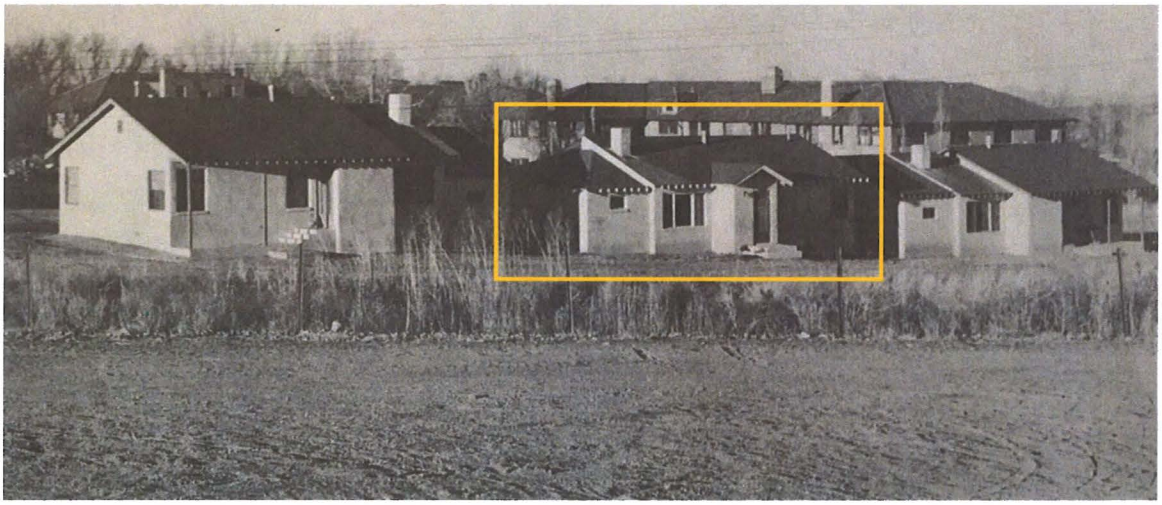


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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**

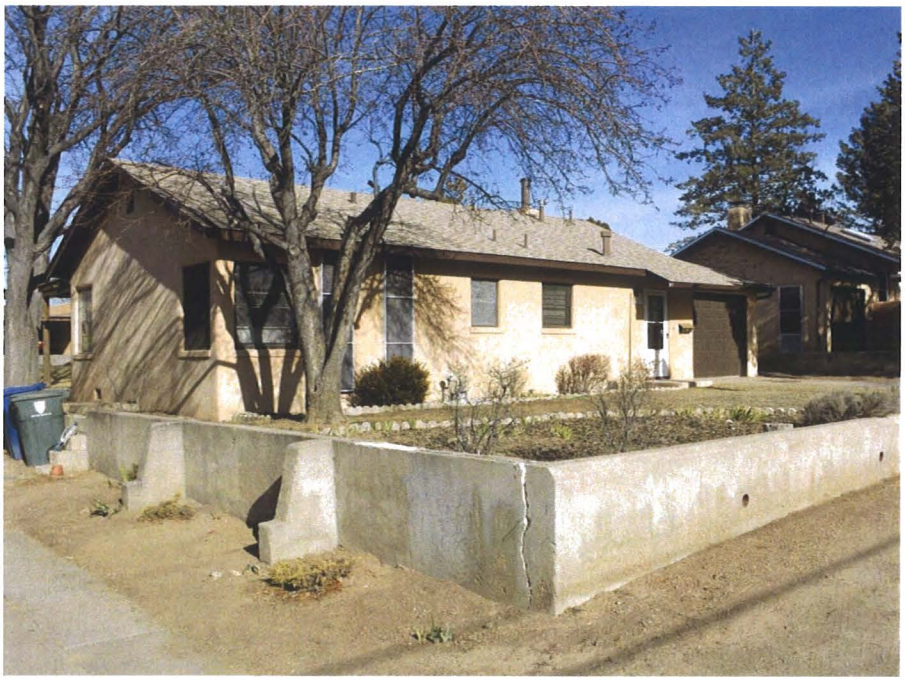


Photo 2: Street west elevations, facing northeast.

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:
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 #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693343, -105.936001



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

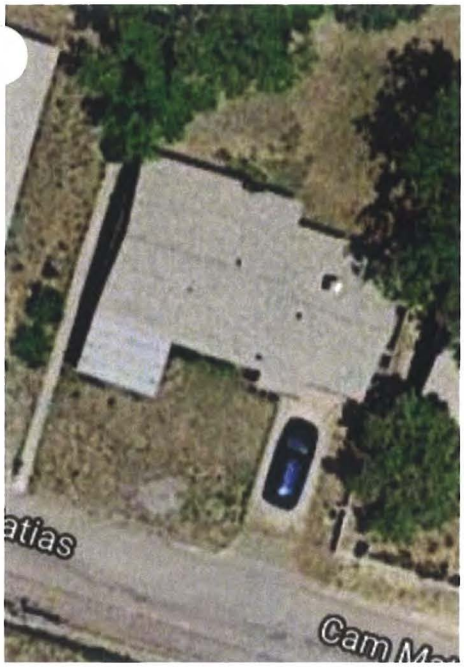
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone:			
__ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood:			
__ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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**

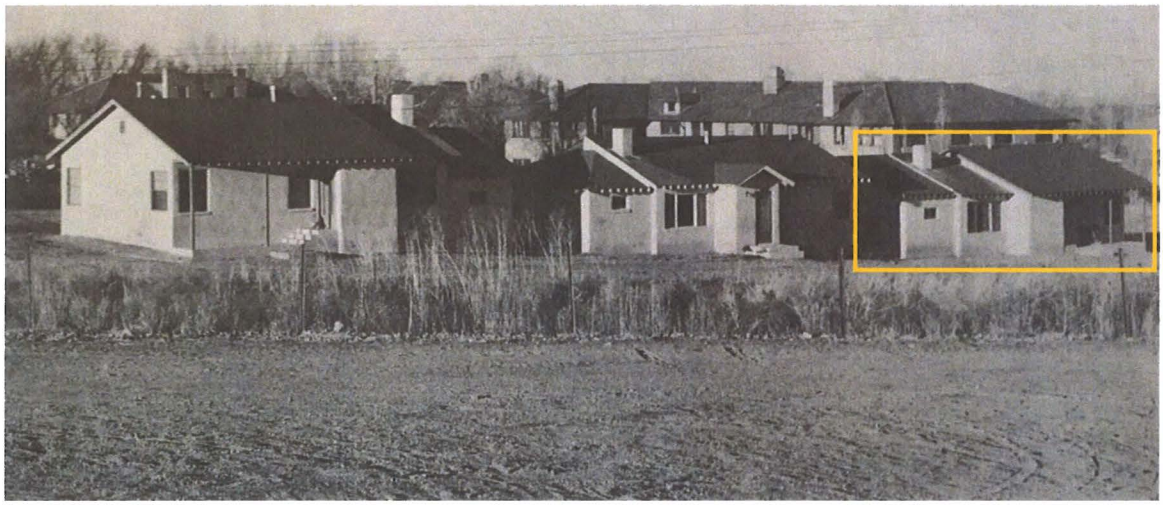


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**

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

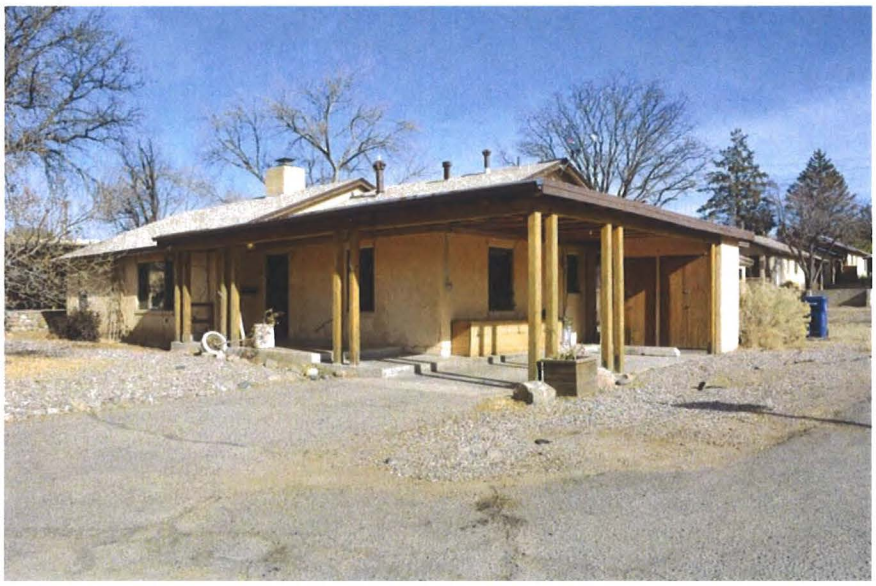
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

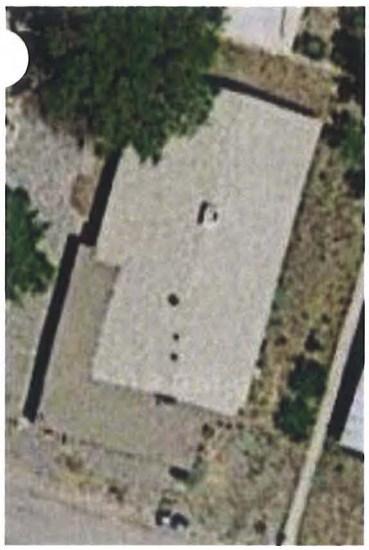
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

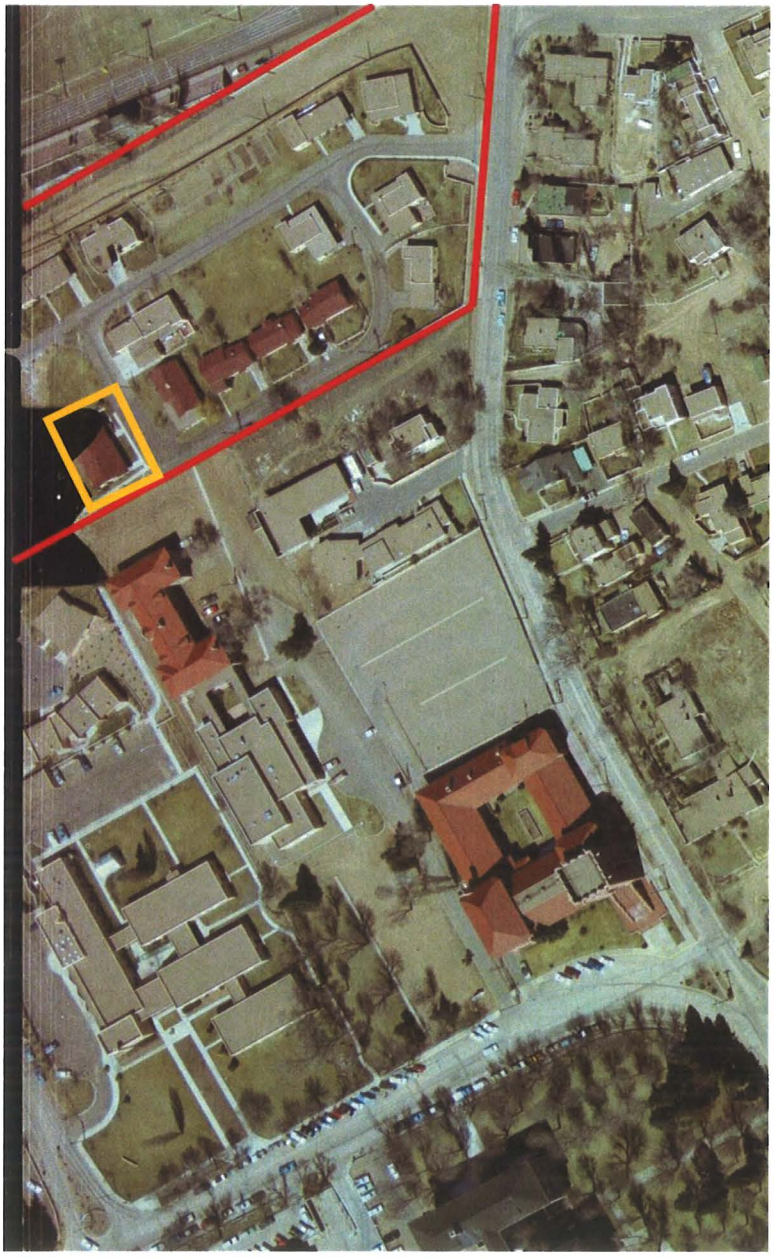


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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)

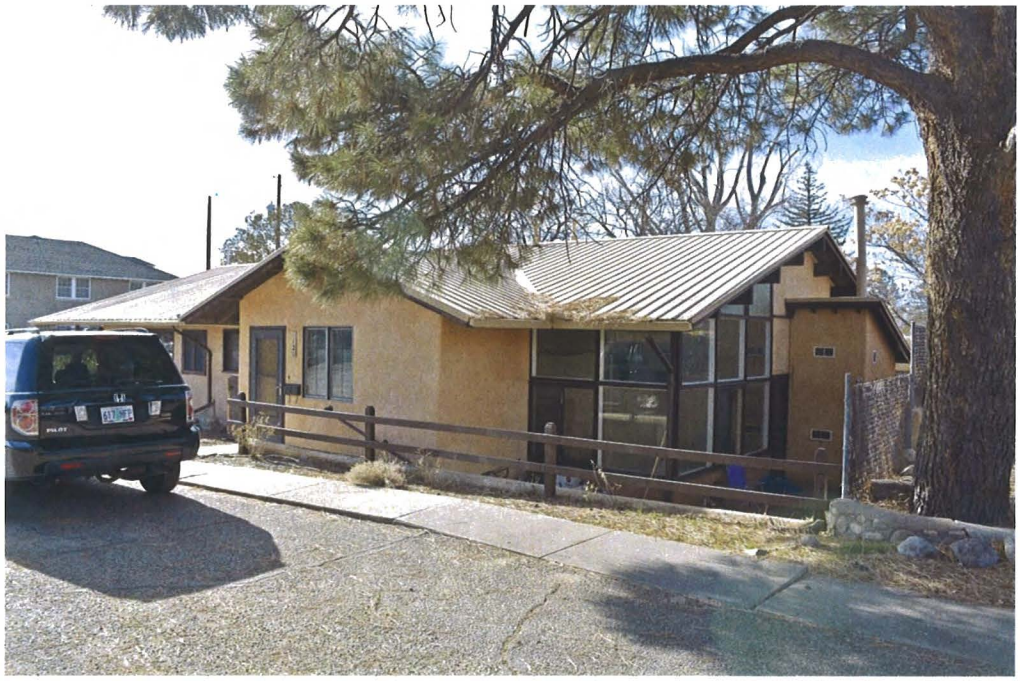


Photo 1: Street and north elevations, facing southwest.

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

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 98	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

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 ASSOCIATI

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

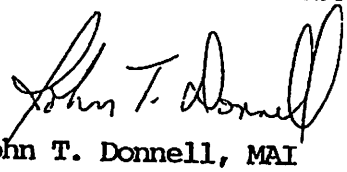
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES



John T. Donnell, MAI

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

DONNELL DONNELL AND ASSOCIATES
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CERTIFICATION

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

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

DONNELL DONNELL AND ASSOCIATES

City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

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**

2025-011700-HDRB and 2025-011701-HDRB, 123 and 125 Camino Santiago, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [Plaza del Monte Documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the east facade (R1, R2, R3, R4, and R5) designated as the primary façade including the portal, excluding the non-historic materials, and the north property line retaining wall be designated as non-contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011700-HDRB and 2025-011701-HDRB, for 123 and 125 Camino Santiago, retain/upgrade the main residence as non-contributing/contributing and designate facades (numbers from façade diagram) excluding/including portals, non-historic materials, etc., as primary façade(s).
b. In case 2025-0111700-HDRB and 2025-011701-HDRB, for 123 and 125 Camino Santiago, designate the north yard wall as non-contributing/contributing.

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:
Plaza del Monte, formerly the Plaza del Monte Retirement Center, 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 of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.



Figure 1: Property Location 125 Camino Santiago

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.


Figure 2: East Elevation of 123 Camino Santiago

Site Description:
The quad apartments at 123 and 125 Camino Santiago were constructed as part of the Plaza del Monte compound in 1970 and are listed as non-contributing to the Downtown and Eastside Historic District. The structure is rectangular and designed with bilateral symmetry, having block massing at the north and south ends of the structure and a block mass in the center. The center block holds a large single square opening. The block massing bookends a portal on each of the south and the north ends of the elevation. The doors and windows on the east street-facing elevation are in a uniform pattern. The entry doors are wood with lite panels. The windows are standard multi-lite steel casements. The north and south elevations contain three aluminum casement windows. The west elevation holds four patios sheltered by shallow overhangs and sliding door entries. The structure is 3,563 sq. ft. and is divided into four apartments. A concrete and stone retaining wall separates the structure from the northern neighboring property.


Figure 3: North Retaining Wall

PREVIOUS CASE SUMMARIES:

ARC:
The property has received Archaeological clearance under case 2023-007030-ARC.

HDRB:
All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. Under case H-17-098A, the property at 123 and 125 Camino Santiago was designated as non-contributing due to its age. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

ADMINISTRATIVE:
No administrative approval is on file for this property.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, for the duplex located at 123 and 125 Camino Santiago.

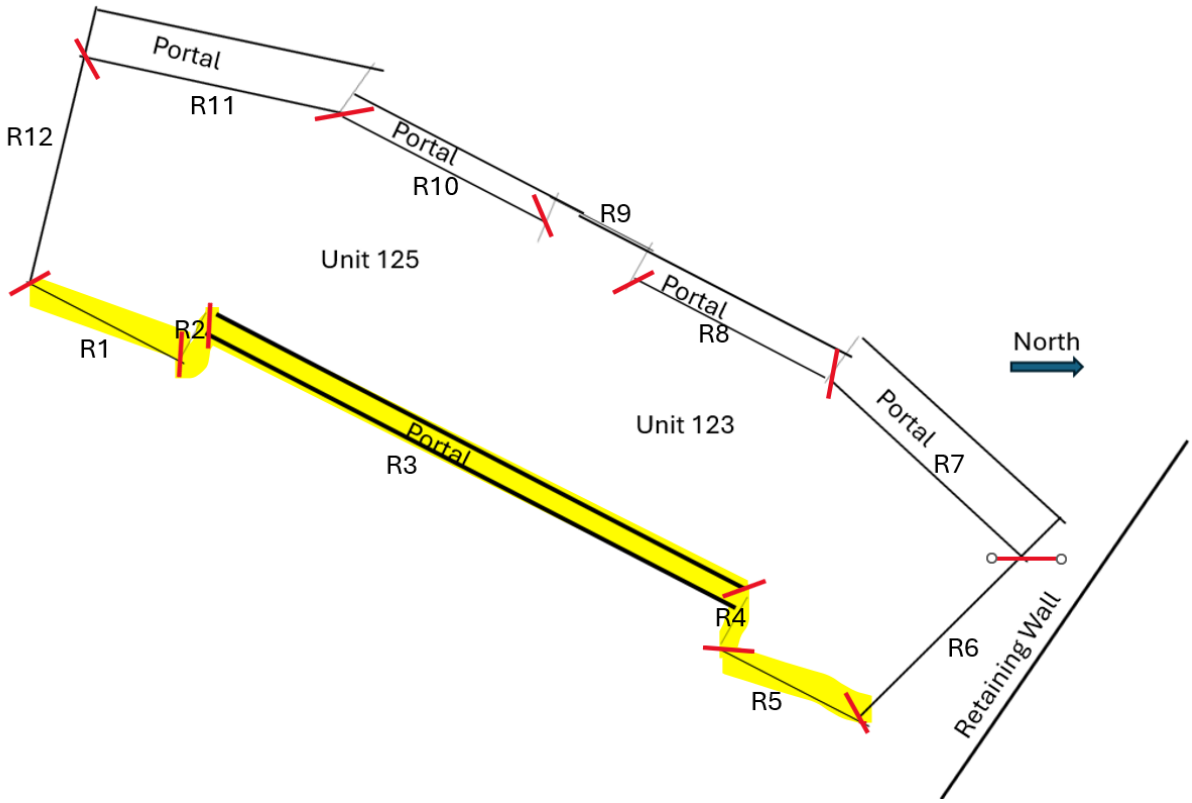


Figure 4: Façade Diagram

Staff finds the structure to be a contributing structure due to its association with Clark and Register's master planned community and historic compound, Plaza del Monte, and the association with the Presbyterian Church. The structure is a good example of Mid-Century Modern Santa Fe Style. Character-defining features include the massing blocks at either end and the blocking mass in the center of the structure, and the portal on the east elevation.

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693449, -105.937311



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

One of three apartment buildings at Plaza del Monte, 125 Camino Santiago is arranged as a long rectangle on the west side of the street. The front (east) façade reveals the apartment's strict symmetry and emphasis on economy. In plan, it is oriented along a roughly north-south axis. The rectangle is broken into angled planes at the northwest and southwest exposures. These bookend a portal interrupted at its center with a block-like volume punched with a square opening. The front elevation is characterized by a uniform pattern of door and window openings. The doors leading to the apartment are wood units with view light panels. Windows are standard multi-light steel casements. The angled north and south elevations contain three windows, each a non-original aluminum casement. The rear (west) elevation is divided into four patios sheltered by a shallow overhang. Non-original sliding glass doors open onto a concrete slab patio. The combined 3,563-square-foot mass contains four apartments. The quad-plex apartment was constructed in c.1970, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 121 Camino Santiago to the north.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs and city directory entries - Does not appear on February 27, 1969 aerial photograph

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

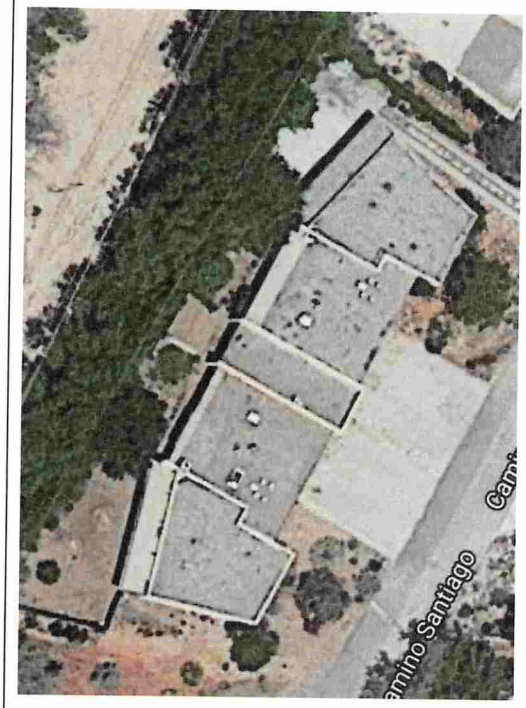
15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1)

(Continued from other side)

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The apartments were constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified with the apartments are John M. Currie, Violet Sherratt, Merrill Henry and Warren Blodgett, who are listed as tenants in the 1971 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	3]	2
Casement	Steel	3-3	4
Casement	Steel	3-3F-3F-3	3
Casement	Aluminum	1-1	4
Casement	Aluminum	6-6	1
Double-Hung[?]	Wood	1/1	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	8
Single-Leaf	½-Glass	Wood	3
Sliding	Patio	Plastic	4

12. Chimneys
Four, stucco-clad, west exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

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

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the apartment building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. Constructed in c.1970, it does not meet the minimum age threshold for consideration. For these reasons, the recommendation is to designate 125 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Apartment Building Not Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.
Apartment Building Not Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

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



Photo 1: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: South elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**





Photo 3: North Unit (top), facing northwest; South Unit (bottom), facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 4: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 5: Retaining separating 121 and 125 Camino Santiago, facing northeast. May 3, 2018.

December 8, 2025

Lani McCulley
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Historic Status Review Request
123 Camino Santiago

Dear Lani,
On behalf of the Owner, whom I represent before the Historic Preservation Division, we request a review of the historic status for the structure at 123 Camino Santiago. The single-family residence is located in the Downtown & Eastside historic district and is designated as Non-Contributing.

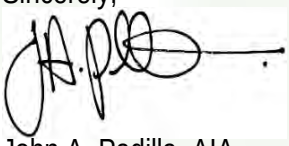
My client requests that the Historic Districts Review Board reevaluate the building's historic status and keep the structure as Non-Contributing.

We ask that staff refer to the HCPI previously submitted by the developer when the status designation was reviewed by the HDRB during their deliberation on historic status.

We request that the Historic Staff prepare a presentation for the Historic Districts Review Board, seeking approval to maintain the current Non-Contributing status.

Thank you for considering our request. Please let me know if you need any additional information.

Sincerely,



John A. Padilla, AIA
Architect

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

Aerial View_Plaza Del Monte



12/8/2025, 10:45:33 AM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

ITEM # 18-0829

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

Case #H-17-098A
Address–122, 124, 125, 126 Camino Santiago & garages/carports South of 126 Cam. Santiago
Agent's Name – Lloyd and Associates
Owner/Applicant's Name – Plaza del Monte LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 26, 2018.

101-126 Camino Santiago and 104-120 Camino Matias are 26 structures constructed in a vernacular manner after approximately 1966 in Plaza del Monte. Evidence of non-historic alteration consists of added massing with Spanish-Pueblo Revival portals and loss of original windows with non-historic replacements. The structures, along with associated yardwalls, have no historic status (17) or are presently designated as contributing (1) and non-contributing (8) to the Downtown & Eastside Historic District.

Plaza del Monte was originally developed for retired members of the Presbyterian Church. Generally, the buildings represent mid-century Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yardwalls at the southwest section of Plaza del Monte. Additional information was submitted regarding aerial images, dates of construction for buildings and yardwalls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe, and documents from the County of Santa Fe tax assessor's office.

Address	**Construction Date(s)**	**Current Status**	**Proposed Status**
122 Camino Santiago	after 1969	NS	NC
124 Camino Santiago	1968	NS	NC
125 Camino Santiago (Units 1-4)	after 1969	NS	NC
126 Camino Santiago	1968	NS	NC
Structures south of 126	W part 1966, E part after 1969	NS	NC

NS = Non-Statused; NC = Non-Contributing

Staff stated that for structures that have historic dates of construction, the following items offer additional information that helped to inform the staff's NC recommendations:

- 124 Camino Santiago has a borderline construction date.
- 126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

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. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff Recommendation: Staff recommended the Board follow the recommendations of the architectural historian consultant, who studied the structures in depth, to designate the five structures as non-contributing to the Downtown & Eastside Historic District.
4. The project is 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);
   _X_ Section 14-5.2(D) General Design Standards; and
   _X_ 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:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Santa Fe City Code (SFCC) 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."
7. Under Section 14-12.1, the definition of a "non-contributing" structure is "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."
8. Section 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review for the status of the five properties at issue have been met.
10. A threshold requirement for "contributing" status is that a building must be located in a historic district and be "approximately fifty years old or older."
11. All structures within Plaza del Monte are located in the Downtown and Eastside Historic District ("District").
12. Plaza del Monte was constructed when owned by former owner, the Presbyterian Church.
13. Plaza del Monte was originally conceived in the late 1950's as rent-subsidized residential communal housing for retired Presbyterian pastors, missionaries, officials, teachers and church members.
14. The original units in Plaza del Monte were constructed between 1965 and 1977 with some later alterations.
15. Plaza del Monte was constructed in phases; only a few structures reflect the original design, with later constructions reflecting evolving architectural trends.
16. The retirement center operated until approximately 1988.
17. In or around 2014 or 2015, then-owner Presbyterian Medical Services sold Plaza del Monte to the current owners, Plaza del Monte LLC.
18. Plaza del Monte is a condominium, and Plaza del Monte LLC owns all units therein.
19. Architectural historian John Murphey provided information about each structure.
20. Generally, in estimating the construction date of the structures, John Murphy reviewed dated aerial photographs, City directories, newspaper accounts, and architectural drawings, among other resources.

21. According to John Murphey's own estimates, a large number of units were constructed between 1968 and 1971.

124 and 126 Camino Santiago

22. The structures in Plaza del Monte generally reflect a simplified Spanish-Pueblo Revival style, and include elements from a variety of architectural styles.
23. Generally, the Plaza del Monte structures are designed simply and built inexpensively.
24. The structures in Plaza del Monte are some of the few mid-century structures examined by the Board for historic status and comprise a unique mid-century neighborhood in this District.
25. The mid-century architecture of the residences in Plaza del Monte is unique to Northern New Mexico; it contains regional references and stylistic cues to New Mexico's unique architecture heritage and provide a direct lineage to our historic buildings.
26. As a group, the structures in Plaza del Monte tell a history of the neighborhood's development.
27. The structures have associations with the long-standing history in Santa Fe of the Presbyterian Church and Ghost Ranch; these structures were built specifically for clergy and teachers, which housed them for decades.
28. The structures at 124 and 126 Camino Santiago meet the threshold requirements for contributing status, since they are located in the District and are at least "approximately 50 years old".
29. SFCC Section 14-5.2(C)(1)(a) states that as a purpose and intent of the City's regulation of significant and contributing structures in the historic districts that "[e]ach structure be recognized as a physical record of its time, place and use."
30. Although the Historic Ordinance (SFCC Section 14-5.2) doesn't specifically recognize mid-20th century style, it does recognize that it is as important to protect buildings that are approximately 50 years old as it is to protect buildings from earlier eras, especially when they conform to historic district design standards, while embodying elements of design associated with their specific time.
31. 124 Camino Santiago and its associated rock yardwall help to establish and maintain the character of the Eastside and Downtown Historic District in that the residence has unique architectural elements incorporating mid-century elements such as the carport and the picture window flanked by casements into Recent Santa Fe Style dominated by block-massing, a flat roof with an overhang of under 30 inches, no window or door within three feet of a corner, inset entry under a portal with non-decorative corbels, battered walls, and no cantilevers except for vigas, among other characteristics.
32. The Board, in response to the application, finds that the structure at 124 Camino Santiago and associated rock yardwall:

    X meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.

33. The west façade at 124 Camino Santiago is the primary elevation of the structure with features that define the character of the structure's architecture.
34. 126 Camino Santiago is an example of Spanish-Pueblo Revival style with contemporary elements.
35. 126 Camino Santiago and its associated rock yardwall help to establish and maintain the character of the Eastside and Downtown Historic District in that it has regional character-defining features such as its dominating effect to be that of adobe construction, no

window or door within three feet from the corner, no cantilevers except over projecting vigas, beams or wood corbels, a flat roof with an overhang of under 30 inches, among other characteristics. Battered walls, central block massing and inset entries under portals also reference Northern New Mexico's regional architectural traditions.

36. The totality of the architectural features of 126 Camino Santiago comprise a Spanish-Pueblo Revival style which conforms to and brings mid-century character to Recent Santa Fe Style design standards (Section 14-5.2(E)) in the District.
37. The Board, in response to the application, finds that the structure and associated rock yardwall at 126 Camino Santiago:

    _X_ meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
38. The north façade at 126 Camino Santiago is the primary elevation of the structure with features that define the character of the structure's architecture.

122, 125 and structures south of 126 Camino Santiago

1. At a prior hearing on April 24, 2018, the aerial photograph dated February 27, 1969 did not include the area on which 122 and 125 Camino Santiago are located and could have been constructed prior to this date.
2. At the hearing on June 26, 2018, an additional aerial photograph from the New Mexico Department of Transportation was provided which clearly shows that 122 and 125 Camino Santiago had not begun to be constructed by February 1969.
3. At the June 26, 2018 hearing, the County Assessor Gus Martinez testified that if there was a discrepancy between the County Assessor's records and the NMDOT aerial photograph regarding the estimated date of construction, that he would rely on the NMDOT photograph as being more accurate.
4. 122 and 125 Camino Santiago, including but not limited to the associated rock yardwalls, do not meet a threshold age requirement for contributing status.
5. The garage structures south of 126 Camino Santiago do not contribute to maintain the character of the District.
6. The Board, in response to the application, finds the structures and associated yardwalls at 122, 125, and the garage/carport structures south of 126:

    _X_ do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.

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 voted to:

    _X_ Designate contributing status to the residence at 124 Camino Santiago and its associated rock yardwall, with the west façade as the primary elevation;

    _X_ Designate contributing status to the residence and associated rock yardwall at 126 Camino Santiago, with the north façade as the primary elevation; and

    _X_ Designate noncontributing status to the structures at 122, 125 and the garage/carport structures south of 126, along with any associated yardwalls.

IT IS SO ORDERED ON THIS 24th DAY OF JULY 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

24 July 2018
Date:

FILED:
Yolanda Y. Vigil
City Clerk

7/25/18
Date:

APPROVED AS TO FORM:
Assistant City Attorney

24 July 2018
Date:

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: Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for non-statused residential structures and associated yardwalls.

Case number: **17-098A**
Project Type: HDRB

PROJECT LOCATION(S): 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago

PROJECT NAMES:

OW –	Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AP -	Lloyd and Associates	321 West San Francisco Street Suite A	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 June 26, 2018. The decision of the Board was to list the historic status of 124, and the associated rock wall shown on page 98 of the packet, as contributing with the west façade of the residence designated as primary, list the historic status of 126, and the associated rock wall shown on page 97 of the packet, as contributing with the north façade of the residence listed as primary, and list 122, 125, the garages south of 126, and the associated walls as non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 26, 2018

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes - June 12, 2018		
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	None	2-3
H. Action Items		
1. Case #H-18-039. 367 and 367½ Hillside Avenue	Approved as recommended	3-4
2. Case #H-17-003. 1405 Paseo de Peralta	Approved as recommended	4-8
3. Case #H-18-053A. 906 Canyon Road	Status designations	8-11
4. Case #H-18-060A . 310 Otero Street	Status designations	11-13
5. Case #H-18-061. 918 Acequia Madre Unit G	Approved as submitted	13-16
6. Case #H-18-066. 1673 Cerro Gordo	Approved as recommended	16-17
7. Case #H-18-058. 257 Las Colinas Drive	Approved as recommended	17-19
8. Case #H-18-067. 355 Hillside Avenue	Postponed	19
9. Case #H-18-068. 618 Don Felix Street	Part approved; part denied	20-25
10. Case #H-18-065. 1400 Cerro Gordo Road Unit C	Approved with conditions	25-28
11. Case #H-17-098A. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago	124 and 126 made contributing	28-95
12. Case #H-17-098B. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago	Denied demolition on some	95-122
I. Matters from the Board	None.	122-123
J. Adjournment	Adjourned at 9:25 p.m.	123

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

June 26, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:
Cecilia Rios, Chair
Edmund Boniface

OTHERS PRESENT:
Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carlos Gemora, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

MOTION: Member Roybal moved, seconded by Member Biedscheid, to approve the agenda as

presented.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell, and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES June 12, 2018

MOTION: Member Biedscheid moved, seconded by Member Roybal, to approve the minutes of June 12, 2018 as presented.

VOTE: The motion passed by voice vote with Members Boniface, Powell, and Roybal voting in favor and none voting against. Member Bayer abstained.

E. FINDING OF FACT AND CONCLUSIONS OF LAW

Case #H-18-029A. 725 ½ Canyon Road.
Case #H-18-029B. 725 ½ Canyon Road.
Case #H-18-032. 1341 Canyon Road.
Case #H-18-063. 105 Calle La Pena.
Case #H-16-052. 1047A Camino San Acacio.
Case #H-18-062. 885 East Palace Avenue.
Case #H-18-054B. 210 Barela Street.
Case #H-14-034. 507 and 511 Paseo de Peralta.
Case #H-16-087. 444 Camino de las Animas.
Case #H-18-038A. 576 ½ Camino del Monte Sol.
Case #H-18-001. 1301 Canyon Road Unit C.
Case #H-18-064. 1536 Cerro Gordo Road.

MOTION: Member Roybal moved, seconded by Member Biedscheid, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by voice vote with Members Biedscheid, Boniface, Powell, and Roybal voting in favor and none voting against. Member Bayer abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Vice-Chair Katz announced to the public that anyone wishing to appeal a decision of the Board could appeal to the Governing Body up to 15 days after the Findings of Fact and Conclusions of Law were

approved by the Board or, if the Board has not approved the Findings of Fact and Conclusions of Law within 31 days, the appeal can be filed up to 15 days beyond 31 days. He also advised all applicants to take down the notice of hearing signs after the hearing is completed.

1. **Case #H-18-039. 367 and 367½ Hillside Avenue.** Downtown and Eastside Historic District. Liaison Planning, agent for 2017 Hillside Partners, LLC, owner, proposes to remodel a contributing residential property by changing doors and windows and repairing stucco and wood trim. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

367 & 367½ Hillside Avenue are two residential buildings in the Downtown and Eastside Historic District.

367 Hillside Avenue is not being discussed.

367½ Hillside Avenue

367½ Hillside Avenue is a 1,725 square foot single family residence which was constructed in the 1980s. The house is constructed in the Spanish-Pueblo Revival style. Staff recommend the residence as non-contributing to the Downtown and Eastside Historic District as it is not yet 50 years or older. The Board designated the historic status of the structure as non-contributing in 2018.

Garage

In addition to the two residential structures is a two-story garage built sometime after 1980. The garage has a historic status of non-contributing. The garage is detached from the structures and is built in the Pueblo Revival style.

The applicant is requesting to remodel 367½ Hillside and the garage at the back. The following five items are proposed.

1) Change windows on the residential structure. The windows are proposed to be simulated divided lite. The windows and trim will be in the color "Blue."

2) Replace the garage door with a window.

3) Replace the existing door at the garage with carriage doors. The doors will be "White" and the trim will be painted "Blue."

4) Install a skylight in the kitchen of the house. The skylight will not be visible above the parapet.

5) Color coat with STO Asheville, which is close to the current color.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Dolores Vigil, P.O. Box 1835, Santa Fe, was sworn She said she was here to answer questions. She had read the Staff report and understood this property had been downgraded to noncontributing. This project will clean up the area and they plan to do the smaller unit later on.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Elmer Maestas, who lives across the street from the subject property, was sworn. He wanted to find out the plans for the overall property.

Vice-Chair Katz suggested he could ask that from the applicant separately and asked if he had any concerns about this project.

Mr. Maestas said not but he would get with Ms. Vigil to ask about that.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Bayer, in Case # H-18-039 at 367½ Hillside Avenue, to approve the application as recommended by Staff.

VOTE: The motion and it passed by voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell, and Roybal voting in favor and none voting against.

2. **Case #H-17-003. 1405 Paseo de Peralta.** Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to install a mural on a non-contributing, commercial structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1405 Paseo de Peralta, formerly known as 600 Galisteo Street, is a commercial structure that was built as a grocery store in 1930 in a vernacular manner. Significant massing changes have occurred. The structure is listed as non-contributing to the Don Gaspar Area Historic District.

The applicant is bringing forward the last part of their proposed remodel, which is to install a mural on the north elevation of the building. The full-color painting will be approximately 16' H x 55' W. The Arts Commission does not need to review this request.

RELEVANT CODE CITATION

14-5.2(H) Don Gaspar Area Historic District

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

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(H)(1)(a)).

Questions to Staff

Vice-Chair Katz understood it is optional to the Arts Commission and they didn't want to review this because it is on private property and they only deal with art on public properties. Is that correct?

Mr. Rasch agreed and read the citation. The applicant contacted them, and the Director said they did not need to see it.

Vice-Chair Katz asked to what extent the Board's discretion does extend - like everything that it harmonizes with streetscape.

Mr. Rasch agreed with that, but he cautioned the Board about content of the mural. The Board can deal with harmony with the streetscape, including location, dimensions and color. Those are part of the Board's jurisdiction.

Member Roybal asked if there are any other murals there.

Member Powell asked if he could read the code citation on murals.

Mr. Rasch read again regarding materials, what is allowed and what is not. The code prohibits arresting colors or bold repetitive patterns and it may be referred to the Arts Board for a recommendation.

Applicant's Presentation

Ms. Jennifer Schlesinger, 1405 Paseo de Peralta, was sworn. She provided a bio of the artist and Mr. Rasch handed it out. [A copy of his bio is attached to these minutes as Exhibit 1.] She said they have two businesses and share the space. They are both galleries. She represents photography and her partner represents "American Indian and Tribal Arts." She related how they met this mural artist, Douglas Miles, at the Contemporary Indian Market and liked his work. They asked him if he would do this work as an interesting contribution to the neighborhood.

Questions to the Applicant

Member Roybal liked\ the mural and noted that it has bold colors. He was concerned that the colors might distract a driver and cause an accident. He asked if they would consider toning it down a little so people driving by would not be as distracted.

Ms. Schlesinger said the design was originally just three Apache Warriors and this Board recommended it be bigger and blended into the wall, so a person coming onto it would not be shocked by it. So they asked the artist to redesign the mural, making it bigger and blending it more into the wall with a landscape on both sides. The colors are flexible.

Member Roybal felt that if the colors surrounding it were blended into it more, it would not be "in your face."

Ms. Schlesinger showed the mural with the changes.

Member Powell asked if she had the original design that was submitted back in April.

Ms. Schlesinger said she didn't have it with her, but it was just the three warriors.

Vice-Chair Katz said one question that occurred as the Board drove by today was the distracting nature of it and it would be the first or only mural in the streetscape. He wondered whether putting it on the wall at the back of the parking area would make it less dominant. He asked if she would consider that location.

Ms. Schlesinger said she would talk with her partner about that and thought they could. However, they have a tall van that is parked in the back.

Member Roybal said he thought the new design was an improvement over the original by adding more color and softening the mural.

Member Biedscheid said she really liked the idea of a mural on this wall and with this large blank wall, especially, it would deter graffiti. The mural design is wonderful and very tasteful.

Ms. Schlesinger agreed. They also had a concern about the graffiti problem.

Public Comment

Mr. Richard Martínez, 1524 Paseo de Peralta, was sworn. He reminded the Board that there is a mural at Paseo and Guadalupe in tile and brightly colored and permanent. He also reminded the Board that there is a tradition of doing murals in Santa Fe.

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She said she still has some concerns about parking which has nothing to do with the Board and actual use of the building. She thought the solution was to have the van parked away from the wall and if they put it on the west wall, it would be more visible. The Board did approve some kind of mural. The three warriors design is a less distracting design. Her concern was the distraction of traffic there. And it would be less distracting on the north side of the building.

Mr. Doug McDowell, 1317B Cerro Gordo Road, was sworn and said this is a tough one. It is a nonhistoric mural. We are so well known as an artist town. Don't you want it to be seen rather than not be seen. It is so hard to say what is appropriate and what isn't. I like it and I am in support of it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Bayer was glad to see the previous submittal because she couldn't remember it. Compared to what they submitted before, it follows the suggestion of the Board from last time. They accomplished that and is not as glaring.

Member Powell recalled making it more of a scene and not just the three figures and to blend it with the façade more. It is a positive move in the right direction. "There is still something I can't put my finger on.

This will open it up for more murals and definitely set a precedent, so we should consider it carefully. The figures are such large scale. For me, it is a little out of scale. It is very large. The windows are quite high."

Vice-Chair Katz said, "I'm a little afraid to say how I feel. The idea of having it larger and blend in and the background mountains do that. I have a little problem with the shield. Doug is right. It is arresting but balancing with traffic accidents. It would be less distraction if the shield object was not there."

Ms. Schlesinger explained that it is a basket and not a shield.

Member Powell asked if it could be a little smaller.

Ms. Schlesinger said it is the artist's work. The artist did make the changes the Board asked for. She thought the artist was happier with this version. She didn't think he wanted to make it much smaller. He was happy with this. We can tell him to tell it down or use more muted colors. They are all doable, but it is his art and he is known all over the country for his murals and we don't know how much we can dictate it.

Member Powell understood but it is the Board's job. "You did a great job on renovation. This might dominate the façade more than it should. Just think that big scale might detract from it."

Member Biedscheid asked for the Applicant to clarify if the brown color is similar to the stucco color.

Ms. Schlesinger said what is not showing is the color of the building which is Cottonwood which is beige. The mural is definitely going to blend in, especially the basket, and the mountains will be darker brown.

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-17-003 at 1405 Paseo de Peralta, to approve the application as recommended and maybe making the surrounding colors subtler to blend in better.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, and Roybal voting in favor and Member Powell voting against (3-1).

3. **Case #H-18-053A. 906 Canyon Road.** Downtown & Eastside Historic District. Pompeii's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

906 Canyon Road is a single-family residence that was estimated to be constructed before 1928, as indicated in the City business directory, in the Old Santa Fe Style. Although, the County's tax records indicate that the structure was constructed in 1955. Historic wood windows appear to be in good condition.

It appears that the brick parapet coping was stuccoed over. The building is listed as contributing to the Downtown & Eastside Historic District.

908 Canyon Road is a free-standing casita behind 906. The County's tax records indicate that the structure was built in 1955. Historic metal casement windows appear to be in good condition.

A free-standing cantina was constructed at the southwest corner of the property before 1975, but the rounded, low portal that dominates the north façade of the cantina was constructed later. The structure has no historic status, but there is no conclusive evidence submitted for its date of construction.

908½ Canyon Road is a free-standing well house that is located on the rear east side of the property. This hearing does not involve this contributing structure.

RELEVANT DEFINITIONS

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.

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.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the primary residence and designate the north façade as primary (elevations 1-3 of 10), to upgrade the historic status of the casita as contributing with the east façade designated as primary (elevations 1-4 of 7), and to recognize the cantina portal as non-historic due to a post 1975 date of construction.

Questions to Staff

Member Bayer asked Mr. Rasch if he meant the cantina to be non-statused.

Mr. Rasch said he did. He explained that he had no evidence of its actual date of construction. He was leaving the portal as nonhistoric.

Applicant's Presentation

Mr. Dennis Storz and Ms. Valerie Storz, 906 Canyon Road, were sworn.

Mr. Storz said the main issue is about the cantina and the portal. "We recently purchased the house and are doing renovation and doing all we can to maintain the character of the home - nothing to exterior on 906 and 908 but on the cantina, we'd like to remove the roof which is very steep and very low and anyone 5' 5" or taller would bang their head on it. As nearly as we can tell, it was constructed after 1975 based on the 1975 aerial photo. So our request is to remove that part, so we can make it more useful."

Vice-Chair Katz clarified that Staff recommended nonhistoric which would allow the Applicant to do that.

Questions to the Applicant

Vice-Chair Katz asked if they were comfortable with the other Staff recommendations.

Mr. Storz agreed.

Mr. Rasch clarified that this case is not about remodeling but just the status.

Public Comment

Mr. Richard Martínez (previously sworn), said his renovation of this house in 1993 won an award for historic renovation and that cantina was previously a chicken coop at that time and had no status. It is not up to the standards of the rest of the house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Bayer - moved to maintain contributing of main house with north as primary 1-3 of 10; to upgrade casita to contributing with >>>> and cantina maintain non-statused and portal nonhistoric/Member Roybal -
Member Biedscheid and the free-standing wall is not affected by this motion.

Unanimous.

MOTION: Member Bayer moved, seconded by Member Roybal, in Case #H-10-053A at 906 Canyon Road, to maintain the contributing status of the primary residence and designate the north façade as primary (elevations 1-3 of 10); to upgrade the historic status of the Casita to Contributing with the east façade designated as primary (elevations 1-4 of 7) and to note the Cantina is non-statused and designate the portal as non-historic due to post-1975 date of construction.

Member Biedscheid requested a friendly amendment that the free-standing wall status is unchanged by this motion. Member Bayer accepted the amendment as friendly.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

4. **Case #H-18-060A . 310 Otero Street.** Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, requests a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

310 Otero Street is a single-family residence that was constructed in 1953 by Allen Stamm & Associates in the Spanish-Pueblo Revival style. Before 1969, the garage vehicle door was removed and infilled with a fixed window and the yardwalls were constructed. In 1978, two portals were constructed on the front and rear elevations. The front elevation included infilling of the original portal and removal of steel casement windows and the primary entry door. The 1985 building inventory has no information other than an estimated post-1945 date of construction. That inventory also shows that the front yardwall has been altered since that date. The building is listed as non-contributing to the Downtown & Eastside Historic District.

Staff requests a historic status review for the residence and the yardwalls.

STAFF RECOMMENDATION:

Staff recommends maintaining the non-contributing historic status for the residence and designating the yardwalls as non-contributing due to loss of historic materials and non-historic alterations and additions.

Questions to Staff

There were no questions to Staff regarding this case.

Applicant's Presentation

Mr. Christopher Alba, 1800 Old Pecos Trail, was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Member Bayer said she was inclined to make it non-contributing.

Member Powell noted the historic rock wall. The garage has been filled in with the single pane window. It is nice, and a few things have been replaced but not much. It would be a shame to not consider it Contributing.

Member Biedscheid noted that it is one of three Stamm houses in the historic district and it is old enough to be considered Contributing.

Mr. Rasch was unaware of where the other two Stamm houses were located and didn't know what integrity they have. It was difficult for him to recommend noncontributing also.

Member Roybal wanted to hear more of why it should be noncontributing.

Vice-Chair Katz pointed out that the garage isn't a garage any more, but the change was done tastefully so that you could tell it was once a garage. The windows and doors have been changed with a different portal in the front. But he recalled subdivisions in suburban New York of modest houses and had been modified in some way. This is way truer to its original form than many others and he thought it should be Contributing.

Member Bayer recommended yard wall as contributing as well.

Vice-Chair Katz thought the portal was nonhistoric. Member Bayer agreed.

Member Roybal - had concerns with yard wall. 90% of it is not.

Mr. Rasch - post 1985.

Member Bayer - exclude the nonhistoric parts of the yard. North and east base.

Member Powell - the nonhistoric parts.

MOTION: Member Bayer moved, seconded by Member Biedscheid, in Case #H-18-060A at 310 Otero Street, to designate the building as Contributing with the east elevation as primary; that the north part of the yard wall and the east base be designated as

Contributing, excluding the nonhistoric stuccoed parts; and that the portal is excluded as nonhistoric

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

5. **Case #H-18-061. 918 Acequia Madre Unit G.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Cole Martelli, owner, proposes to construct a 4,900 sq. ft. residential structure to the maximum allowable height of 15' and walls and fences to a maximum allowable height of 6'. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

918G Acequia Madre is a vacant lot in the Downtown and Eastside Historic District.

The applicant proposes to build a 4,900 square foot single family Spanish-Pueblo revival residence with the following design features:

1. "Buckskin" colored acrylic stucco exterior finish with a parapet-style roof to a maximum height of 15' (maximum height calculation).
2. Stained (color sample attached) wooden portals, eyebrows, canales, gates and doors.
3. Dark bronze clad windows.
4. 6-7' high courtyard walls in "buckskin" colored acrylic stucco with additional "moss rock" retaining walls.
5. Rear and side retaining walls with a 6' coyote fence (details not provided).
6. Rooftop appurtenances hidden by parapets.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Biedscheid asked if this lot has frontage on Acequia Madre and if any of the walls are proposed along the street.

Mr. Gemora said none of it fronts Acequia Madre and none of the walls are on the street. It has a private drive and is not gated.

Applicant's Presentation

Mr. Richard Martínez (previously sworn) said this project was going to be on the schedule for the last meeting and Staff took it off "for reasons that were not my own. When I have a project and I have a problem with meeting your deadline, I have to explain that to my client. And I have to either return money or work for free in order to do that. When I am taken off the schedule because of the problems and incompetence of the Historic, it is more difficult for me to explain. I asked repeatedly to meet with the City Attorney and I was refused, and I think that was because it was no legal reason for me to be removed from the schedule. And it was hard to explain.

On the front façade, the street that is going to be in front of the house is a private drive. It is going to be lowered quite a bit. He pointed out the dotted line that represents the existing grade and the level of the street. It will be lowered about 3' or so. The retaining stone wall and house is beyond it. The lowest elevation shows it will be cut into the ground and the dotted line is the existing grade. The drawing is labeled 3.1 in his submittal. That is drawn from final grade to the top of the parapet because they are lowering it into the ground.

Questions to the Applicant

Member Powell asked an inaudible question.

Mr. Martinez asked if was asking for the highest parapet.

Member Powell agreed.

Mr. Martinez said that would be over the living room/dining room. That is recessed back behind the entryway and the entry portal.

Member Powell asked, "What is the height?"

Mr. Martinez clarified that the street is lowered three feet; not the house. The lowest elevation shows the existing grade with dotted line. My measurement is 15'. [Mr. Martinez was speaking away from the microphone.]

Member Bayer asked if the Applicant can describe the retaining wall.

Mr. Martinez said, "Yes. That retaining wall is a dry stack moss rock wall intended for planting between it and the courtyard wall beyond. It is a standing wall and you can see it on the site plan; my drawing A-1.0 shows the retaining wall at the street. It is rendered darker because I have a stone hatch on that wall and then beyond it or behind it three feet back is the courtyard wall – the stuccoed wall behind it.

Member Powell said we have seen a lot of veneered walls that are not a real wall.

Mr. Martinez said it is not a veneer wall.

Mr. Gemora said regarding the height of the finished floor there with the retaining wall, it appears that the retaining wall lifts that finished floor to about 3' 6" at the lowest grade around the garage, if that makes any sense.

Member Biedscheid asked if he could describe the private driveway and what visibility of the finished house from Acequia Madre.

Mr. Martinez said there is no visibility from Acequia Madre because the house is behind other houses and the private drive curves as it comes to the house.

Member Roybal asked in regard to the retaining walls on the south side, on the north side and under the back wall. It is coyote. What are the side walls made of?

Mr. Martinez said they are stuccoed. There are backyard walls that exist in the back. They are the neighbor's backyard walls. So the retaining wall is 3' away and it lowers the grade so that it is reasonable for the house and a coyote fence that hides their naked block wall. The walls are separated by planter strip.

Vice-Chair Katz asked if it will be as beautiful as the house next door.

Mr. Martinez hoped so.

Public Comment

Ms. Beninato (previously sworn) said she knew it is on a private drive and couldn't be seen from the public street, so she didn't know how much the Board reviews it. But she was concerned about harmony with the rest of the houses there and how large it is. "Does it fit in with existing units. It is well designed but 4,900 square feet is a large house."

"It looks like two garage doors and a big window and some kind of portal. That looks massive and out of place and the biggest disharmony of all."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Vice-Chair Katz asked what that eyebrow is over the large window.

Mr. Martinez said it is over a large sliding wood door into the dining room. The eyebrow is made of corbels that come out from the house and has latillas on top.

Member Biedscheid asked if the lot coverage is more than other houses in the area.

Mr. Martinez said it is shorter than the house you referred to earlier. That was on a long narrow lot. This one is square, and the size is not larger than the other houses. There are three houses around it at the same size.

Mr. Gemora said it is about 42% lot coverage, but it meets the code with private space.

Action of the Board

MOTION: Member Powell moved, seconded by Member Roybal, in Case #H-18-061 at 918 Acequia Madre Unit G, to approve the application as submitted.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

6. Case #H-18-066. 1673 Cerro Gordo. Downtown and Eastside Historic District. Lisa Roach, agent for Matthew Olson, owner, proposes to construct a 1,898 sq. ft. residential structure on a vacant lot to a height of 13'4" where the maximum allowable height is 16'4". (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

1673 Cerro Gordo is a vacant, sloping lot measuring approximately 0.56 acre in the Downtown and Eastside Historic District. The applicant proposes to build a 1,898 square foot single family simplified Spanish-Pueblo revival residence with the following design features:

1. "Buckskin" colored cementitious stucco exterior with a parapet-style roof to a maximum height of 13'4" where the maximum height allowed is 16'4".
2. A 320 square foot portal and a 320 square foot pergola (both attached), using stained wooden vigas and 8" round wooden posts.
3. Simulated divided-lite windows and doors so that no single pane exceeds 30".
4. Besides a wood stove chimney pipe, all rooftop appurtenances will not be publicly visible.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Roybal asked if this doesn't have a garage.

Mr. Gemora agreed.

Vice-Chair Katz asked of the story pole was there.

Mr. Gemora said the pole the Board saw was a story pole. It is quite low and hidden behind other structures. It is a challenging lot to get it on there.

Applicant's Presentation

Ms. Lisa Roach was sworn and said it is in the buildable area and why the owner chose to not have a garage was because it is a small buildable area.

Questions to the Applicant

Vice-Chair Katz said there were a lot of trees. He asked if they were going to remove trees for the building.

Ms. Roach said they are not overlapping the building site with tree locations but there might be one that has to be removed.

Public Comment

Ms. Beninato (previously sworn) asked if the south faces Cerro Gordo.

Vice-Chair Katz said it does.

Ms. Beninato understood that solar gain was wanted. It is a little window dominated but she liked it very much and it is like what houses once looked like without an attached garage.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Powell, in Case #H-18-066 at 1673 Cerro Gordo, to approve the application as recommended by Staff.

VOTE: The motion passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

7. **Case #H-18-058. 257 Las Colinas Drive.** Downtown and Eastside Historic District. John Padilla, agent for Piedra Partners, LLC, proposes to construct a 3,131 sq. ft. residence on a vacant lot to a height of 16'4" where the maximum allowable height is 16'4". (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

257 Las Colinas Drive is a vacant lot within the Las Colinas Subdivision, a planned unit development that received conceptual approval from HDRB in February 2016 and which has constructed 5 of the 14 planned lots within the subdivision.

The applicant proposes the following design features for the 3,098 square foot residence:

7. Acrylic STO stucco in "Pecos" color.
8. Inset doors and windows with simulated divided lites each measuring less than 30" horizontal. Windows will be colored "Sierra Pacific Hemlock Green."
9. Flat portals and overhangs (without parapets) with a semi-transparent "Bear Wrangler Brown" stain color and copper flashing.
10. Garage door comprised of horizontal, rough sawn cedar boards to match portals.
11. Copper-lined canales.
12. Wall-mounted sconces adjacent to exterior doors with an antique tin patina finish.
13. Maximum allowable building height of 16'4" with 9 to 11' ceilings and no rooftop appurtenances.
14. Landscaping which will include trees at least half the height of the structure.
15. Portal and walkways paved with a random, irregular-shaped flagstone.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the condition that the height of the structure to the top of the parapet shall not exceed 16'4" from the natural finish and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Vice-Chair Katz asked about harmony with the subdivision.

Mr. Gemora said the entire Las Colinas development has harmonious features. The height and lot coverage doesn't always comply with the way we consider them, and the others have received approval in the past.

Applicant's Presentation

Mr. John Padilla, P. O. Box 2286 was sworn and said he had nothing more to add except to clarify that in this 14-lot subdivision, 11 lots have been built on.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato, (previously sworn) said she appreciated many of the façades shown but she thought the one with the garage doors seems to be dominant. She reminded the Board about their concern with the garage-dominant designs. She also reminded the Board about their discussion regarding garages in the Presbyterian retirement community and how, because they are garage-dominated, that they should not be considered contributing. The Board should be consistent in their actions.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Powell, in Case #H-18-058 at 257 Las Colinas Drive, to go with Staff recommendations and approve the application.

VOTE: The motion passed by 3-1 voice vote with Members Bayer, Powell, and Roybal voting in favor and Member Biedscheid voting against.

[Note: The previous motion did not specifically mention the condition recommended by Staff.]

8. **Case #H-18-067. 355 Hillside Avenue.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Sarah Tyson, owner, proposes to add 140 square feet to a non-contributing residential structure to a height of 14' where 16'2" is the maximum allowable height. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas said she just received a message from the applicant to postpone this case.

9. **Case #H-18-068. 618 Don Felix Street.** Westside-Guadalupe Historic District. Peter Harris, agent for David Espey, owner, proposes to increase the height of a non-contributing residential structure from 12'8" to 21'6" where the maximum allowable height is 14'-10" and to replace doors and windows. A height exception is requested (14-5.2(D)(9)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

618 Don Felix Street is a non-contributing residential structure located in the Westside-Guadalupe Historic District. The estimated date of construction is between 1934 and 1940. Staff did not request a status review of the property as it has changed significantly since it was inventoried in 1985. The alterations include additions, including incorporating the detached garage into the footprint of the house, and the addition of a Mission Revival detail to the parapet at the front of the house. The current square footage of the footprint of the house is 2,118. The applicant is requesting to remodel the property.

The applicant requests the following for remodel.

1) Addition of a second story to a height of 21'-6" where the maximum allowable height is 14'-10". The existing height of the structure is 12'-8". The applicant is requesting a height exception to exceed the maximum allowable height (14-5.2(D)(9) by 6'-4". The relevant code citations and exception responses are presented at the end of this memo.

2) Addition of a roof deck with 36" metal railing in a natural or weathered rust finish.

3) Increase the height of the master bedroom parapet at the closet to a height totaling 10'-0".

4) Remove a window on the north elevation and replace it with a French door. The door will be aluminum clad wood in "White" and will be divided lite.

5) Removal of an existing French door at the west portal to accommodate the master bathroom.

6) Addition of two windows with aluminum wood clad divided lites in the color "White" to the west elevation of the house where the master bedroom will be located.

7) Removal of a skylight to install an evaporative cooler in the kitchen/dining area.

8) Addition of a skylight to the master bedroom.

9) Addition of a skylight to the master bedroom closet.

10) Stucco will be cementitious El Rey "Adobe."

RELEVANT CODE CITATION

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

(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.

EXCEPTION RESPONSES

Please see the page following staff responses for the applicant's exception responses. The applicant was not able to provide the responses in Microsoft Word.

Staff Responses

i)Staff does not agree with this response as second stories on buildings in the historic districts are not generally considered to enhance the streetscape. There are few second story structures on Casados Street so second stories are not completely out of character for the streetscape.

ii) Staff does not agree with this response. The applicant does not explain the hardship suffered, such as the house is too small. The applicant may however, be able to demonstrate a hardship by discussing other design options.

iii) Staff does not agree with this response. The applicant did not provide other design options.

iv) Staff agrees with this response. The footprint of the house cannot expand due to the constraints of the lot.

v) Staff agrees with this response. The current footprint of the house existed prior to the current owners.

vi) Staff agrees that the style of the house is in keeping with the district.

STAFF RECOMMENDATION:

Staff does not find that all of the exception criteria have been met but upon further testimony the Board may find the exception has been met, otherwise the application complies with 14-5.2(D) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

She corrected her response to criterion #3, noting that on page six, there were considerations for other design options and she agreed with the applicant's response to #3.

Questions to Staff

Member Roybal asked if Ms. Ramirez Thomas is changing #3 to agree.

Ms. Ramirez Thomas said she was.

Member Biedscheid referred to page 14 and said the photo of the west elevation appears to show a two-story. She asked if that is part of this property.

Ms. Ramirez Thomas explained that it currently is not a two-story and explained that part is kind of a tall parapet and a high transom window.

Member Biedscheid asked what the height is at that point.

Ms. Ramirez Thomas said the existing height is 12' 8".

Vice-Chair Katz asked, on page 14, if it is on that façade that the second story is to go.

Ms. Ramirez Thomas agreed. That will take over this tall part where the parapet sticks up over the low parapet at the back of the house.

Vice-Chair Katz said it would be a full story above.

Mr. Ramirez Thomas agreed.

Member Roybal asked if on the side street (Casados) there were any two-story homes.

Ms. Ramirez Thomas said one has a clerestory and two of them are two-stories.

Member Roybal asked how high they were.

Ms. Ramirez Thomas said the two-story homes are about 20' high and the clerestory is about 18' high.

Applicant's Presentation

Mr. Peter Harris, P.O. Box 3515, Moriarty, was sworn. He said, "As far as second story part, the streetscape seems to be very narrow and just outside that line of streetscape where the average is taken from, are two-story homes that can be seen from Don Felix. It is set back from Casados and below 26' of the surrounding two-story homes.

Questions to the Applicant

Vice-Chair Katz asked what the allowable height is.

Mr. Harris said the building code would allow 26'.

Vice-Chair Katz was puzzled by his answer and asked Staff what the allowable height is.

Mr. Harris said that is what the Building Code would allow the 26' height.

Ms. Ramirez Thomas said the building code would allow 24' for zoning, but for the streetscape, which is where Staff take the average, the allowable height is only 14' 2".

Mr. Harris said he understood that. But just outside the line for the average calculation are two-story buildings surrounding the entire neighborhood along Casados and on Claussen, as well. He thought the two-story would be an acceptable addition - breaking up an entirely blank wall and going on top of what was a studio addition and the owner wants to change it to be a master bedroom.

Member Roybal asked what the hardship would be in criterion #2.

Mr. Harris said, "When I walked the area with the owner, they want to retire and move up from Albuquerque to this residence. It has been a vacation residence for them. It would make their enjoyment of the property better, from what I understand. I don't know what the size home they are moving out of to be able to say what the specific reason is. So I'm not sure how best to answer the question. It would be like a previous case about a 4,900 square foot home that is similar to this case in terms of a necessity for a certain square footage for their particular living needs".

Ms. Ramirez Thomas said, looking at page six, and some of the responses, that some of them could be looked at as a hardship because there is no opportunity to grow the existing footprint by building in the area north, east, or west of the building. There is a lack of open space. So there is an answer to that criterion.

Member Roybal understood the hardship would be lack of lot space.

Mr. Harris added that this is a corner lot so there is a required clear-sight triangle and the original footprint to consider.

Ms. Ramirez Thomas agreed. The lot coverage is already at 50% and has a requirement for 838 square feet of open space.

Vice-Chair Katz asked Mr. Harris if there is any other part he would like to address.

Mr. Harris said, "We are trying to accommodate these folks to bring this family to the community full time."

Public Comment

Mr. Jerry Richardson, 703 Don Felix, was sworn. He said, "I've lived on Don Felix at 703 since 1979 and I am President of the Historic Guadalupe Neighborhood Association and state my strong opposition to a second story on this building. It is entirely incompatible with the streetscape and would be highly visible. The burden is on the applicant, in asking for a height exception, to conclusively demonstrate that it does not damage the character of the streetscape. And I don't think that has been demonstrated here.

I would like to address the other historic buildings in the neighborhood, since I am familiar with all of them and when they were built. There is a two-story building on the opposite side of this property on Don Felix Street and got built after the historic ordinance was created but before the height ordinance was established that gave the HDRB the authority to restrict heights. And at that time, height was governed by the zoning. The zoning was R-19 in that neighborhood, so they could build two stories.

It was built after it was in the historic district, but before there was any ability to restrict the height. I would also note that it is set back a hundred feet from Don Felix Street. The first story in front of it is built out some and has a high parapet to screen some of the height in the building behind it and a lot of the building is really shielded from the street by a large tree. If you are driving down the street… sure, if you are walking and look in that lot, you could see it way back there. But if you are driving down that street, you are not aware of that second-story building.

The other two buildings that are nearby – ones that are closest are … There are four condo units there on Casados Street between Casados and Barela Street to the west. And they were built about 1980 and that was before there was a historic district and you could then build two-story buildings in that whole neighborhood. Some of them are built with a clerestory shape and some are just the full two stories. But again, they are not, because they are tucked behind…. There is a building on the front of Don Felix Street that is an old building that has been there since at least the 1930's that also screens those from the streetscape of Don Felix. Casados Street is a very narrow street. Sure, if you look quickly as you drive by, you might see them back there, but otherwise, you are just not aware of those second stories.

And the other building that was referenced was a two-story building on Claussen Street just a little bit in as you turn from Agua Fria onto Claussen. There was a one-story building there that burned down about 1980 and they were able to build those four two-story condo units before it was part of the historic district, so there were no height restrictions.

But this building would be highly visible. It is right on Don Felix and Casados. It is otherwise all the small adobe owner-built homes. They were not “cookie-cutter” houses and they all have a little funkiness and was a poor neighborhood and they were built by their owners. This really changes the streetscape. The owner must conclusively prove a special condition such as land or structure makes it necessary. They are claiming hardship. But they bought it in 2010 with what it has right now. They should have known it has these restrictions in the historic district.

Mr. Rasch said the Westside-Guadalupe Historic District was established in 1985 and the height ordinance was created in 1996.

Ms. Ramirez Thomas pointed out that it is why these buildings are not included in the height calculation.

Ms. Beninato (previously sworn) agreed with Mr. Richardson’s statements. Zoning requirements are not a hardship, but they are zoning requirements. The lot coverage is 50% maximum. Everybody wants to move the calculation line out further to get more height and it loses consistency with the regulation when that might be allowed.

"When people want to retire here, it is not a hardship. Everybody is aging and that is not unique to the property and it is not unique to them. I'm tired of hearing that as a reason to allow all kinds of exceptions. It really is not consistent with the streetscape there. Even though it is not in this immediate neighborhood, there is another neighborhood fairly close to it where there are a lot of 3-story buildings that went up and that made the neighborhood people very unhappy with them. Please give that serious consideration. Thank you."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Vice-Chair Katz asked if the applicant wanted to respond.

Mr. Harris said, "I've built in historic districts up and down the Rio Grande Valley and there are many two-story homes that are historic. I understand the streetscape criteria that you have created to bar three-story homes from the neighborhood, but based on value or non-value, I don't believe it is a reasonable thing.

Vice-Chair Katz pointed out that it is currently a three-bedroom house and where the master bedroom is scheduled to go is the library now. So if the Board did not approve the second story for the library, couldn't the library go into one of those three bedrooms?

Mr. Harris said, "I suppose for you or me it could, but I can't speak for the owner.

Member Biedscheid asked, with regard to the skylight and the cooler, if those would be visible from the street.

Mr. Harris said no. The skylights will be behind the parapet.

Member Biedscheid asked if the skylights would be publicly visible without the second story.

Mr. Harris did not believe they would be. The cooler is on the north east side. There is a skylight there now and it would not be visible.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Powell, in Case #H-18-068 at 618 Don Felix Street to deny the second story addition (#1) and the roof deck (#2) and to approve the remainder of the application (#3-10) with the condition that none of the rooftop appurtenances would be publicly visible.

VOTE: The motion and it passed by 3-1 voice vote with Members Bayer, Biedscheid, and Powell voting in favor and Member Roybal voting against.

10. **Case #H-18-065. 1400 Cerro Gordo Road Unit C.** Downtown and Eastside Historic District. Doug McDowell, agent for Felice Gonzales, owner, proposes to remodel a non-contributing, residential structure by enclosing an 85 sq. ft. portal, constructing a 60 sq. ft. portal, and changing windows and doors along with constructing a 144 sq. ft. carport to a height of 9' where the maximum allowable height is 14'6". Two exceptions are requested to have openings nearer than 3' to a corner (14-5.2(E)(2)(b)) and to install windows that exceed the 30" standard (14-5.2(E)(1)(c)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1400 Cerro Gordo Road is a single-family residence that was constructed in 1975 in a simplified Santa Fe Style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following five items.

1. The existing portal on the north elevation will be enclosed with heated space.

2. Phase II may include altering the south elevation with another sunroom (not shown) beside the existing portal.

3. Windows and doors will be modified with changes in dimensions and locations.

4. Skylights will be installed which will not be publicly visible.

5. A 144 square foot carport will be constructed in the driveway on the south side of the residence to a height of 9' where the maximum allowable height is 14' 6".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Member Bayer asked about item #2, on Phase II.

Mr. Rasch said she should ask the Applicant.

Applicant's Presentation

Mr. Doug McDowell (previously sworn) said the owner could not be present but wanted to be. She is

trying to get several things approved but with the reality of cost, she might not be doing that phase II. He would not be building it but just helping her with the design. To the left of the entry portal is where she wants to put the window. There should be a drawing in the packet that shows it popping out for a sunroom, but she might find just putting in the windows would open it up. At the back she will enclose all the seating area.

Member Bayer said the sun room is not shown here.

Mr. Rasch apologized – for some reason, it was not copied into the packet.

Mr. McDowell said there are two sunrooms proposed. The one at the back has an existing portal which she proposed to enclose. But in the front, she would put in a larger window for a better view and in the future to put a second sun room there.

Mr. Rasch thought it got dropped out of the last set. It was originally there. And that second sun room was not included in her plans.

Mr. McDowell said it originally was there.

Member Powell made a statement, but it was inaudible.

Mr. Rasch said no exceptions are requested. There were several iterations of drawings. He explained that he helped the applicant so that no exceptions are needed.

Mr. McDowell clarified that it is basically the same window, but it is pushed out seven feet from where it was. You don't have it in front of you, so you probably can't approve that.

Member Powell made a statement, but it was inaudible.

Mr. Rasch said the Board could refer it to Staff for approval administratively.

Member Biedscheid asked if Mr. Rasch could clarify why the 3-foot corner rule does not apply to the sunroom on the north elevation. Was it because it reads as a single wall?

Mr. Rasch explained that the north elevation has no public visibility, but the south does. The 30" lite rule applies whether visible or not, but the three-foot corner rule does not apply to the north façade where it is not publicly visible.

Member Biedscheid understood.

Mr. McDowell said the north side is a sitting area for her.

<u>Questions to the Applicant</u>

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said, "I guess I understand you are taking the south sunroom off of the agenda since there is no plan submitted for it. Each applicant must be held to the same standard which requires a full set of drawings. She could come back for that approval later. It is a Noncontributing structure, and, on some level, it does take a lot of time.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Powell asked if the plans that were submitted is not what the Board is approving, or we are.

Mr. Rasch said it was just that sunroom. Everything else to be considered is there.

Member Powell moved to approve as submitted with exception of #2 to be referred to Staff which otherwise meets code/Member Roybal.

Member Biedscheid added a condition - that it would need an exception

unanimous.

MOTION: Member Powell moved, seconded by Member Roybal, in Case #H-18-065 at 1400 Cerro Gordo Road, Unit C, to approve the application as submitted, with the exception of item #2 (south sunroom), which is to be referred to Staff for review and approval, which otherwise, meets Code.

AMENDMENT TO THE MOTION: Member Biedscheid added a condition that consideration of the south sunroom by Staff should not require and exception.
Member Powell accepted the amendment as friendly.

VOTE: The motion and it passed by voice vote with Members Bayer, Biedscheid, Powell, and Roybal voting in favor and none voting against.

The following two cases are presented in verbatim format at the request of the Applicant.

11. **Case #H-17-098A. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for non-statused residential structures and associated yardwalls. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

101-126 Camino Santiago and 104-120 Camino Matias are 26 that were constructed in a vernacular manner after approximately 1966 in Plaza del Monte. Evidence of non-historic alteration consists of added massing with Spanish-Pueblo Revival portals and loss of original windows with non-historic replacements. The structures, along with associated yardwalls, have no historic status (17) or are presently designated as contributing (1) and non-contributing (8) to the Downtown & Eastside Historic District.

Plaza del Monte was originally developed for retired members of the Presbyterian Church. Generally, the buildings represent mid-century Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yardwalls at the southwest section of Plaza del Monte. Additional information was submitted regarding aerial images, dates of construction for buildings and yardwalls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe, and documents from the County of Santa Fe tax assessor's office.

Address	Construction Date(s)	Current Status	Proposed Status
122 Camino Santiago	after 1969	NS	NC
124 Camino Santiago	1968	NS	NC
125 Camino Santiago (Units 1-4)	after 1969	NS	NC
126 Camino Santiago	1968	NS	NC
Structures south of 126	W part 1966, E part after 1969	NS	NC

NS=Non-Statused and NC=Non-Contributing

For structures that have historic dates of construction, the following items offer additional information that helps to inform the NC recommendations.

124 Camino Santiago has a borderline construction date.
126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

RELEVANT CODE DEFINITIONS

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.

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.

STAFF RECOMMENDATION:

Staff recommends that the Board follow the recommendations of the architectural historian consultant, who has studied the structures in depth, to designate the five structures as non-contributing to the Downtown & Eastside Historic District.

BEFORE THE SANTA FE HISTORIC DESIGN REVIEW BOARD

ON JUNE 26, 2018

Case #H-17-098A. 122, 124, 125, 126, AND GARAGES/CARPORTS SOUTH OF 126 CAMINO SANTIAGO. DOWNTOWN & EASTSIDE HISTORIC DISTRICT. LLOYD AND ASSOCIATES, AGENT FOR PLAZA DEL MONTE LLC, OWNERS, REQUESTS HISTORIC STATUS REVIEWS WITH PRIMARY ELEVATION(S) DESIGNATION, IF APPLICABLE, FOR NON-STATUSED RESIDENTIAL STRUCTURES AND ASSOCIATED YARDWALLS.

Chair Katz - Case number H-17-098A, 124, 122, 125 and 126 and the garage carports in the Plaza Del Monte. May we have the staff report on 098 A.

Mr. Rasch -Yes, Mr. Chair, Board members, 101 through 126 Camino Santiago and 104 through 120 Camino Matias are 26 structures constructed in a vernacular manner after approximately 1966 in the Plaza Del Monte. Evidence of non-historic alteration consist of added massing with Spanish Pueblo Revival portals and loss of original windows and non-historic replacements. The structures along with the

associated yard walls have no historic status (17) or presently designated as contributing, only (1) Eastside and noncontributing (8) to the Downtown and Eastside Historic District.

Plaza Del Monte was originally developed for retired members of the Presbyterian Church. Generally the buildings represent midcentury Santa Fe with some Santa Fe Style elements.

The applicant requests historic status review for five buildings and associated yard walls at the southwest section of Plaza Del Monte, shown on the slide now. Additional information was submitted regarding aerial images, dates of construction for buildings and yard walls, documents from the Menaul archives in Albuquerque, documents from the Presbyterian Church archives in Santa Fe and documents from the County of Santa Fe Tax Assessor's office.

These five buildings are 122 Camino Santiago, constructed after 1969, 124 Camino Santiago constructed in 1968, 125 Camino Santiago (Units 1-4) constructed after 1969, 126 Camino Santiago constructed in 1968 and structures south of

126 with the west part 1966, and the larger eastern part constructed after 1969.

All of these buildings have no status currently. For structures that have historic dates of construction the following items offer additional information that helps to inform the non-contributing recommendations.

124 Camino Santiago has a borderline construction date.

126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.

I have provided the relevant code definitions for noncontributing and contributing and staff recommends that the Board follow the recommendations of the architectural historian consultant who has studied the structures in depth; did designate the five structures as non-contributing to the Downtown and Eastside Historic Districts. And I draw your attention to the slides. These are the five structures at the southwest corner. And we have some aerials also that really show what's in place at this time.

This is that smaller western section of the carport garages. That's 1966, then in 1969… Where are we… We could

be up here… It's got to be up here, old…this might be the old aerial, it gets cut off.

But, I think there is a good image somewhere in your packet when we look at all the remainder of the slides which are each, each address showing you the aerial, showing that it's not in this location in 1966. That's the façade of the building and I've got 124 showing it's not present in 1966, and then in 1969 it does show up.

Mr. Rasch - This is the façade of 125 again not present in 1966.

This is the façade of 126 not present in 1966 but is present in 1969. And 126 Santiago you can see all four units in 1975. These are garages and carports shown here - 1975 - you can see that western section but not the eastern section and then, that's the next case.

Chair Katz - Thank you. Questions for David?

Member Roybal - David please explain again contributing and noncontributing. And as far as the 50-year rule, it is not just about the 50-year rule. Can you elaborate?

Mr. Rasch - Mr. Chair, Board members, so there is a little need for administrative gloss because of the definition of

noncontributing and contributing. So the definition of noncontributing [reading]is: '*A structure located in an H-District that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the district'.*

A contributing structure is a structure located in a historic district approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself it adds to the historic association's or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations but it's integrity remains.

So the first, well the second test - the first test – is, are the structures in the historic district. Yes.

The second test is how old are they. And then the third test is once they are established that they are eligible by age and in a district, do they contribute to the district.

Now the administrative gloss that's needed and provided by the former City Attorney is the, is the phrase that says *approximately 50 years*.

Mr. Rasch - And the former City Attorney… I'm thinking Chair Katz can probably say how long that person has been working with me in historic ordinance, but she suggested that approximately means half a year.

So, on July first of this year, approximately 50 years old will be anything built after 1969, January first. So that's the administrative gloss that since the City Attorney gave that to me, I've been practicing as that second test.

Member Powell – You mean before 1969…

Mr. Rasch - Sorry, yes, thank you. So the first test and the second test, those are kind of yes or no. It's the third test where we need your advice on whether they contribute once you've established if they meet the first and second tests.

Member Roybal - Isn't it true David, that just because it has a 50 year, they are 50 years older, that it could be a noncontributing. That's not the whole factor.

Mr. Rasch - Correct, yeah, and that's where it's up to you to determine, yes, they are in a district, yes and no, they are old enough, but third, once you meet those other two -

do they contribute in some way to the significance of the Downtown and Eastside Historic District.

Member Powell - Do we base this on character defining features?

Mr. Rasch - Correct.

Chair Katz - On that point on the age and maybe our Assistant City Attorney can help, is that a noncontributing structure is a structure that is less than 50 years old, or with the other stuff, but the age for the noncontributing if it is less than 50 years old…it can't…. Why…. How can it be considered contributing? Why isn't it noncontributing by the…being less than 50 years old. Other things that can make it noncontributing but that's…

Ms. Gheen - So again I think that the, that the threshold criteria here is that it meet the 50-year-old, the 50-year-old criteria. So that's the threshold. That's one of the threshold criteria. Right?

But there is some question as to what exactly does 50 years old mean and again I would simply reiterate the 49½ year interpreted administrative gloss. And I think that was to, to prevent just like a… to make sure that there was, you know some consideration given to whether it was a couple

weeks or a couple of months before… to enable, to still enable a fairly objective standard to be met without having to wait another week or so until January - July first would roll around for January 1, 1969 to then be applicable.

So I think that was, it was some, some wiggle room so that the, the cutoff date was maybe completely a black and white.

Chair Katz – Thank you.

Member Roybal - I have another concern as this moves on into age when the applicant first applied for this, and the longer we wait, then this is very critical of the timeframes now. And the longer this case goes on then automatically they start meeting that 50 year-rule where they might not have met it before. Is that correct?

Mr. Rasch – Board members, the applicant submitted their initial request for demolition in October of last year. And the H-code demolition standards do have a cap on it that the Board shall act within 65 days of the request of demolition. But back then the Board wanted more information about, about date of construction and integrity and all that.

The other thing about that demolition standard, which I was going to bring up in the next case, is we're really talking about status. But the demolition standards say, '*you shall act*', but there's no resolution if we don't act within 65 calendar days.

Member Roybal – So, we cannot go back to the original date of application?

Mr. Rasch – Well, to clarify, it did come in in October of 19…of 2017.

Member Roybal – Ok, so are we looking at 17 or are we looking at 18, or six, seven months have passed by. I would really like some clarification on that because this is very important on the dateline right now.

Ms. Gheen - Vice Chair and Board, I wanted to, I… that's a very good question that you've asked, and I think that the answer should be in consideration of the fact that the Board did need more information. And it took… and while the Board does not have control over how long that information will take to get to the Board, it did take certainly longer than 60 something days. The applicant also did not protest

or at least file an appeal about… after that 60 something day period.

And lastly, I think that the, the question is I think, about whether the structure itself, the individual structures, the individual structures themselves meet the criteria at the point that you actually have the information that is sufficient to make a determination of whether or not it should be contributing or not.

Member Roybal - I, I don't understand that. In all fairness to the client, when they apply for something they can't really protest at the time because it was not disapproved. Okay? So, when you say they could protest it…

Ms. Gheen – Okay, so I think that while there couldn't be a, an appeal on the ultimate decision because there hadn't been a decision. There might've been, and I can't quite pinpoint it, but there might've been an opportunity to appeal the process. Or perhaps the, the… if maybe there was maybe a Land Use decision of whether or not to put it on the agenda. I'm not sure if that was the case.

Member Roybal - Was that information given to the applicant at that time?

Ms. Gheen - That's just a part of, part of the appeal process. That's a part of the, you know, applicants do have an opportunity via the code to appeal decisions by the…

Member Roybal - That's if the decision is denied. Is that correct? But if it's not - if it's denied I understand that, but if it's not denied or the process goes on, there's really no appeal process. Is that correct or not?

Ms. Gheen – Well, that would be an appeal of the Board decision. That would be correct. And this is maybe more a question of fact, is whether or not there was a Land Use decision about whether or not to put it on the agenda, which that will be a separate appeal. I believe that the Board actually did hear an appeal about the administrative decision several years ago. And I think that was the first and only time that this Board had ever decided an appeal of an administrative decision.

So again, there's maybe a factual question which I don't have the answer to about whether or not there was a Land Use decision to perhaps put it on the agenda. And that decision could have been appealed.

Member Roybal - Okay, I'm still not there but, okay. Alright.

Mr. Rasch - Mr. Chair, Board members, I wanted to allow the applicant to get the information we needed. I didn't want to force this Board into a decision without you having the information you needed. So that's why it took longer than we expected.

Member Powell - Is there a precedent for making a building contributing prior to it being 50 years old? Has this Board ever done that?

Mr. Rasch - No, as a matter of fact not in the 15 years I've worked here. I know that the National Trust is certainly looking at not using a hard and fast rule that if the building is constructed recently and is magnificent, they are willing to give it status. So I know that it's a national question at this point in time, but not in my experience have we done that.

Chair Katz - Okay, Meghan.

Member Bayer - I've got some questions for David; in your staff report you refer to 124 Camino Santiago and 126 as borderline construction date. What do you mean?

Mr. Rasch - Yes. They are 1968 – I don't know the actual month, but clearly next week 2019 becomes the applicable date.

They are right there on the border, so I'm not so sure you should really use the construction date since it is so hard to tie down to an actual month, as opposed to the third test.

So it's hard to get the second test done. We know the first test is met. The second test is difficult for some of these structures, but the third test should be able to inform the second test in my opinion, integrity…

Member Bayer - And can you reiterate the third test that's the historic value of the buildings?

Mr. Rasch - Yes, to establish and maintain the character of the historic district and, 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. It can have minor alterations, but it has to have that integrity.

Member Powell - So in your view, 124, 126 – if they are able to pass test number three, they would be considered contributing. But for 122 and 125 the dates are uncertain particularly by the letter that we received from the County

Assessor, you're saying that test three would not fit your… [inaudible].

Mr. Rasch - I would think that 122 and 125 built after 1969 would not meet that test. And notice that non-contributing structures, it doesn't say *approximately* 50, but contributing structures it does say approximately 50.

[Ms. Gheen conferred with Mr. Rasch off the record.]

Chair Katz - Yes Theresa.

Ms. Gheen – Yes, I would like to just add to my answer, a response to Buddy. And I think that, I hope that this will maybe clarify to what extent that question is relevant, whether or not the October/November 2017 date should be the date considered.

In looking at these five structures in question, even if one were to look at the October/November 2017 date as the date that which one would look at whether or not it would meet the 50-year threshold, it doesn't actually move the needle either way. Because 122 Camino Santiago and 125 Camino Santiago were both built after 1969 and the other…and also the structure south of 126.

But as to the other two buildings, 124 and 126 Camino Santiago, that's 1968. And so the October/November 2017 application would still potentially trigger those two buildings to be - to have met the 50-year threshold criteria.

Member Bayer – David in the packet we have with the HCPI forms the architectural historian, for example for 124 Camino Santiago, he states that the building represents a contemporary design and therefore does not harmonize with the district. And he repeats that throughout these forms. Can you comment on that?

Mr. Rasch – Yes. Mr. Chair, Board members, this is probably the most difficult question. And I'm not sure if you all know where I stand on this, but historic preservation experts don't really agree on this answer that I'm about to give. But in my opinion if historic district design standards do not allow for innovation it stagnates and dies. And so in my opinion a tradition has to evolve.

And mid-century buildings which are now of age, 19… 1965 and older may provide that innovation within tradition, that midcentury style. And I really appreciate that we're going to be looking at midcentury buildings and making them

contributing, but when you look at the Downtown and East Side Historic District and what makes it significant - Territorial Revival, Spanish Pueblo Revival, and vernacular buildings, especially older ones.

But once we get to that midcentury, and those styles devolve actually. We lose character on a lot of these midcentury buildings. And in my opinion, those don't deserve status. It's the ones that actually carry the tradition forward that I believe deserve status.

That's why I was recommending non-status on these buildings because, even though they're vernacular the Downtown and Eastside Historic District requires Spanish Pueblo Revival or Territorial Revival. And these Spanish Pueblo Revival portals that were added later at a non-historic date, bring that vernacular building up to meeting the style more, they were later.

So when you look at the original structures, they don't have that important vernacular quality to me, but I'm quite certain that many of you would disagree with that. It's just such a hard decision.

Chair Katz – Okay, are we ready to hear from the applicant?

Karl, good evening.

Applicant's Presentation

Mr. Karl Sommer - Good evening Mr. Katz and members of the Board. I would note that Gus, Mr. Gus Martinez the County Assessor, is here at your request. You may want to hear from him first or ask him your questions because he's…

Chair Katz – That would be good. Gus could you come forward?

[Mr. Gus Martínez, Santa Fe County Assessor, was sworn]

Vice-Chair Katz - Assessor Martinez we very much appreciate your coming here tonight. That's above and beyond the call of duty. I know that there were some questions from the Board about what were in the records of the Assessor's office as far as the date of the construction of some of these buildings.

Will, did you want to ask, I know you had been concerned.

Member Powell - I know that I read the letter and I don't think what, I don't think what you're going to tell us is going to differ from the letter.

My question was the historian had referenced the County Assessor, but he had not given the dates because they didn't probably fit the narrative. So it raised a red flag for me for the properties because if you're going to cite the County Assessor but not give the information to the Board, why not. And upon looking of course the dates are older than the historic was recommending.

Mr. Martinez – Yeah.

Member Powell - So, we wanted to get to the bottom of this. But your letter here states that prior to, what is it - mid 60s- it did not contain your building sketches and improvements with real properties.

So basically, I guess the question I would ask for you is if dates we have for… there's, there's two properties really in question here - [reading from the letter] it's 122 and 125; 122 stated on your construction records has 1968 construction. But according to your letter we cannot rely on that. Is that correct?

Mr. Martinez - Yeah, it's correct. You know I've been in the office for 21 years and there has been, you know, there's turnover through the years and a lot of knowledge that gets

retired through those years. And back in the late 60’s and 70's there was a gentleman name of Ted Davis which was the chief appraiser within Santa Fe County that kind of led the first charge of picking up the new construction, or, or any houses that were, that were within Santa Fe County.

Prior to that the records that weren’t really records on homes that were sketched, so they, they really, at that point in time pursued to pick up all new construction and existing construction and put them on property record cards.

So if you look at our old property record cards you’ll see a situs date on the bottom when they went out there. And a lot of them reflect the 1967 with starting of the process all the way through the 70’s to the 80’s.

And then they started another reappraisal after all those sketches were in… started it and then, now with technology that we have today, those dates that we are putting on the records probably, I would say from the 90’s or so forward, are more accurate than the ones that were at later dates. They were estimates.

They'd go to the house and they'd say, "Sir, ma'am what, what year was your house built?" And they would give them that year and we'd write that on the property record card.

So you know, we have in fact, some cases of people saying their houses were built in the 1800s, or earlier. And around these ones here in the 60s, they would just, whatever information they would ask, the property owner would provide, and they would put on the property record card.

Member Powell - These dates that we have, 1968 from the County Assessor, how do you think those came to be.

Mr. Martinez - I believe that at the time that they were doing that process there, they probably asked, went out and asked those questions either to the construction- someone that was doing the construction- or the owner of the property. These are unique because these were from the Presbyterian Church, so they were, I guess probably were used for the priests, or, or pastors at that time.

Member Powell - So the property owners would have dated these structures and that's how this information would come about.

Mr. Martinez - That, yes or as well as the construction, the people that were working the construction at the time.

Member Powell - So this date could be inaccurate but also on the nose because who would know better than the property owner, right?

Mr. Martinez - It could be, but in the Assessor's office we cite our site as dates January first of every year. So we look at if construction is built of that date of January first of that tax year, we'll put it on that tax roll for that year. If it's not, we will wait until the following year to put it on the tax roll. So, it can vary based off of that.

Today it's a little bit different because we have building permits. We review them, we know exact dates, we go out there and visit property. But at that time there probably wasn't the manpower to be able to do that.

Member Powell - Were taxes collected in 1968? Would they have been collected on this property?

Mr. Martinez - Yeah, you would have to look through the Treasurer's if they have that documentation going that far back.

Member Powell - Is that likely that they would?

Mr. Martinez – There's a possibility. I mean I couldn't speak for the Treasurer himself, but if you would go make a request they may be able to have that documentation. But at that point too, you gotta remember that these properties were probably tax exempt because they were… belonged to a church organization.

Vice-Chair Katz – In which would you have more confidence in, a…the record in the Assessor's office that puts the date at '68, or the aerial photograph from the Highway Department I guess, isn't it, of February '69 that shows no building there at all?

Mr. Martinez – I mean, we would have to go with the aerial. Basically the aerial photography's gonna tell you exactly what was there at that time. I guess that there is in those years, there is estimates that are done and you know, you're only as good as the people going over there collecting the data. So, I would probably, in my opinion, would go with the aerial photography, would tell us exactly that snapshot in time when they flew over what, if it was there or not.

Vice-Chair Katz - Thank you. Does anyone else have any questions for the Assessor.

Again, thank you so much for coming. We really appreciate it.

Okay…

Mr. Martinez – Thank you. Alright.

Mr. Sommer - Members of the Board, since our last meeting in front of you, you asked that information be gathered from three sources. That information was gathered. I worked closely with David to make sure that what you asked for was obtained.

I would like to thank the Presbyterian Library and the, the people that work there. They pulled the records and we copied everything that they gave.

We contacted the other, the Menaul facility, the Library that you wanted. We worked with David to make sure that we got everything. And I'm sure your packet reflects there's a lot of stuff that doesn't relate, but we didn't want to leave anything out.

And finally we worked with David and the Assessor's office to make sure that your questions were answered, and that the information related to the age of the structure and the other information that was garnered from that research was in front of you.

I think that by and large, the information gathered doesn't change anything fundamentally from what has been in front of you already.

The… I understand the questions related to six months before the 50 years as being the administrative gloss of the term *approximately 50.* We understand that. And I've seen David apply that consistently over the years.

So I think that one of you was saying, "*Well then the cutoff date would be July 1, 2017"* to bring it into a '68 time period in the term approximately.

I don't think that's really relevant here. The question is, is does it meet the third part of this test; are these buildings contributing by virtue of that? We know that some buildings don't qualify because of their age and the aerial photos demonstrate that unequivocally. The question is, are those that fall within the time frame that the ordinance

allows you to look at, do those ones contribute to the Downtown Historic District.

We could not agree more with David than we do about his analysis, that they do not contribute. And I think that David has articulated that in a way that probably comes from at least 15 years of analyzing this, but he's a career professional, this is his area.

And I think that David has put it well and he's also pointed out one of the issues in the ordinance with respect to the Downtown Eastside Historic District and what makes *it* significant. And these buildings don't contribute to those qualities.

So we're here on these five. I think that we would like a thumbs up or thumbs down with respect to our request. As you know the next case is the demolition case, and it in part depends on what you all do in this case.

We are requesting that you follow the recommendation of our historical professional and Mr. Lloyd, the record is pretty clear about that. And to follow the recommendation of your professional staff and designate these five structures as noncontributing.

Mr. Sommer – We'd stand for any questions you might have, but since our last meeting we've been as thorough as we possibly could be. And I extend my thanks to Staff and members of, the members of the Presbyterian Church that pulled their archives for us and let us copy everything.

You have my word that we gave you everything that we got.

Vice-Chair Katz - Thank you Karl for getting us all this information. We do appreciate it.

Does somebody from the Board have questions of Karl?

Member Powell - No I'd just like to thank him, also and Wayne for pulling all this together. This is a lot of work, and we asked a lot of you and I just wanted to say thank you.

Mr. Sommer – Thank you. Thank you.

Member Powell - I appreciate it. I think we have what we need now to make some decisions.

Mr. Sommer – Thank you. Thank you.

Chair Katz – Okay, this is a public hearing. Does anyone from the public have anything to add at this time?

Public Comment

[Nancy Armbruster and her daughter came forward. Nancy Armbruster 111 Camino Santiago was sworn.]

My name is Nancy Armbruster. I live at Camino Santiago.

First, I want to tell you that - can you hear me all right?

Chair Katz – Yes.

Ms. Armbruster - First I want to tell you that the information that I give you here comes from this First Presbyterian Church stories from the past. This is a church that's right over here, it was right in doing the building and so forth, so the dates here are quite accurate.

Also I'll point out when I first came to Santa Fe, Dr. Armbruster and I would frequently go over to Dr. Rasch's office and ask if it was safe to be there or would this someday be taken away. He told us quite plainly many times that it was a historic, historic section.

So, let's see. [reading a statement]: 'Good evening. My name is Nancy Armbruster, and this is the fourth time that I have talked with you in an attempt to save Plaza Del Monte, my home for the past 10 years, from the developers.

This year, First Presbyterian Church celebrated its 150th year in Santa Fe and they first came to our town in 1866. They began immediately to have church services, set up schools and offer help whenever it was needed. They built schools and churches here and up north. One of the best-known was Allison James School, that large gray building still there right behind the lot where El Castillo hopes to build.

That school was closed in 1958 and the property was purchased by the Presbyterian Board of Pensions. At that time, 1958 - I'll say that again, 1958 - Plaza Del Monte was built as a retirement place for their pastors, ministers and church workers.

Presbyterian Medical Services bought it and the freestanding houses on the property, renting them to seniors. About five years ago Plaza Del Monte was bought from Presbyterian Medical Services by the developers, a group from Albuquerque who planned to destroy our community and instead replace it with more condos in that spot.

As we look around today we can see too many empty condos already here. As they took charge, things began to go bad

immediately. We were informed that we were no longer a senior community.

Ms. Veneklasen, Marge Veneklasen, our much-appreciated caretaker and her workers, were dismissed. One Saturday morning very early, many large machines rudely, and very noisily, entered our community and began to dig out all decorative bushes, small trees, creating a catastrophic mess. Rents were raised mercilessly. They seemed not to rent any houses.

Pictures of our homes were taken on trash collection day and we find that they are shown to you here. One year ago 13 people were forced to leave their homes, which still stands vacant. Prior to our invasion by the developers we had 40 members in our community, all seniors, all homes were filled, and we had a waiting list.

Many of our seniors have moved out now. There are about 10 of us left and we still care about and for each other. Many houses are empty. Two members here have lived in Plaza Del Monte for 20 years and are in their 80's and 90's now.

Do you really want to put us out of our homes as a result of successful undermining of our community by these

developers? Do you really want to watch while the beautiful hundred-year-old trees are slaughtered? Do you want to see the birds leaving town at the sound of all these motor machines tearing up this beautiful place?

Do you feel that you can do this because, after all, we are just seniors like your parents and grandparents and great grandparents? And indeed we are still historical, built in 1958, 60 years ago now.

What is the best for Santa Fe? Please think carefully. It is important not just to us but to our town. Thank you so much for listening to me'.

Chair Katz - Thank you.

[Ellen Armbruster, One Ladera Place, Santa Fe was sworn.]

Ms. Ellen Armbruster - I have written comments that I will give in the next phase, should that become necessary.

Right now I just want to say a couple of things. It sounds like we're working on whether a couple of these buildings are 50 years old or not. I'm not exactly sure how we can decide that an aerial photo is more accurate than what is in the archives. That may be a question for discussion or

contention, but I don't think it's an easy thing to say, "*Oh we'll just go with this one because it slants it in one particular direction that the developer wants*".

As far as when the developer first came to this meeting and presented the requests to demolish the houses, and then was apparently asked to go back and get more information. And then it took a long time to do that. They certainly could have gotten the information more quickly if need be.

And it sounds like there is a precedent from what I heard over here, that there was an appeal of an administrative decision a few years back and the developer did not make that appeal. Therefore, I don't see how the date of last fall can be utilized.

That's my understanding from what I heard a few minutes ago.

I'm also a little bit confused as to how all of the houses are being put up for noncontributing status when all of them other than two, seem to have a clear date of 1968 or prior for construction.

So, thanks. I'll say more.

Member Powell - I just want to ask a question. You had mentioned the archives. Is there something you're referring to that we do not know?

Ms. Ellen Armbruster – No. What you were talking about - maybe I utilized the wrong term.

Member Powell – Oh, okay, yeah.

Ms. Ellen Armbruster - You were talking about the date is stored somewhere, I called that the archives. I'm not sure if that's the correct term.

Member Powell - [inaudible-not speaking into the microphone] were referring to the County Assessor [inaudible-not speaking into the microphone].

Ms. Ellen Armbruster - Right, sorry, yes exactly.

Member Powell - I just wanted to make sure that it wasn't something that [inaudible-not speaking into the microphone].

Ms. Ellen Armbruster - No, no that's what I know. I know that my mother has looked much more

in-depth into the archives in the Presbyterian Church. So that may be another area to go, another place to go as far as the active dates.

Member Powell – This information from, from the archives, but we have not gotten anything conclusive on the dates of those two structures.

Ms. Ellen Armbruster - Yeah, and I think that that's exactly what's in question is if it's inconclusive however you look at it, which way do you go? Do you slant it in favor of one or slant it in favor of the other?

And, and I'll make some more comments later should need be, to give you some more to think about, if that's okay. Alright, thanks very much.

Ms. Stefanie Beninato - I am deeply empathetic to the people who are still in this community whose community is being destroyed right in front of them. Unfortunately addressing that is not what the Board can do. And I think it's too bad, but you know, it's not the Board's prerogative to really address that.

The whole idea that an aerial - again I echo the speaker before me - the whole idea that the aerial is somehow more

accurate, unless it's actually dated the very day they're taking it and I'm not familiar enough with that to know. It could be a while before that photo gets printed. So is the date on the aerial the date it was printed, the date it was issued or was it the actual date taken? I think that's important.

I know actually having owned property in Santa Fe that was vacant lot being built on, that the County Assessor had a policy that was long-standing that even after you built something they declared it as vacant property for about three years.

Because a lot of us were owner-builders and although we might actually be living in the structure, it might not actually be totally complete. And so we were given that leeway.

So if they say 1967, it could actually be 1964 when somebody was living there.

The other thing that I want to point out is the Historic Design Review Board was in existence at the time that this property was developed, especially if we're talking 1960's. I'm not talking necessarily when the first approval for the

idea in 1958 occurred, but for these very specific buildings.

It would seem to me that they would have to go to the Historic Design Review Board and that when they approved these designs they thought they were harmonious with something. I'm not sure what, because I'm sure the ordinance has been pretty much the way it is for a really, really, really, long time.

And so if they were judged harmonious at that time with whatever standard, how can you now say they're not? And if it was just harmonious within the community, that small little community there of the, you know, for the Presbyterian's retirees, well if that's what the Board decided why should these owners be disadvantaged now because suddenly you want to make it for the whole district.

I really don't see you actually ever deciding that a particular house is harmonious with the entire district. You look at a very small, discrete area and that's what you looked at. You look at streetscapes. So if you're looking at streetscape and you're looking within the community, obviously it's harmonious.

And it is a very contemporary design for that period that I guess somehow, blended contemporary with traditional design. They were approved we have to assume, by the Historic Design Review Board. So again I ask you to factor that into your conversation and to your decision-making.

Because again this is back and forth, back and forth. The garage dominated. Is it contributing, is it not contributing? You know these are garage dominated, but they were considered modern at the time. They do incorporate some traditional elements. They had to be approved by the Board.

Again, is it, what do you call that, promissory estoppel. You agreed that these were built, should be built this way and be harmonious and now you're saying otherwise.

Thank you.

[Mr. Randy Burlingame at 2541 Camino Alfredo was sworn.]

Mr. Burlingame - I'm here on behalf of my mother. She's a longtime resident of Plaza Del Monte. It's a great community and she's ending her life, she's 92 years old and it'd be terrible if you let any demolition go on here. It's

a part of Santa Fe, it's been a part of Santa Fe a long time.

Since I've been visiting my mom and um…I'm just here to oppose any demolition because it really wrecked the character of the whole area.

Thank you.

[Madeline Pryor at 3362 Avenida de San Marcos, Santa Fe was sworn.]

Ms. Pryor - The, you may remember I lived in 125 apartment number one of that fourplex until I was forced to move May 31 of 2017 along with those of my neighbors who lived in the structures you're going to decide on tonight. So those have been vacant since that time.

I don't know that I can do anything about this. One thing I learned was that part of what was my home - I figured out why I had some closets that were rhombus instead of rectangle - because Philippe Register was one of the architects. And the rooms are not exactly right angle's either, but that made it quite interesting to be a little bit different.

And I have to say that that building in my view, and I'm, I have just - only that I lived there, and I had to deal with things, not because I'm a professional architect or builder or anything - but it was well built. There was not a, any problem with… There were problems with maintenance but there was not a problem with any of the structure.

And you know I had people come by and admire the brickwork in the driveway and say whoever did this knew what they were doing. And it's aesthetic and durable. So you know I'm, right now I'm watching that being destroyed and being replaced with who knows what.

That's one concern, I mean that's one thing I think I'm observing or experiencing.

The other thing is there are people living in this community like Nancy and Randy's mom and other people and you know, the place is coming down around them, is very sad if that's what has to happen. I don't know what can be done about that, but I have…my, I also have the feeling that whatever replaces it probably won't be an improvement to the historic nature of downtown Santa Fe.

That's my personal view. Thank you.

Chair Katz - Thank you very much.

Is there anyone else who wishes to speak? Karl?

Mr. Sommer - I may briefly address a couple of points. One, I think that Mrs. Armbruster suggested that these buildings were built in 1958. There is absolutely no evidence in this record that supports that statement.

All of the documentary evidence, either of photographic or written, says this project itself and in the records that you got from the archives at the Presbyterian, did not start, was not conceived until 1961 and it wasn't until they started the planning for this.

So there's nothing in the record that supports a '58 date.

Second of all, Ms. Beninato said, *"Well it must have been approved by the Board and they must've found it compatible and therefore how could you not think it harmonious."* None of those standards apply. We're dealing with a preservation ordinance that did not exist then. They had a styles ordinance only. We have now a preservation ordinance that doesn't deal with style necessarily. It deals with fundamentally the character of this district and why and

what is important in the character of this district. Not that of, a building complies with the style today.

There are lots of buildings that come in front of you week, after week, after week, after week that you approved that comply with our styles ordinance that 50 years from now are not going to be character defining just because they complied with our styles ordinance.

We're dealing with historic preservation, and the character of this district and whether these buildings when they were built and approved - not the non-historic renovations but as they were built - have they retained that character and does that character fundamentally contribute to what's important of the character of the Downtown East Side.

I think that, that's the standard, not whether hypothetically, some H-board in 1966, '68, '69 said we think it complies with our styles ordinance.

So, those… That's all I wanted to add, and I appreciate your time and we'd stand for any questions you might have.

Chair Katz – Thank you.

Action of the Board

Chair Katz – Okay, back to the Board. My thought was to have each of us have an opportunity to express what we thought about these, these five structures. Is that something that seems agreeable?

Buddy do you want to start?

Mr. Roybal - Sure. Well, my concern is we have a staff and staff is David with all his experience, 15 years, and his ability to do a great job; that he, staff, is recommending that the Board follow the recommendation of the architectural historical consultant.

So, I would like us to go ahead and approve this as per staff recommendations. What's the use of having a staff and all the amount of paperwork that went into this then not follow those guidelines. I know we all have our own opinions and the opinions are good, but our job is to follow certain recommendations.

So, I'd would like I said, would very much like to follow the staff recommendations on this.

Member Bayer – Okay, I just want to give kind of my approach to looking at these, all of these buildings, and then I think maybe we'll look at them individually and make motions.

But looking at these five buildings, and David you know went through the three aspects of contributing structure and what he described as the third test that it adds to the historic association and historic design qualities. And looking at these buildings individually and as a group, you know, the historians gone through these systematically.

I do think they contribute. I think they meet the definition, as a whole meet the definition of contributing structure. Looking at what David describes as the third test, without a doubt in my opinion, they meet that. And then looking at the question of the age of approximately 50 years, the code does say *approximately*.

I understand the previous City Attorney has applied the six-month rule. I think it's a silly rule when you look at preservation as a whole. It goes against my training as a preservationist, goes against national standard practice, it goes against state, our SHPO's practice. And the SHPOs standard is anything 45 years or older we're looking at and evaluating for historic integrity and historic value. I think that the six-month rule is just silly.

And I, I understand that we have the advice of our legal counsel. We can disagree with that. I think we're on this

Board to be preservationist not to, you know, evaluate the future appeal of an applicant.

So from my perspective I'm looking at these buildings as a preservationist. That's kind of where I'm coming from.

Vice-Chair Katz – I would note that we have an ordinance that we're applying that says *approximately* 50 years and that…I don't think that we are bound necessarily to accept what the, the City Attorney has said their gloss is that is not input into statute or anything.

But I do think that we are obligated to have a basis for saying that this…what standard approximately 50 years *is,* and so perhaps we need to think about, about that.

Okay, Jennifer.

Member Biedscheid - So, I guess along those lines I appreciate Meghan's comments.

My approach to looking at this is that this community, Plaza del Monte, I, I considered to be contributing as a collective unit, as a whole. I think it's extremely harmonious. I think it's the definition of harmonious streetscape when you look at it as a whole.

And I think that the architectural historian at the last hearing made a point that gave us a little bit of insight into the way he looked at the evaluation. He said that if you took one of the individual houses from Plaza Del Monte and put it on another street in the Downtown Eastside Historic District it would not be harmonious. But I think that the fact that you have to remove it from the streetscape to make that point, makes the case for the harmonious nature of the existing streetscape.

And to Mr. Sommer's point about the distinction between style and preservation. The architectural historian in every case cited a contemporary style as a reason to not recommend contributing status for every one of these buildings, in addition to the age requirement for some of them.

So I, I think that ignore… I feel sort of an allowance to ignore that recommendation for contemporary style. Especially in light of the fact that I think that midcentury modern architectural design qualities are unique to Downtown East Side Historic District and it provides a reason to consider these buildings to be contributing.

Also related to the definition of a contributing structure, the historic association of this community with the Presbyterian Church and with Phillippe Register are relevant historic associations that should be considered. They're unique and they don't exist elsewhere in this style in Santa Fe.

And also related to the definition of this, of the definition of contributing structure, all of these have had very minor alterations. Only windows and doors replaced or possibly a sliding glass door replaced as cited in the HCPI Report. So there's no changes to massing or other style changes that are referenced; they are essentially the same as they were constructed.

And with respect to the age, I respect the legal interpretation that requires as possibly to approve some of these for demolition. But I too share Meghan's opinion that that definition is a difficult one to accept.

Chair Katz – Will.

Member Powell - I couldn't have said it better than what Meghan and Jennifer said. I would just repeat what they have said. I think these buildings are very important. For me the only

question is, is 122 and 125, are they non-contributing due to the age, and that I'm not even sure about. But the other ones - without question.

I'd like to tell a funny story because I was trying to just see if I was biased about this and while driving across town over the last month I happened to have two acquaintances that are in the construction business, have been for decades. And I took them through this, this community just to see what their reactions were. I didn't say a word and both of their faces just lit up and they are not preservationist, they're construction people. One owns a construction company and one designs windows and doors. And both of them were just amazed by the neighborhood and houses.

So that gave me solace in that I was not alone and even not just from looking at it from a preservation standpoint. They made comments like, "*Wow, where are we? How can I buy one of these houses*? *These are amazing*." So these houses have something to them.

The last thing I'd like to talk about is, do you have the façades? Were you able to look at them? [Inaudible] very briefly.

Ms. Gheen - May I make a point? I just wanted to remind members of the Board that individual investigation is not part of your role and it goes against the judicial code of conduct. I…

Mr. Powell - [Inaudible] drive…[inaudible] - I live there.

Ms. Gheen – When one is going specifically to investigate, and …

Mr. Powell – [interjecting] I was not investigating. I was just driving through the neighborhood marveling at our beautiful city. I do that all the time.

Ms. Gheen – I will just leave my statement where it is.

Mr. Sommer - I'd like to make a point of that after the questions are done, for the record. Thanks.

Mr. Powell – Well, you can strike it if you want. It has no relevance.

Mr. Rasch – So here's 122, you might want to look at your map. Uh, let's see the best one would probably be on page 5, just so you know which one I'm showing as we go through them. Okay, so that's 122…

Mr. Powell – Hang on David. Just a second.

Mr. Rasch – Okay. That's at the northeast corner of these five buildings.

There's 124…I don't know why I don't have that façade – it's the façade of 125 just south, I mean just across the street. This one looks like, yeah that is 125 it's the west side of this group of five.

Here's 126, which is at the south end just ...

Member Powell - [interjected] [inaudible] David, why I wanted to look at these was the first time we had been reviewing these façades I was asking the historian questions about [inaudible] to pick his brain about why he thought they were not part of…he was calling them contemporary and not something that worthy of preservation.

And the thing that I found really interesting as I was talking about the massing, the regional references to Santa Fe architecture, he was nodding his head, he was agreeing with me. We can see the massing, the large central mass, we have portals, we have these lofty façades that really evoke things that we've seen for hundreds of years in this region.

I don't see anything foreign. I see something that it is just taking a regional modernist approach to things that we already see and like. These buildings - you would never see this building in Minnesota, you wouldn't see it in Michigan, you wouldn't see it in California - I don't think you'd see it anywhere else in the world. And so that tells me a big component of the story.

Mr. Rasch - I'll attempt, I'll show you 124 is on page 62…looks like it's not in my PowerPoint, but that's the façade of 124 that has the carport to the right side and a portal across the front. Page 62.

Member Powell - [speaking, but inaudible] look at the next one please. We can go through them all… [Inaudible]

Mr. Rasch - And these are the garages and carports which are south of 126. Those are the five structures we're considering.

Member Powell - Can we look at 125 again? So again we have 3-foot corners, blocked massing, reset portal. David the opening slide you have of Santa Fe architecture, I can't remember the house, it looked just like this house. What is the name of this building?

Mr. Rasch – Oh, …the opening slide?

Mr. Powell – Of your lecture…

Mr. Rasch – My lecture…. That's, yeah that's the adobe building, who knows where, Garcia Street, Cerro Gordo… The point I'm making about that one is the difference between Pueblo architecture and Spanish architecture and why Santa Fe is a blend of those two.

When you look at Pueblo architecture except Ancestral Pueblo, and I'm not getting into that, there is some symmetry at Chaco. But when you look at Puebloan architecture there is no symmetry in façades. And the, other than on the exterior, the carved corbel and any kind of curved linear designs that the Spaniards brought that the Indians did not do, the other thing that the Spaniards brought to our Native architecture, is some kind of formalism or symmetry in design.

And when you look at a typical basilica church floorplan, with the front façade you have towers, or at least projecting wings and you have a recessed entry that's kind of centered or a recessed portal. And that is one of the

characteristics that the Spaniards brought to our Native architecture that the Pueblo Indians did not do.

Member Powell - Looking at this building do you think the architect was aware [inaudible].

Mr. Rasch - I couldn't say, but yes, you do when you see those recessed portals, it's the first thing I think of. Yeah.

Vice-Chair Katz – Do you have anything more?

Okay, my view of this whole area is that the Plaza del Monte is someplace that is very, very special. It's special historically and it's special architecturally. I lament the fact that the entire complex isn't still there.

Now, the Board voted to make the, what was in the Ghost Ranch Office Center contributing and we got overruled by the Council. If I'd had my pleasure I'd want to save it all. That hasn't happened. What I would like to do is save as much of it as we can.

There are a number of buildings that we're not dealing with tonight that are in the other part of the Plaza Del Monte that are clearly not sufficiently old to be considered

contributing. But I think there are plenty that are. That is not an issue for us tonight.

Looking at the five buildings that we have, I think it is quite clear that three of them are just simply not old enough. There is this inconsistency that a noncontributing building is less than 50 years old, not less than *approximately* 50 years old. While a contributing building is *approximately* 50 years old.

If I were asked to give a gloss on what approximately 50 years means, I would say, well we're shooting for 50 years, but you know, you don't know sometimes, you don't have the exact date. The best you can do is between this date and this date and so that there is some wiggle room there.

But I think that the aerial photographs that are dated by the Highway Department when they take the photos that shows that 125, which we see here, was not even - there was nothing- it was a flat piece of land in February 1969, means that it's simply not old enough.

I think that's sad, because I think I share Will's feeling that this is, you know, very much of a style, of a Santa Fe style, and I lament that fact. I think that 122 is…likewise

was not there in that ‘69 photo, so is not old enough; 124 and 126 probably are old enough. And my feelings about them are that neither of them is sufficiently architecturally important that I would make them contributing.

Now, a little bit of what informs my view of this is the fact that this is the real world. And I don’t think that we can ignore the fact that someone has bought this property and they probably want to do something. In my way of thinking leaving 126 standing with the others gone, seems pretty silly, because I don’t think as compared to 125, I think I’d feel differently with 126, I just don’t think it has that importance of that style.

I would like on some levels to be in the position where the final decision is that, okay, owner you bought this, you want to do whatever you want to do with it. You can do something with those in that area; just leave the rest of it alone. And you know, keep in mind we know what’s going next door. Unfortunately the building is gone, and we know that we’re going to get a fairly large, a large building next door. And it wouldn’t upset me that maybe something different would be done with these houses. I don’t think

that, I don't think that we have the basis for making any of those five, contributing.

That's, that's my view.

Member Powell - Can I ask a question?

Chair Katz – You sure can.

Member Powell - As you're looking forward in your thinking about the developer and the person or the entity who has purchased this parcel of land and some of their hardships, don't you also think that maybe buying historic buildings in a historic district they maybe would've done their due diligence and know what they were getting into prior. Because we can do status reviews prior to a property being purchased. Correct?

Chair Katz - Absolutely.

Member Powell – They could do that. And so I understand your willingness in trying to make it not so burdensome, or real-world of trying to build things, but in light of them also being able to do the part they maybe have skipped, I don't know that I share your sympathy.

Chair Katz - It's not sympathy. I don't have sympathy for them wanting to destroy this neighborhood. I just don't think that if they were doing their due diligence and they had someone look at these and say do you feel that these have the …meet the standard for contributing - and we know what the historian said - he said no. And I don't think that that decides it because he said that about a bunch of others that I think I would strongly disagree on.

I'm just looking at what we have here and the ones that I think are closest to…that would meet the style standard, don't meet the age standard. One that meets the age standard, I would be willing to give that up because I don't think it's stylistically, I don't think it's very important.

Member Powell - What I find is cities that have far less historic resources than we do are applying federal standards; 45- year rule, you know.

Chair Katz - We could do that too, but we haven't.

Member Powell - No we haven't and that's a real shame. And that's really…it's a real shame that this town of all places can't do that and we're not here to protect our

buildings. Particularly ones, the ones that are right on the cusp or older, like the ones were talking about right now. And what does that say about us?

Chair Katz - It says we live in a community that has preservation laws and it has standards under those laws and that's what we're constrained to follow. We may want different ones and we can certainly agitate for that and try and get those standards changed, but until they're changed we're obliged to all of those standards.

I know that the courts would hold us to that and that's where this would go, and I don't think that we serve our purpose by saying oh, we don't like the law as it is, were going to apply it the way we feel it should be.

Member Powell - That may be fact for two of these structures, but the other two that are old enough, I think you should save them.

Mr. Sommer - Mr. Chairman …

Chair Katz – Yeah, go ahead.

Mr. Sommer - I'll be very brief. The matter I'd like to raise is, is that the activity that Board Member Powell described

as his undertaking and now injecting into this forum, is expressly prohibited in the law. It deprives a party of a fair hearing and it injects an independent review of facts that are not part of the record, except as Mr. Powell being a witness now to those. That's fundamentally why it's prohibited in the law.

I think that Mr. Powell's behavior with respect to that, and I don't want to ascribe any ill motive to him at all, I mean, I understand that he was driving through the neighborhood as he described and the like. As a board member I think that it is prohibited in that his vote here is tainted and that he should recuse himself.

I say that because I have a duty to make a record for you all so that I'm not some time down the line, being criticized for not having pointed it out.

To Mr. Powell personally, I am not ascribing any ill motive. I'm just saying that the behavior or the actions that you took are expressly prohibited in the law by a board member of your…

[Mr. Powell - interjected comment that was inaudible]

Mr. Sommer - If it becomes part of your, your consideration in a case. It's why people…that's why a judge says to a jury, "*Hey, don't go read the paper, don't go see the site of the accident, don't go do this"* ... Because it's not appropriate.

And I'm not, again, maybe you didn't know that but…

Member Powell - You know how it came about, I was driving up old Taos highway and I realized I made a mistake and needed to drive the ski basin and the quickest way was to cut through that neighborhood.

Mr. Sommer - Again I am not ascribing ill motives to you, I just…

Member Powell – [talking at the same time] …and I happen to have a friend in the car with me…

Mr. Sommer - I'm not ascribing any ill motive to you. I just think it's pretty clear in the law in that and I think it fundamentally should be made a part of your record.

Vice-Chair Katz - We, we all drove through the neighborhood. That's what we do on our field trips.

Mr. Sommer – And those are part of a public hearing.

Member Powell - [inaudible] stay or go home. [Inaudible] building that we looked at today. So I get to stay home…

Chair Katz - Okay, I guess we've all seen where we are, and I would accept a motion.

Member Powell – I would like to make a motion - H17098 A move to recommend 124, 126 be upgraded to contributing status, 122, 125 and 126 noncontributing.

Chair Katz – You meant the garages, not 126.

Member Powell – Uh, what is the number [inaudible].

Chair Katz – It doesn't have one. Yeah,

Okay, does everyone understand the motion? Yes David.

Mr. Rasch – Mr. Chair if the two structures are considered contributing, I would like primary elevations designated and we might also want to consider yard walls.

Member Powell – …with regard to 122…

Mr. Rasch - 124 and 126.

Member Powell - Yes, I'm sorry.

Mr. Rasch – So, they'd be on the east side.

Member Powell – So, 124 primary elevation would be west and for 126, that would be north elevation, which slightly is northeast. The yard walls… I'm sorry I don't know enough about the elevations to make…can you show me the façades please. I wasn't even aware that they had yard walls.

Mr. Rasch- Yeah, there are very few.

Vice-Chair Katz – Are there yard walls on the two houses that he has moved to make contributing?

Mr. Rasch – They're, they are not significant. I know that the… I'm looking for it now, the historical contractor did give us additional information about the yard walls. I'm trying to find that now in our packet.

Member Biedscheid - On page 96 and 97.

Member Powell - So regarding 126 I would also add the yard wall, a rock yard wall. I would add that as well. I've not seen the yard wall for 124 yet. Yes, I'd also move that as well - a rock yard wall there.

Vice-Chair Katz - Okay, is there a second.

Member Biedscheid - I'll second. Can you clarify what – I am not…

Member Powell – The yard walls?

Member Biedscheid - No, the house numbering and which ones you're recommending as contributing and noncontributing.

Member Powell – Yes, 124 and 126 contributing; 122, 125 and the garage not, even though I feel they do meet three, but they don't meet the age test.

Stenographer - 122 and 126?

Chair Katz - It's 124…

Member Powell – 124 and 126.

Chair Katz - Okay, are we clear? Are we ready to vote?

Okay all in favor of the motion say aye.

Member Biedscheid and Member Powell – Aye.

Okay, all opposed say no.

Member Bayer and Member Roybal – No.

Ms. Gheen – I'm sorry. Can you be clear about who voted there?

Member Powell – Yes. The two of us voted yes.

Ms. Gheen - It's a tie.

Chair Katz - Yeah, I said, "No". Can we have another motion?

[The motion failed 2-3.]

Member Bayer – Could we look at 122?

Chair Katz – Yes.

Member Bayer – Because I think some… [inaudible].

Chair Katz - Okay, let's look at 122. Does someone want to make a motion as to 122?

Member Roybal - I'll make a motion on Case H17-098 A that 122 Camino Santiago become non… the …stands as non-status and proposed status is noncontributing, as per staff recommendation.

Member Powell - I second.

Chair Katz - All in favor say aye.

All Members – Aye.

Chair Katz - Okay, 122 is noncontributing.

124?

Member Roybal - I'll make a motion on Case H17-098 that 124 Camino Santiago, her status is no status- to make it non-contributing.

Chair Katz – Is there a second on that one? It dies for a lack of second.

Mr. Powell – In Case H17098A, I make a motion to make [inaudible]to address 124 Camino Santiago as contributing.

Member Biedscheid – Second. I'd like to add that the yard wall is also designated as contributing.

Member Powell – Yes, that's good.

Mr. Rasch – Primary façade you would suggest as west.

Chair Katz – Okay all in favor of that motion say aye.

Members Powell, Biedscheid, Bayer – Aye.

Chair Katz – Opposed?

Member Roybal – No.

Chair Katz - Okay 3 to1 makes that structure contributing.

125?

Member Roybal – In case H17-098 A, 125 Camino Santiago that now has a current status of no status, I move to make it noncontributing.

Member Biedscheid – Second.

Chair Katz – All in favor say aye.

Members Roybal, Biedscheid and Powell – Aye.

Chair Katz – Opposed?

Ms. Bayer – No.

Chair Katz – Okay, that passes 3 to 1, Meghan voted no.

Okay then, 126?

Member Powell – In Case H17098A, 126 Camino Santiago move to upgrade status to… These were never statused, right?

Chair Katz – Right.

Member Powell – Alright. So move to status this as including the yard wall, sorry, the primary elevation will be north, northeast, be a block yard wall.

Member Biedscheid – Second.

Chair Katz – All in favor say aye.

Members Powell, Bayer and Biedscheid - Aye.

Chair Katz – Opposed say nay.

Member Roybal – No.

Chair Katz – Okay, so 3-1 that is classified as contributing.

Finally the garages.

Member Powell – In Case H17098 A, move to recommend that 1… we don't have a firm address...

Mr. Rasch – Structures south of 126.

Member Powell - … structure south of 126 Camino Santiago, move to recommend as noncontributing.

Member Bayer – Second.

Chair Katz – All in favor say aye.

Members Powell, Bayer, Roybal and Biedscheid – Aye.

Chair Katz – Okay, unanimously noncontributing.

Okay, I think that completes that case. We now move on to the final case of the evening,

Case 17098 B, which is the application to demolish the five structures we've been talking about.

Can we have a staff report on that?

12. Case #H-17-098B. 122, 124, 125, 126, and garages/carports south of 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition for any non-contributing structures that were so-designated in the previous hearing on the June 26, 2018 agenda. (David Rasch)

Mr. Rasch - Well, Mr. Chair because 124 and 126 are contributing and we do not have an exception request paid for and no exception criteria provided, we cannot hear the demolition request for 122, 125 and the garages associated with 126.

Chair Katz – Okay.

Mr. Rasch - Mr. Chair, Board members, Plaza del Monte is accessed through vehicle gates at both entries to the properties. Therefore, these structures are not located on a public way and their applicable streetscapes are defined as a 300-foot radius from the midpoint on the façades containing the primary entries.

The applicant proposes to demolish all five structures, we can only hear three of them, in the southwestern area of Plaza del Monte. No plans have been submitted for any

proposed structures. The demolition request can be heard for only those structures deemed noncontributing without posting and paying for an exception with the responses to the required criteria.

14-3.14(G)(1)(a): The structures are either marginally historic in date of construction or from just outside the historic period and do not represent important examples of Santa Fe Style.

14-3.14(G)(1)(b): The structures are not essential parts of a unique street section. Similar structures built by 1962 are located in the east side of Plaza del Monte, some may be listed as contributing structures in the Downtown & Eastside Historic District.

And 14-3.14(G)(1)(c): The structures are "sound" and do not meet all current codes.

I provided relevant code citations for demolition of historic district structures and public visibility and streetscape and staff finds that the demolition standards have been met.

Chair Katz – Thank you. Questions for David?

Applicant?

Mr. Sommer - Mr. Chairman I didn't hear what David said about the first two cases. They couldn't be heard because…?

Chair Katz - An exception request is needed.

Mr. Sommer - An exception request is needed, okay. I understand.

Well we don't have anything to add to what David has said and we'd stand for any questions you have.

Obviously, we disagree with the determination in the previous case that would deprive these two of being heard - 124 and 126 - but registering that, I don't have anything to add to this and we'd stand for any questions you might have.

Public Hearing

Chair Katz – Okay, this is a public hearing. Does anyone want to talk about the demolition?

Ms. Ellen Armbruster – Hi, thanks for giving me the opportunity to talk to you about this proposed demolition. I have several concerns I'd like to share.

First, and I'm going to read what I wrote ahead of time. Some of it pertains a little bit to the last item: Plaza del Monte is located in historic Santa Fe. We cannot allow the developer to damage our diverse and amazing city by destroying such a beautiful and significant community as Plaza Del Monte. Both the age of the houses involved and their contribution to the history of Santa Fe as dwelling places for retired Presbyterian ministers and missionaries require that the demolition proposal be denied.

Not only does Plaza Del Monte contribute to Santa Fe's history as home to generations of clergy, it is sacred space.

My second concern. There has been quite a lack of transparency on the part of the developer regarding the future of the Plaza Del Monte community. We know they want to demolish several homes. We don't know what their ultimate plans are.

Do they hope to destroy all the buildings? Do they want to build condos on the property? Are they collaborating with El Castillo in some way? Why do they offer some residents longer leases and some shorter leases? How come they won't share plans that are so likely to affect the well-being of

the Plaza Del Monte community and the historic quality of our city.

And I want to just ask if it's okay and legal for me to share something that I heard. Its second…am I allowed to say something that is just hearsay?

Vice-Chair Katz - Yes, you are.

Ms. Ellen Armbruster - Okay thank you. So at a recent meeting, what I heard was one of the residents there sharing that one of the new younger couples were trying to be convinced to stay rather than move out, by lowering their rent. So they were told, what I heard, was that this younger couple was told their rent would be lowered if they would stay. While some of the rents of the older adults there have gone up enormously in the last several years. I don't know the exact numbers, but I'm thinking my mother's rent was initially $1100, $1200 a month. It's now $1700 a month. And this came about in a period of very few years, this huge raise.

Why is it that older adults are, are not having…? And I actually called last fall when that, or last summer I think it was, when that new lease came out, to try to talk to

the, the representative for the developer who gives the leases, and say, can we talk about this before my mother signs the lease. I did not even get a call back. I was completely ignored for that.

So I think that's important to know that this is how this developer is treating these older adults.

My third concern. Please consider the population that is most deeply impacted by what the developer is doing. Although Plaza Del Monte originated as living space for retired ministers and missionaries, it eventually was developed into a senior house… into senior housing, a legal status.

As a senior community the residents supported each other in many ways. They had weekly educational meetings and gatherings on the big green. On Memorial Day, Fourth of July, Labor Day, my parents invited me to join in many of those celebrations and I got to know the wonderful people who live there. My father was still alive at that time and I observed firsthand the camaraderie he and my mother enjoyed and the warmth and friendliness among the residents.

However, after the developer bought the Plaza Del Monte property they began to raise rents and whispers of building demolitions were passed among the residents. Some of the residents were evicted and others fearful of increasing rents and visions of wrecking balls at their door, decided to leave. Many, sounds like 10 from what my mom said, however have stayed and are now raising their voices in an effort to save their homes.

At some point the developer declared it would open the community to younger families. I recently met one of the young families that have…was…that has moved to Plaza Del Monte, and they were wonderful. Mixed generation living situations can be delightful, but that is not the point. Without knowing that the developers…what the developers ultimate aim is for Plaza Del Monte, we can only speculate as to why they dismantled the senior community.

Given the lack of transparency, transparency, we should be speculating about this. Senior citizens are a vulnerable population. Did the developer realize that destroying their homes could present an ethical and moral challenge to those of us who care about equity of all, including seniors?

Did adding younger families dilute the shocking reality of

putting out older adults who should be valued and revered? How many of us can feel good about evicting individuals in their 80's and 90's, some with disabilities, who have lived in their Plaza Del Monte homes for long periods. Nearly 20 years in some instances. Is it really okay to keep the Santa Fe status and seniors on pins and needles always wondering if and when their homes will be demolished?

We need to think about this. I understand your job is to determine whether Plaza Del Monte contributes to the historic quality of Santa Fe. I ask you to also consider that not only does the age and history associated with the buildings contribute to Santa Fe history, the seniors who have resided there for decades are a part of that contribution. They are real people.

These are their homes and they have made their community beautiful. Demolishing the buildings requested would severely damage this beauty and the historic significance of the place. Each time I drive through Plaza Del Monte to visit my mother I am awed by the flowers and the landscaping that the residents have added to these rental properties. The houses are not fancy but the loving touch of those who live there is evident in the care with which

they tend their homes and yards.

I implore you please reject the developer's proposal to demolish this community of capable, strong, valuable, independent people whose very lives mirror the historic contribution of the homes in which they reside.

I would like to ask also that you think about the legality of evicting people in their 80's and 90's who, many of whom have disabilities, hearing disabilities, mobility disabilities, who literally are having a hard time getting around needing to use walkers. This is their home. That needs to be thought about and you need to think about whether, whether it's even legal to do that. What is the status of age and evicting people, that's an important part of that. I know that it's not exactly what the H-board does, but it is very, very intertwined in this situation and needs to be considered.

Thank you so much.

Chair Katz – Thank you.

[Linda Payne at 414 Bishops Lodge Road in Santa Fe was sworn.]

Ms. Payne – Good evening everyone. I have attended also the four

meetings concerning the demolition of several structures at Plaza Del Monte. After listening to speeches made by residents of Plaza Del Monte, former residents and neighbors, and after much discussion among Board members; all of us concerned about the future of Plaza Del Monte were pleased that the Board decided each time to not go along with the demolition.

This leads me to believe that this property is very special not only for its historical value, but also a vital part of Downtown Santa Fe. If the Board gives permission to go ahead with the demolition, I feel this would give the developers the go-ahead to demolish even more structures and eventually Plaza Del Monte will be nothing more than a memory.

I feel that the structures in question and the other homes in this complex, could be refurbished. The grounds could be landscaped to look more appealing. Then PNM would be a warm and loving community for the residents and their surrounding area and once again be a showplace for Downtown Santa Fe.

Thank you so much for your time and thank you for listening.

Chair Katz – Thank you. Is there anyone else who wishes to speak? Okay. Yes…

Ms. Madeline Pryor - I just have a question about demolition because I know the woman who lives next to 122 in fairly close proximity is one of the elderly residents that has been described to you. What protection does she have in terms of dust and noise? Does she have any protection at all or is that part of what her life is going to be like now?

Vice-Chair Katz - I'm afraid that's not something we can answer for you. I don't know what protections the city would afford. I know there are some protections, but, you know, I don't think that you can stop somebody from a lawful use of their property. And …

Ms. Pryor – Okay.

[Inaudible speaking about architect in the background.]

Chair Katz – Sure…

[Wayne Lloyd 321 San Francisco Street, Suite A. was sworn.]

Mr. Lloyd – I can't recite the specific ordinances, but there are ordinances for sound, you can't start noisy

construction before I think it's 7 am. You can't…you're required to water down dusty conditions. So those are general demolition ordinances that apply to every place in the City.

Chair Katz - Thank you. That's helpful.

Okay Board, what's your pleasure?

Mr. Rasch - Mr. Chair.

Chair Katz – Yes.

Mr. Rasch - I kind of need some clarification. I was under the impression that of these five structures actually, restructures, there is no one currently living in them.

Chair Katz – Yes, that's my understanding too. Is that correct?

Mr. Lloyd – Yeah.

Member Biedscheid - I'll, I'll make a comment. I don't…in my mind I don't believe all the standards for demolition have been met, specifically 14-3.14(G)(1)(b). The structures are essential parts of a unique streetscape in my view and I don't believe they meet that standard.

Although I recognize the Board may approve demolition, I

just want to say that if demolition was granted I would not view it as a solid reason to, to argue for the noncontributing status for the rest of the buildings in this community.

Vice-Chair Katz - Maybe David can help us on this. Sometimes when people come in seeking demolition the question is what you are going to replace it with. And I think that's what Jennifer was referring to here. And because this is not publicly accessible it doesn't meet the streetscape's standard, but this is a section or block front and is that different.

Can you give us some guidance on where we stand on that?

Mr. Rasch - Certainly Mr. Chair, Board members. Several things, first of all because this community is gated, your applicable streetscape is 300 feet from the front doors of every structure, not a linear as if it were open to the public.

But, basically, you said it earlier tonight, we are looking at Plaza Del Monte not outside of it generally, but we are looking at any structure within 300 feet, and that is your applicable streetscape.

So there is an applicable streetscape, but it's different than if it were not gated. Okay?

Vice-Chair Katz – Okay, but the standard here is not streetscape it is street *section or block*.

Mr. Rasch – Correct. Now, if you…now you didn't in your status review and you may have to reopen the case if you want to go to where I am speaking, but if you consider any of these structures to be essential to the street section or block front, then you have to define what that character is, and you can require that character to be reestablished.

Now in the past, and I, I know Mr. Chair has been on the Board long enough to remember this, this Board used to always require proposed building plans to be shown with a demolition request.

Member Powell – [inaudible]

Mr. Rasch - Because we look at this definition. If it is not an essential street section, you do not need to see what is proposed. As a matter of fact they don't even have to build anything, they can demolish these buildings and make a park. But if you define essential parts that *shall be reestablished*, then you can do that.

Member Powell – What would… be based on [inaudible]

Mr. Rasch - What's that?

Member Powell – [inaudible] done this for a while. What would that be based on?

Mr. Rasch - Unfortunately, we did it on San Francisco Street where we allowed demolition, or not … Yes, but we determined that the façade at the edge of the sidewalk was the character defining feature that had to be re-established.

So that…that's where I'm going with that.

Member Powell - So in the case [inaudible] …of historic property…. [Not speaking into the microphone]

Mr. Rasch – Well, and I do feel very strongly about this. I think it's very hard to find an essential part of a noncontributing building. I find that very difficult. If it's noncontributing, what's essential about it? But if it's contributing I can see that there's some essential character.

Member Powell - Is it about the building or is it about the neighborhood – the street.

Mr. Rasch - It's about the unique street section…

Member Powell – Of the neighborhood - not the …

Mr. Rasch - Of your applicable streetscape, which is…

Member Powell – [speaking over Mr. Rasch but inaudible] the house … a noncontributing structure, but a streetscape.

Mr. Rasch – You're really getting into very difficult terrain. And I'll, I'll honor Meghan's point about our SHPO. In all my, again in all my 15 years, city attorneys and land-use directors have always said to me, this Board is in charge of structure.

I know that most historic preservation districts and SHPO's look holistically at streetscapes, but we have no jurisdiction over trees. And its very dangerous territory to get into non-structural character, in my opinion.

Member Bayer – What about like elements of the cultural landscape, like setbacks and scale of these buildings.

Mr. Rasch – Yeah, yeah, exactly and that's where its…

Member Bayer - And that seems very appropriate for us to consider, so…

Mr. Rasch – So anything about the structures, but not necessarily landscaping or trees or … But if it's based on structure I'm comfortable.

Member Powell - What about mass?

Mr. Rasch – Yeah, yeah.

Member Powell - So for example if we had these smaller structures and massing and the voids in between the negative space is this also part of the massing?

Mr. Rasch – Yeah, you're still, you know, it's, its… I'm very… I caution you because we haven't gone down this road before successfully. But that's what the 14-3.14(G)(1)(b) is all about - is it an essential part?

Member Powell - [inaudible]

Mr. Rasch – So, 14-3.14(G)(1)(b) [reading] '*These standards you have to apply and (b) is whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure'.*

Now again, I find that hard to do with a noncontributing

building, but certainly a contributing building.

Vice-Chair Katz - I think there the sort of problem with this section is that it is entitled demolition of a historic or landmark structure and I really …it's ambiguous, I understand that. But this is talking of demolishing a structure that's contributing or significant.

Mr. Rasch - Yes, although we have to employ these standards for any structure in the Historic District.

Chair Katz - Okay, can we have a motion from somebody about something, other than adjourning?

Maybe we can't…

Member Roybal – move in case H17-098 B for the…that 122, 125 and south of 126 which has been designated as noncontributing, approve the recommendations of demolition.

Chair Katz – Is there a second? Well, that motion fails for a lack of second. Is there another motion?

Member Biedscheid [inaudible] but I, I never know how to approach the demolition standards. Do we need to agree that a, b, and c are met individually and then proceed from there, or do we look at a…?

Mr. Rasch - Mr. Chair, Board members 14-3.14(G) standards (1) [reading] '*In determining whether a request for demolition in the historic district should be approved or denied, the HDRB shall consider the following*' and its A through C.

Yeah, it doesn't say they are all required, it just says *shall consider A, B and C*.

Member Biedscheid – So I… yeah, I mean, I think that A is matched; we've determined that these are not of historic age. And C, just based on staff report, these do not meet the current code, which is probably true. So, I think that C is also met. But B, whether or not the structure which demolition has requested is an essential part of the unique street section or block front, I do think it is an essential part of this unique street section or block front.

And then further says and whether the street section or block front will be reestablished. So I think if we need to specify criteria for reestablishing those, there's a really good description in the HCPI Re…or the Historic Resources Evaluation Report prepared by John Murphy.

And I can read…it's on page 31, so at the first full

paragraph which talks about the houses are of uniform design, of…*each consisted of a modified L plan to which a carport was attached and connected the portal. The front elevation included projecting room block like mass with rounded corners and a portal* and there's several things that we could draw from that even according to the architectural historian are characteristic of this streetscape, street section.

Vice-Chair Katz - It occurs to me that we maybe have two ways we can go here. I know that there have been situations where we say okay, you need to come and show us what you're going to build, and we would delay, or if there is this bec... You need to show us what you're going to build to reestablish this streetscape. Or we could simply move to deny the demolition because we don't know what they're going to do.

Mr. Rasch - Mr. Chair, I would suggest a third option is also applicable.

Chair Katz – Okay.

Mr. Rasch - I think that this Board could define a character-defining streetscape issues that *shall be preserved and*

presented with the new design even though you might not be seeing it yet. Because if you establish that essential character as *shall be reinstated* I'm not so sure you need to see that in order to grant it until it comes forward if it ever comes forward. We don't know what they're planning to do here.

[inaudible conversation]

Chair Katz – Right, right. That's a tough [inaudible]

Member Bayer - ? when we define the essential elements in this case, or do they need to have been established during the status.

Mr. Rasch - I think you can do that now if you so choose.

Member Powell – [completely inaudible]

Mr. Rasch - You can deny the demolition. You can require seeing the proposed structure, yeah, or until you approve demolition with the new structure. Or you could possibly define essential character that shall be reestablished. And maybe even two things there - and come back with that, or just leave it as is and they'll come back if they're going to.

Member Bayer - But with option number three if we define the essential characteristics and they, we allow them to demolish it they might not, I mean it could just [inaudible]…

Mr. Rasch - [Speaking at the same time] Right, it could become a park, yeah. We just don't know.

Member Biedscheid - All right, sorry can you clarify item…option 2 again. Is that a denial of the demolition or …?

Mr. Rasch - You could deny the demolition out right.

Member Biedscheid – That's your option one. And then option two?

Mr. Rasch - You could require to see the proposed structure before granting demolition.

Chair Katz - essentially.

Mr. Rasch – Essentially, yes. You may wish to question the applicant on their intent. I don't know if they need to tell you at this point, but they may want to. Or, or even which option they would like us to follow and what order.

Mr. Sommer - I don't think that the postponement is appropriate

action by the Board because that leaves the request pending not subject to an appeal.

I think the appropriate… if you believe that the standards for demolition have not been met, the appropriate thing is to deny. That makes a final decision that is appealable if they want to appeal it. If it's not appealed, then they have to come back to you with a design that shows what they're reestablishing and then you can consider the application in that context.

I don't think the Board has the ability to postpone a property owner to do something on their property until they come up with a design that they may not have any intention of doing.

So I think the appropriate thing for you all to do is to deny it if you don't think the standards have been met for demolition, i.e., as Ms. Biedscheid has indicated that she believes there is, or if the Board believes there is an essential character of this streetscape that has not been shown how it's going to be established. I think that's what I - I'm paraphrasing - then I think the appropriate thing is to deny.

Vice-Chair Katz - That, that sounds correct to me. And I guess what I'm… In that light I can imagine… Well, San Francisco Street at the Plaza, if somebody wanted to demolish one of those buildings – let's say it was perhaps the new Jerry Peters mall. You probably wouldn't want to allow the demolition with the owner saying I may not put anything there.

I mean, there is a definite streetscape there that you would want to preserve. And I don't know, my guess is, my understanding is the owner here has no idea what he's gonna do if anything there. So we can't delay them if they think that this streetscape is so important that it has to be reestablished in that manner, to reestablish what was so important there, I, I think we simply would vote against demolition.

So if you think that that standard non, subsection B has not been met then I think the answer is to vote against it. If you don't think that this, that it's crucial to reestablish that streetscape and have a different building there or a park there…

Member Powell - [inaudible]

Vice-Chair Katz - But if the owner says, "I ain't gonna tell you, I ain't decided, I ain't gonna do anything there". Then what's your option?

Member Powell – [inaudible]

Chair Katz – Exactly, but I, I…

Member Powell – [completely inaudible]

Mr. Sommer - And I would remind you that the Board has a standard of 65 days to *act*, not to postpone.

Vice-Chair Katz – Right.

Mr. Sommer – You have to act.

Chair Katz - I don't think if you… I don't think it's an option to postpone. I think you either decide to demolish or not to demolish.

Member Powell [inaudible]

Ms. Gheen - So I believe in, I believe in…Sure well, I believe in this case the applicant has, Mr. Sommer has stated that they want a decision - a yay or a nay - and that they do not intend to come back within 60 something days to provide some sort of option.

I think in this case since their… since the Board should try to make a decision within the 65 days of the application for demolition, I think, believe, in this case really you should make a yes or no decision. Because you have enough information to state whether or not it's going to meet the criteria are not. The applicant is not, does not seem to be willing to entertain or to present a proposal. And the governing body can then decide if it goes on appeal.

Vice-Chair Katz - The standard that you're, we're sort of tripping on is, is we decide whether the structure is an essential part of the unique street section or block front. And whether this street section and block front will be re-established.

And the applicant's telling us is it won't be reestablished. And so if we think it's an essential part of the street section you vote no; if you think this is not an essential part of a street section or block front, then you would vote yes to allow the demolition.

Member Powell – [inaudible]

Chair Katz – Yes?

Mr. Sommer - I'm, I'm sorry I have a really hard time hearing you Mr. Powell. You sit back far, and you move away from your microphone. So again I couldn't hear what you said.

Mr. Powell - [inaudible]

Mr. Sommer- Okay. All right. I'm just saying as a general matter I have a hard time listening and hearing you because you tend to sit back and away from the microphone. I don't know if anybody else has that problem, but I didn't catch the last thing you said, and I didn't catch a lot of what you said tonight because of that.

So, just for your information it's difficult to hear you.

Member Biedscheid - Is there any more discussion or are we ready to make a motion?

Chair Katz - That would be appreciated.

Member Biedscheid – In case H17-98B the properties located at 122, 120… I'm sorry, 122, 125 and 126 garages on Camino Santiago, I move to deny the application for demolition on the basis that the standard presented as 14-3.14(G)(1)(b) is not met. I consider the structure, the three structures to be an essential part of a unique street section as

described in the March 28, 2018 Historic Resources Evaluation Report for Plaza Del Monte prepared by John Murphy. Specifically the sections that discuss the retirement cottages, the evolution of design and the further development during the time period 1961 to 1977.

Member Roybal – I'll second that.

Member Bayer - Do we need to further specify the essential elements or is that sufficient?

Vice-Chair Katz - No. I think the reason that we're denying it is because they're not forthcoming with a reestablishment.

Okay, all in favor say aye.

Members Bayer, Biedscheid, Powell and Roybal – Aye.

Chair Katz - Opposed say no. Okay motion to deny demolition of those three structures has passed.

Okay, that was the last case.

[End of Verbatim]

I. MATTERS FROM THE BOARD

Member Powell will not be present for the HDRB meetings next month.

J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:25 p.m.

Approved by:

_____

Cecilia Rios, Chair

Submitted by:

_____

Carl G. Boaz for Carl G. Boaz, Inc.

Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

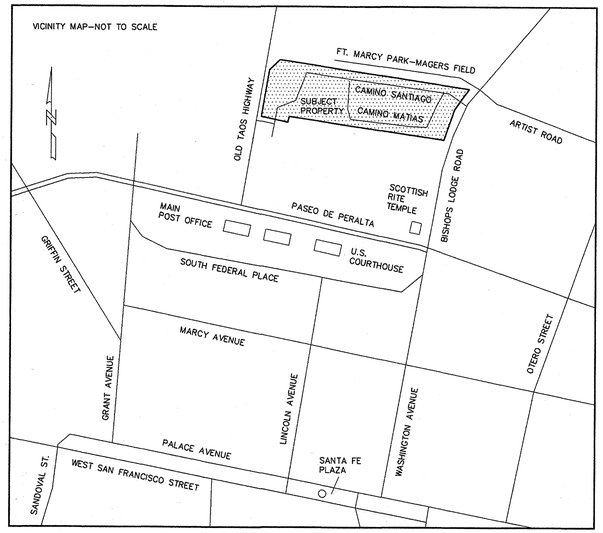
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

SANGRE DE CRISTO WATER COMPANY — DATE 10-13-2022
CITY OF SANTA FE WATER DIVISION

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

89[illegible]

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Oct. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 1753,281 EX. NO. 11
EX. NO. 11.

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 205, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

EX. NO. 12. PROPERTY DESCRIBED ON DEED FOR EASEMENT OF WAY FOR FLOOD CONTROL STRUCTURES MISC. BK. 142, PG. 295. CALLS FROM SAID DEED. EXCEPTION NO. 12.

EX. NO. 18. 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 285, PG. 149 CALL FROM SAID EASEMENT EX. NO. 18.

10' WIDE NO BUILD ZONE

CAMINO SANTIAGO

PARK TRACT A

ACCESS, UTILITY & DRAINAGE EASEMENT. WIDTH VARIES

UTILITY EASEMENT

10' WIDE WATER LINE EASEMENT

10' WIDE PRIVATE SEWER EASEMENT

CAMINO MATIAS

ANCHOR EASEMENT EX. NO. 16

5' WIDE EASEMENT FOR BURIED CABLE MISC. BK. 316, PG. 035 EX. NO. 10 EX. NO. 10

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	34°06'47"	11.91	20.00	N35°53'17"E	11.73
C2	26°59'48"	46.09	97.82	S43°43'36"W	45.67
C3	30°07'23"	55.90	106.32	S75°18'36"W	55.26
C4	61°45'17"	70.06	65.00	N59°44'28"E	66.72
C5	28°53'13"	32.77	65.00	S43°18'27"W	32.43
C6	17°42'02"	20.08	65.00	S66°36'04"W	20.00
C7	29°48'20"	33.81	65.00	N89°38'45"W	33.43
C8	0°45'53"	13.55	1015.00	N74°21'38"W	13.55
C9	6°54'48"	12.13	100.50	N72°42'17"W	12.12
C10	17°35'01"	18.57	60.50	N60°27'22"W	18.49
C11	9°02'47"	9.55	60.50	N47°08'28"W	9.54
C12	25°30'46"	13.59	30.52	N07°06'45"W	13.48
C13	12°06'10"	8.92	42.24	N35°49'29"W	8.91
C14	98°09'31"	40.98	23.92	S85°00'40"W	36.15
C15	8°27'31"	29.45	199.50	N20°15'04"E	29.43
C16	0°47'41"	2.77	199.50	N24°52'41"E	2.77
C17	19°47'15"	35.00	101.35	N35°10'09"E	34.83
C18	33°14'35"	47.45	81.79	N61°41'04"E	46.79
C19	1°38'27"	2.20	76.79	N79°07'35"E	2.20
C20	27°50'49"	37.32	76.79	S86°07'47"E	36.96
C21	25°33'49"	20.30	45.50	S59°25'29"E	20.13
C22	15°31'22"	13.68	50.50	S38°52'53"E	13.64
C23	17°55'34"	15.80	50.50	S22°09'25"E	15.74
C24	23°54'25"	18.99	45.50	S02°15'38"W	18.85
C25	60°05'13"	20.45	19.50	N15°49'45"W	19.53
C26	28°06'19"	12.02	24.50	N59°55'32"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	34°59'11"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L71	5.01	N20°12'47"E
L72	9.21	N72°12'23"W
L73	9.81	S47°47'37"W
L74	26.56	N72°12'23"W
L75	5.00	S53°01'41"W
L76	4.86	N14°12'51"E
L77	9.81	N74°12'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

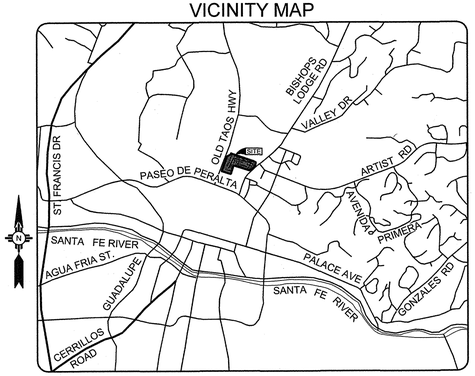
10-4-22

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

PLAZA DEL MONTE, LLC

8093023 03:0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

OCTOBER 8, 2023
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan
THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

10.8.2023
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

DEPUTY

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548 / 2021-4549 CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

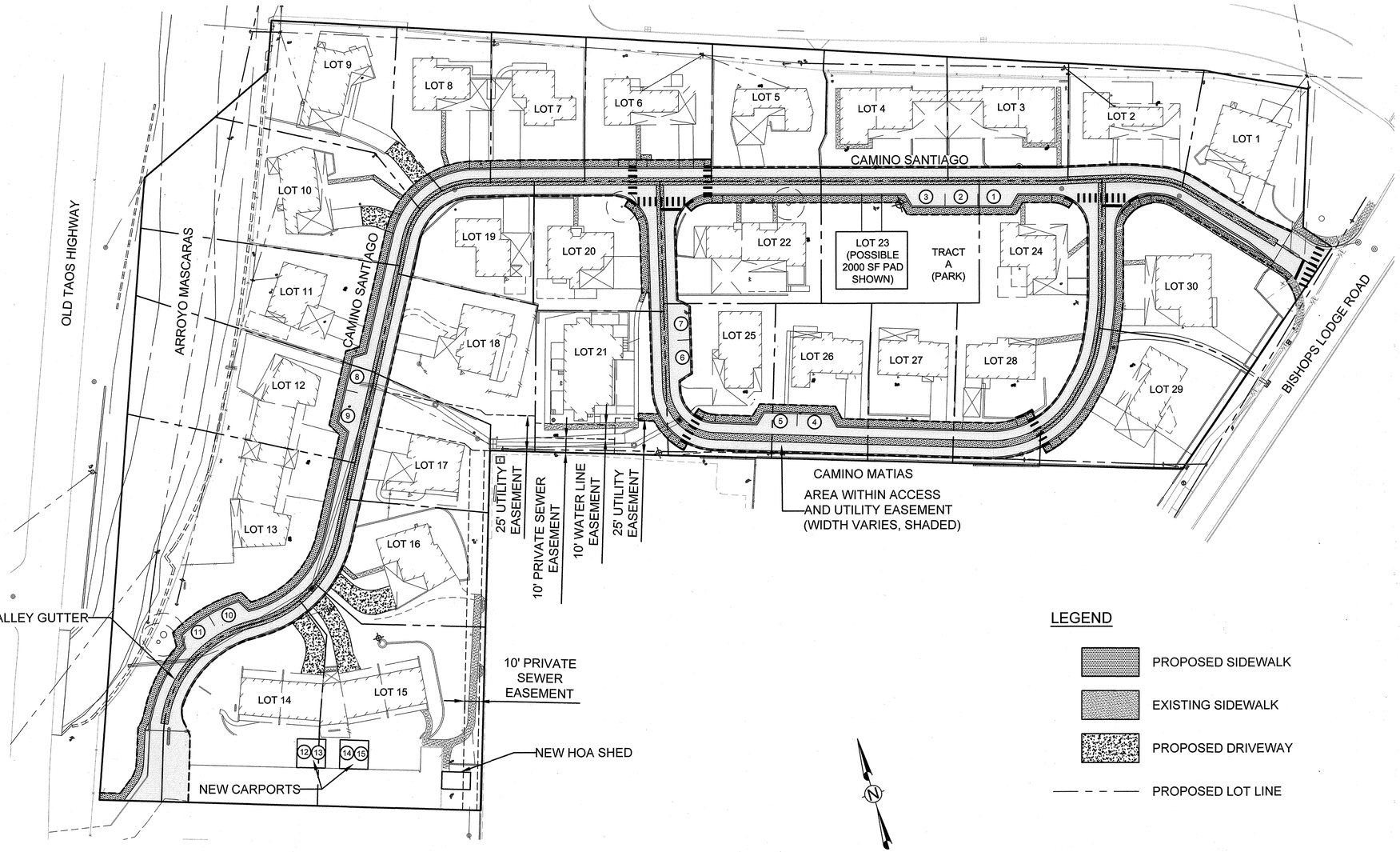
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

2021-4548
CASE # 2021-4549

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

PLAZA DEL MONTE

Santa Fe, New Mexico

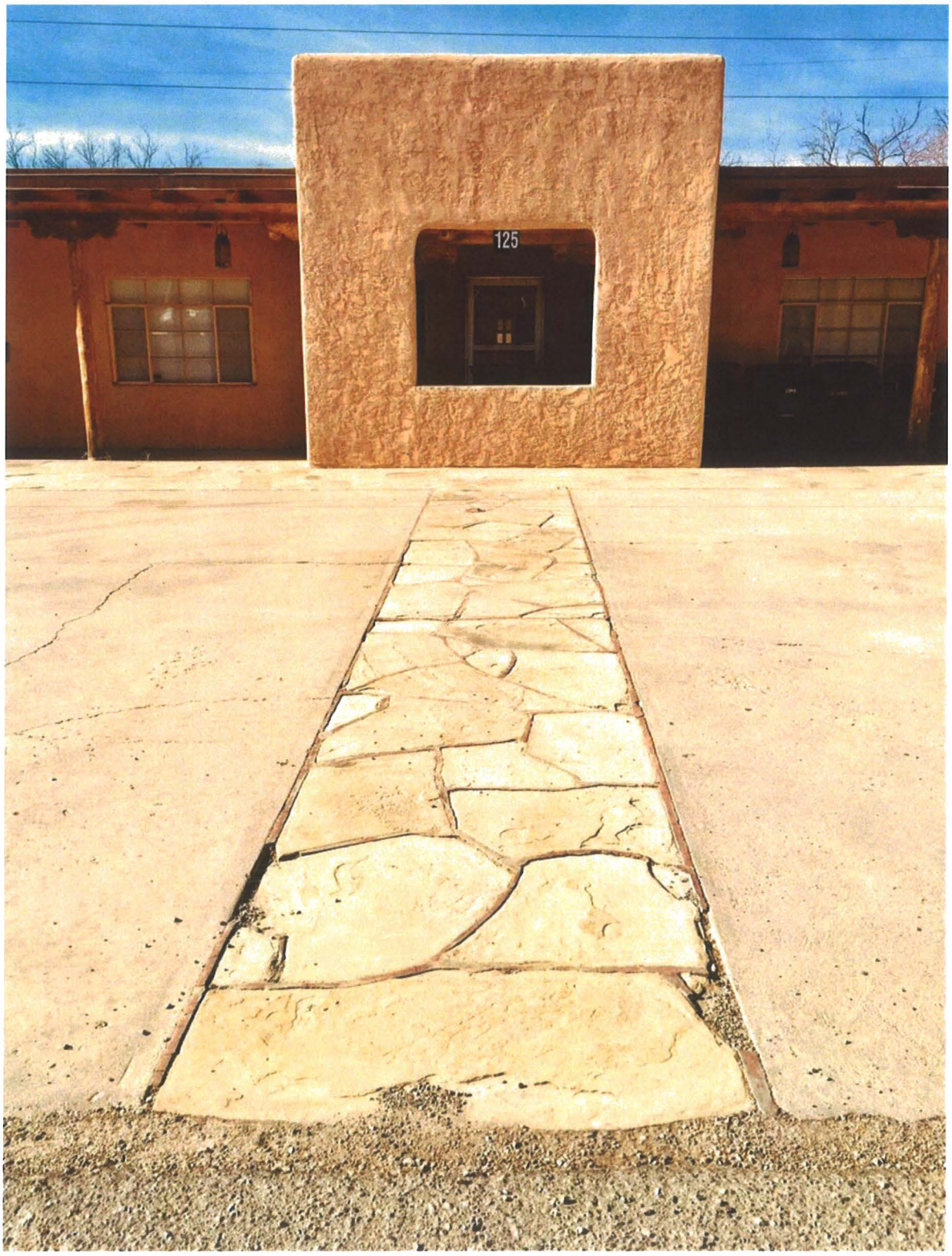
Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

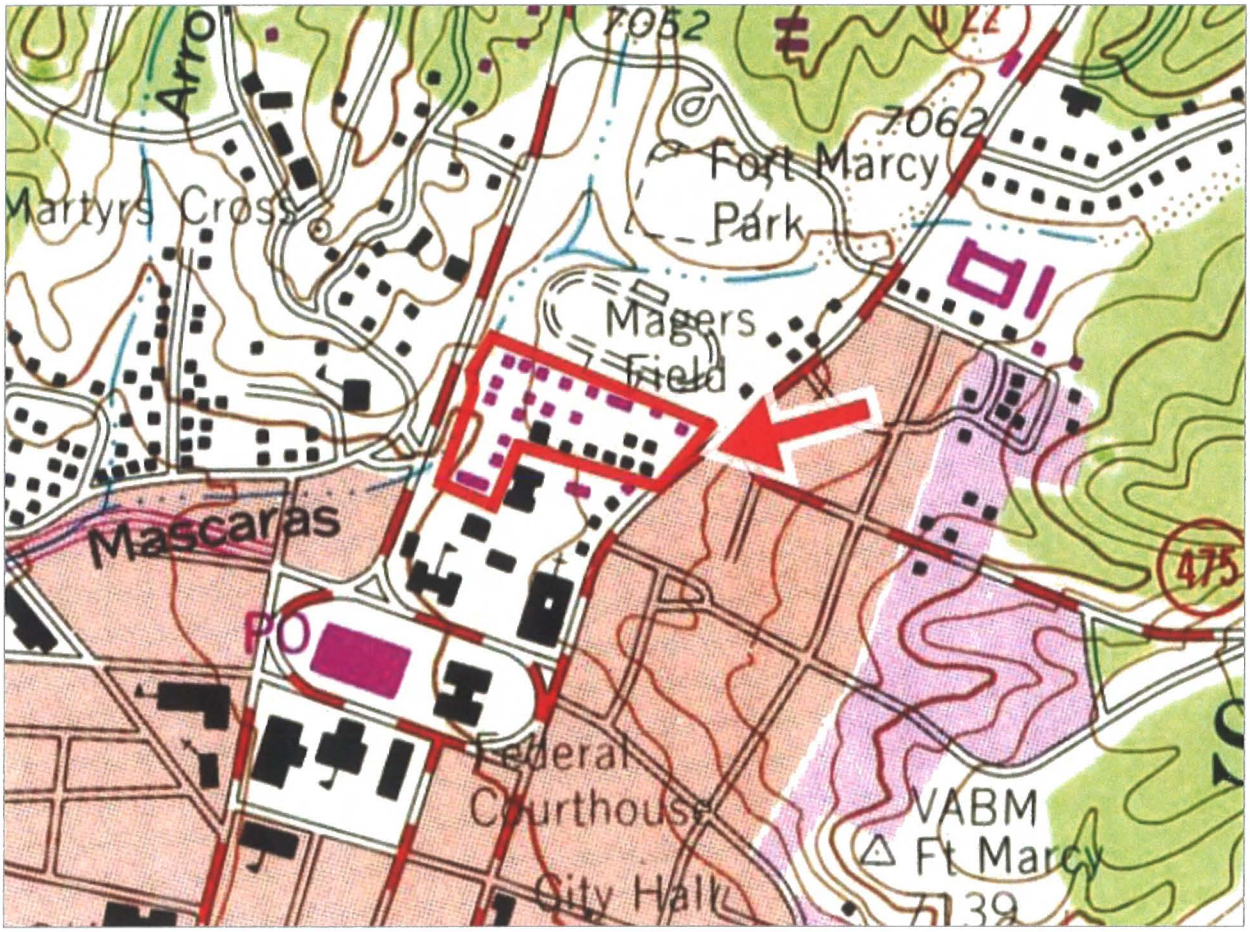

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

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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]

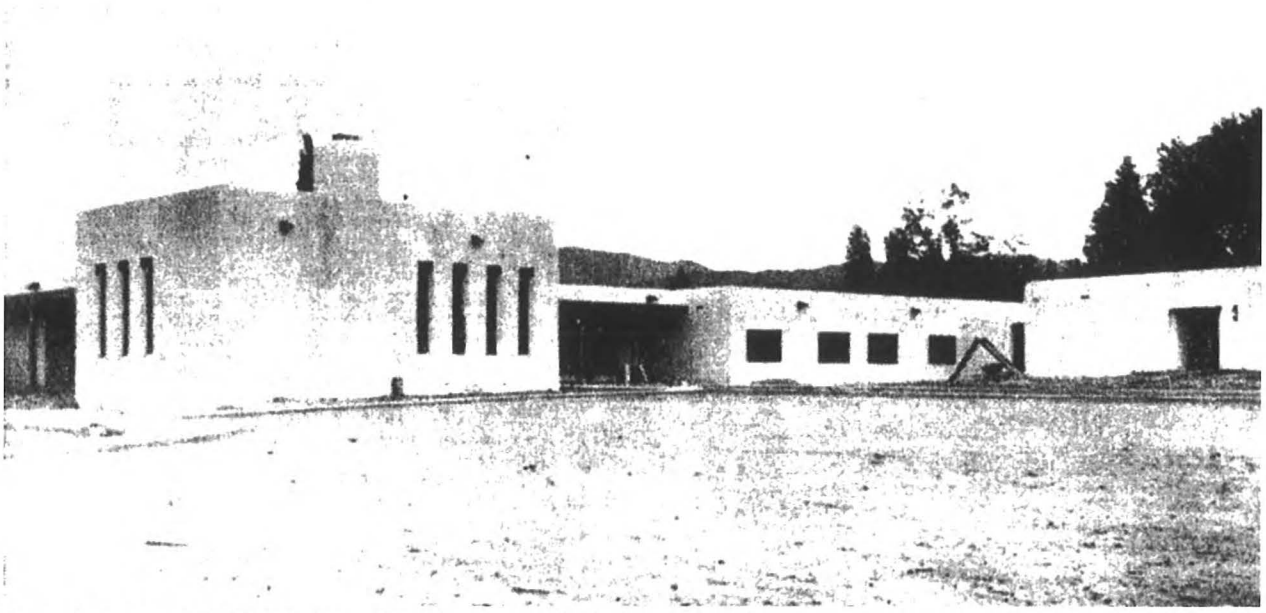

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

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.

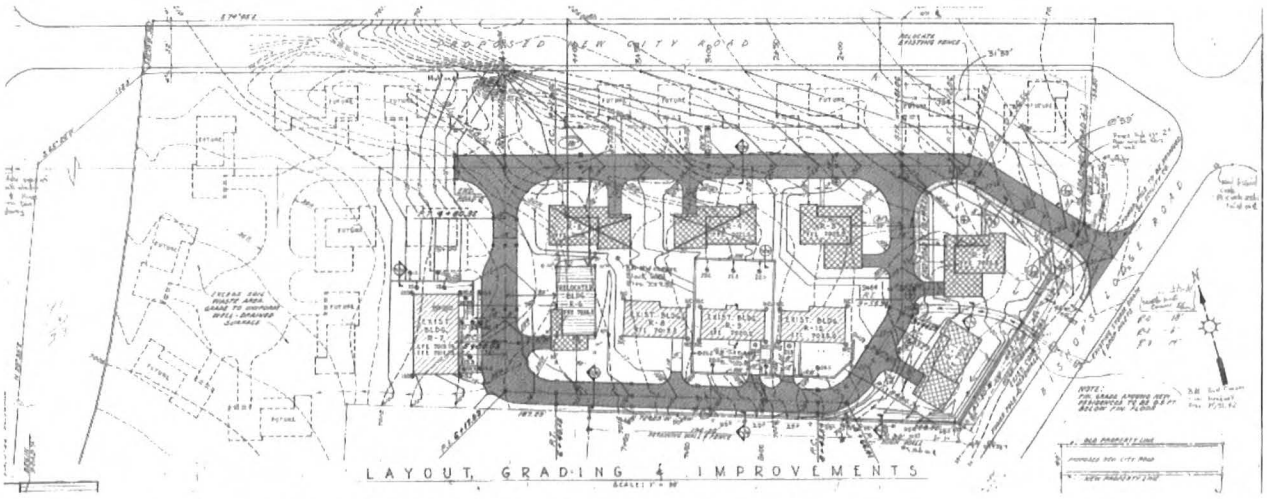

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

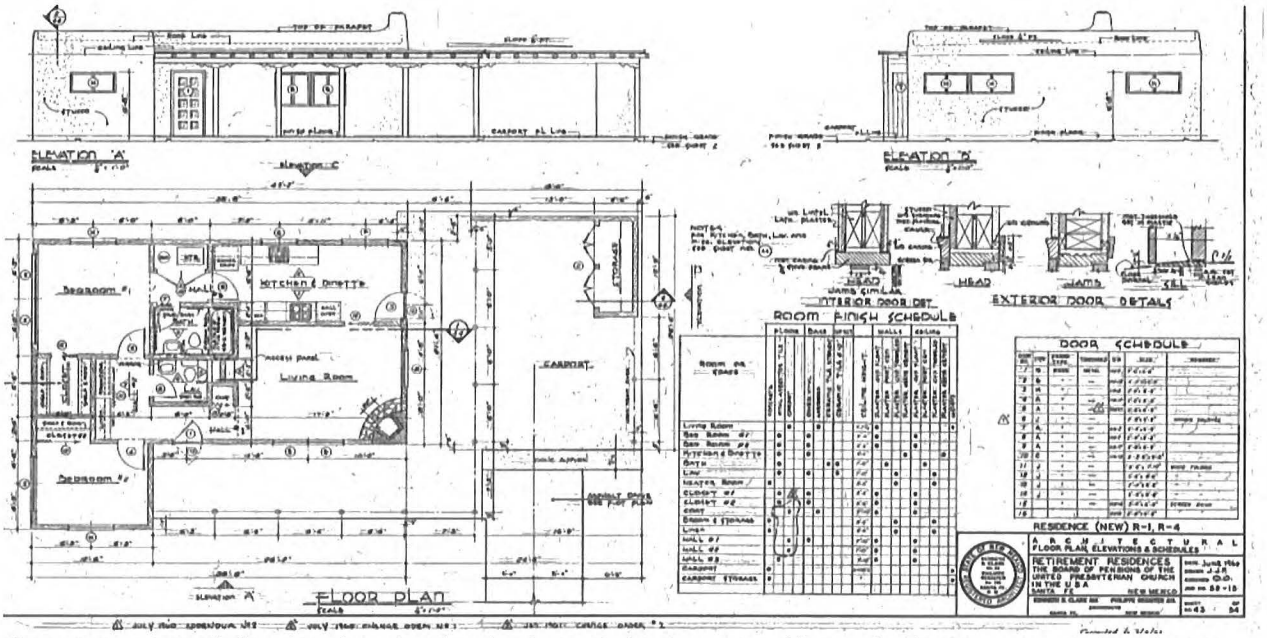

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

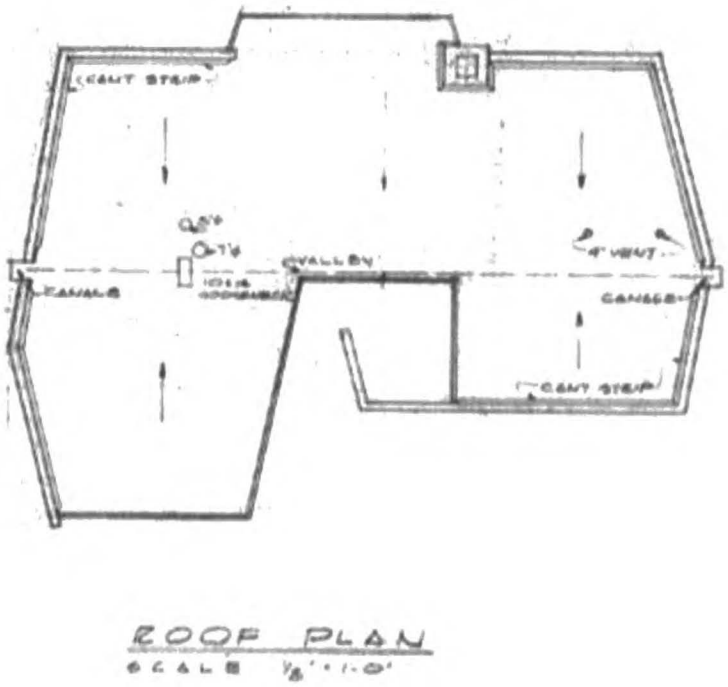

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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

Atkins, Carolyn. *The Allison-James Picture Book, 1866-1959*. Albuquerque: Menaul Historical Library of the Southwest, 1983.

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Bunting, Bainbridge and John P. Conron. "The Architecture of Northern New Mexico." New Mexico Architecture. Vol. 8 Nos. 9 and 10, September-October 1966: 14-50.

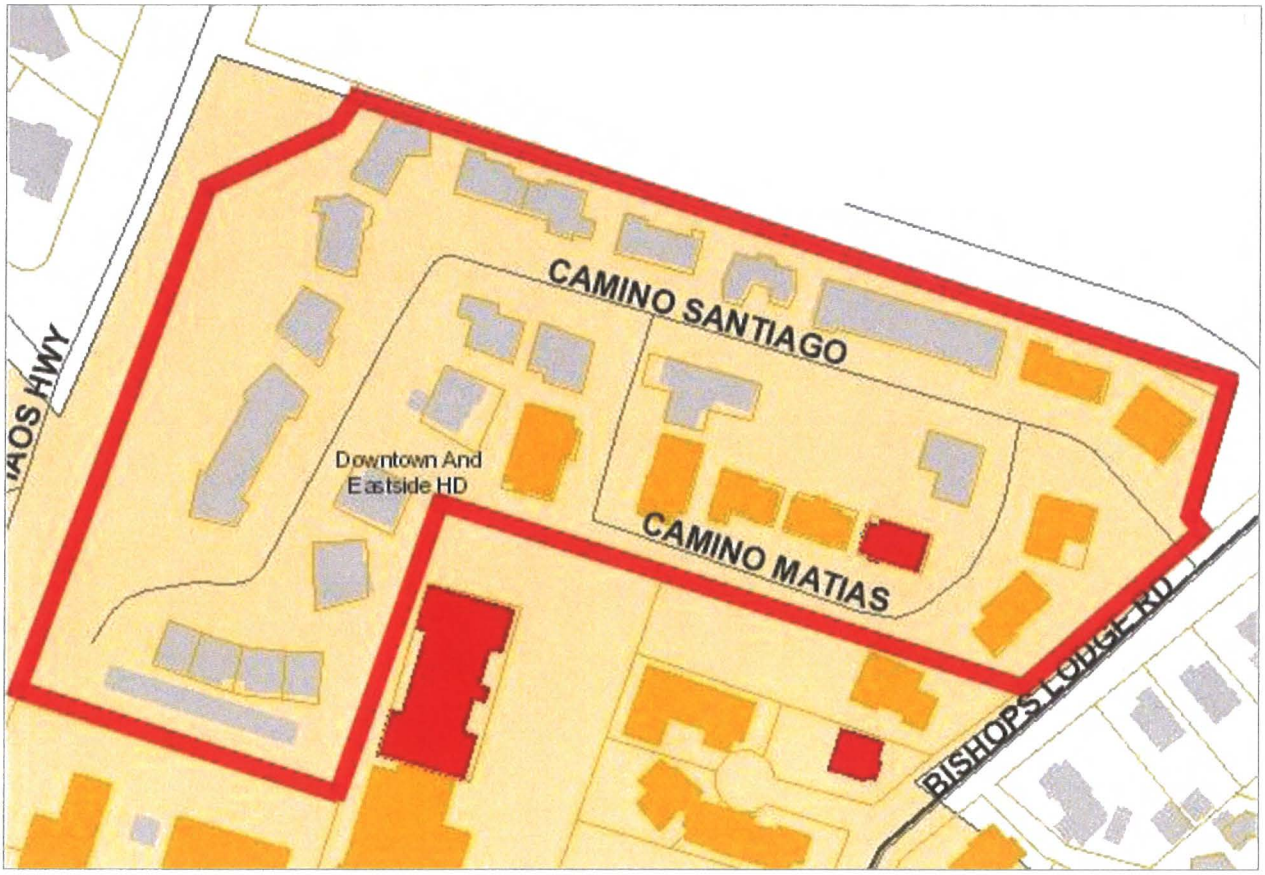
Mathiasen, Geneva and Edward H. Noakes, editors. *Planning Homes for the Aged*. New York: F.W. Dodge Corporation, 1959.

Santa Fe New Mexican (newspaper). Various issues: 1958-2016.

Sze, Corrine P. and Beverly Spears. *Santa Fe Historic Neighborhood Study*. Report prepared for the City of Santa Fe, 1988.

Works Progress Administration. "History of the Allison-James School." No date. Typed manuscript. "Presbyterian Church" vertical file, Fray Angélico Chávez Library, Santa Fe.

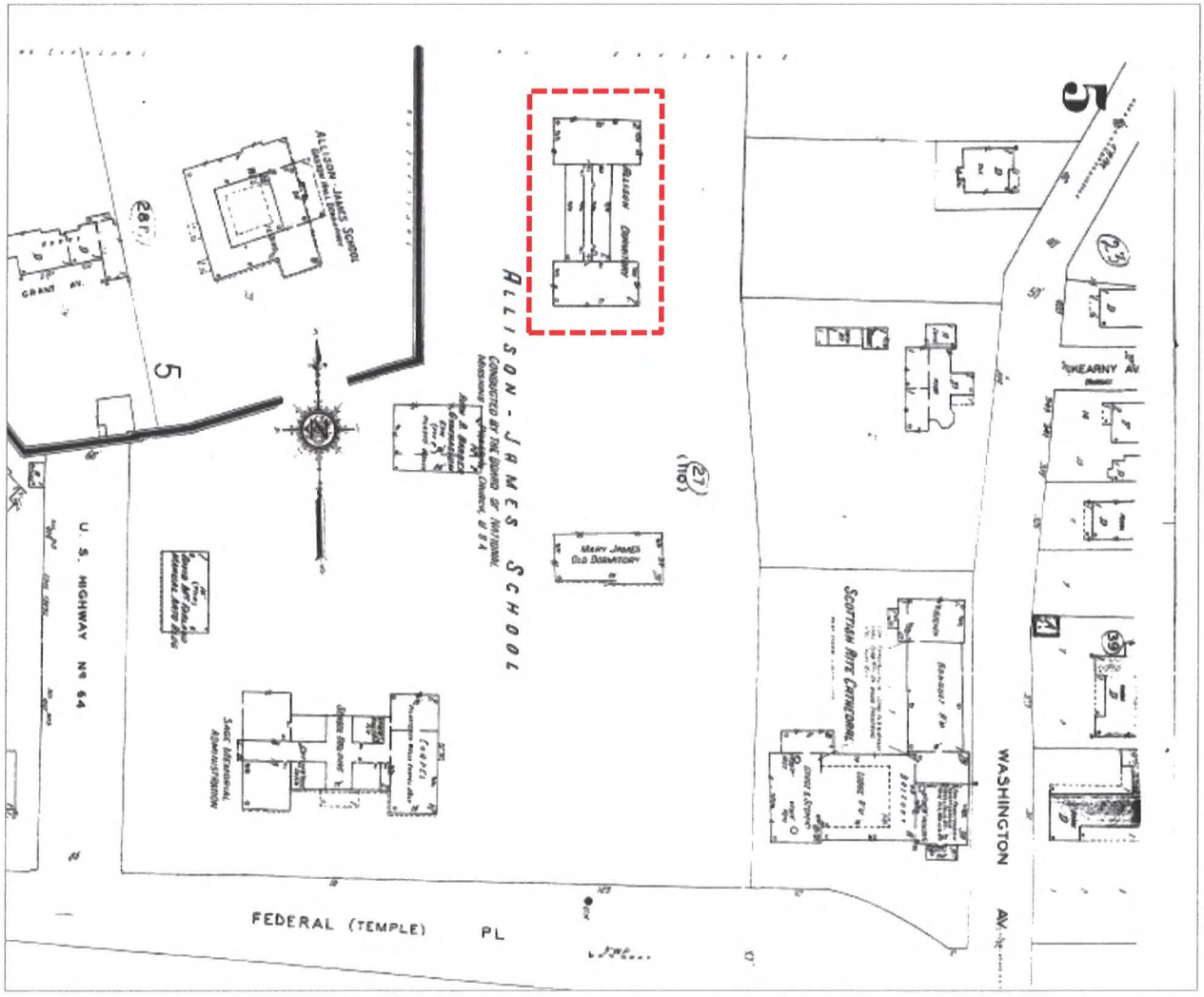
X. Maps and Aerial Photographs



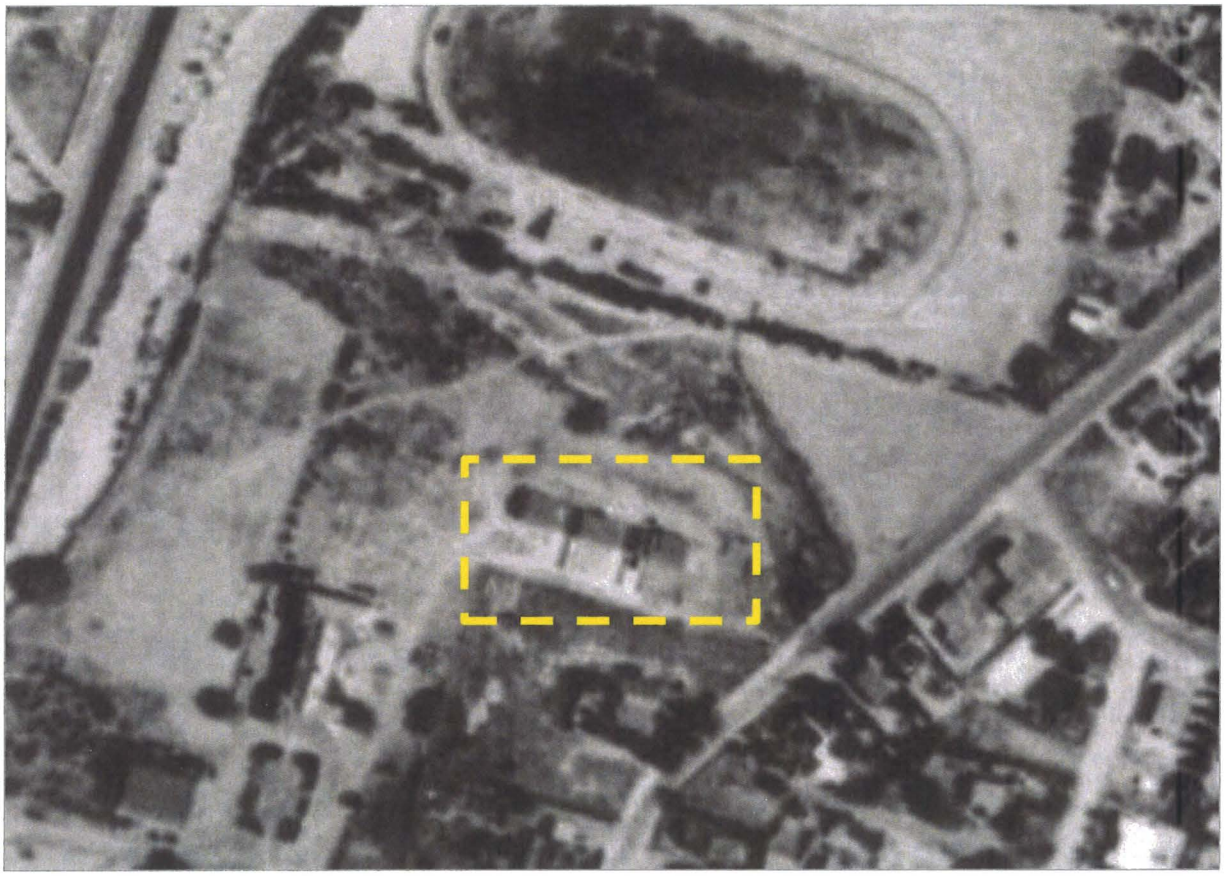
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



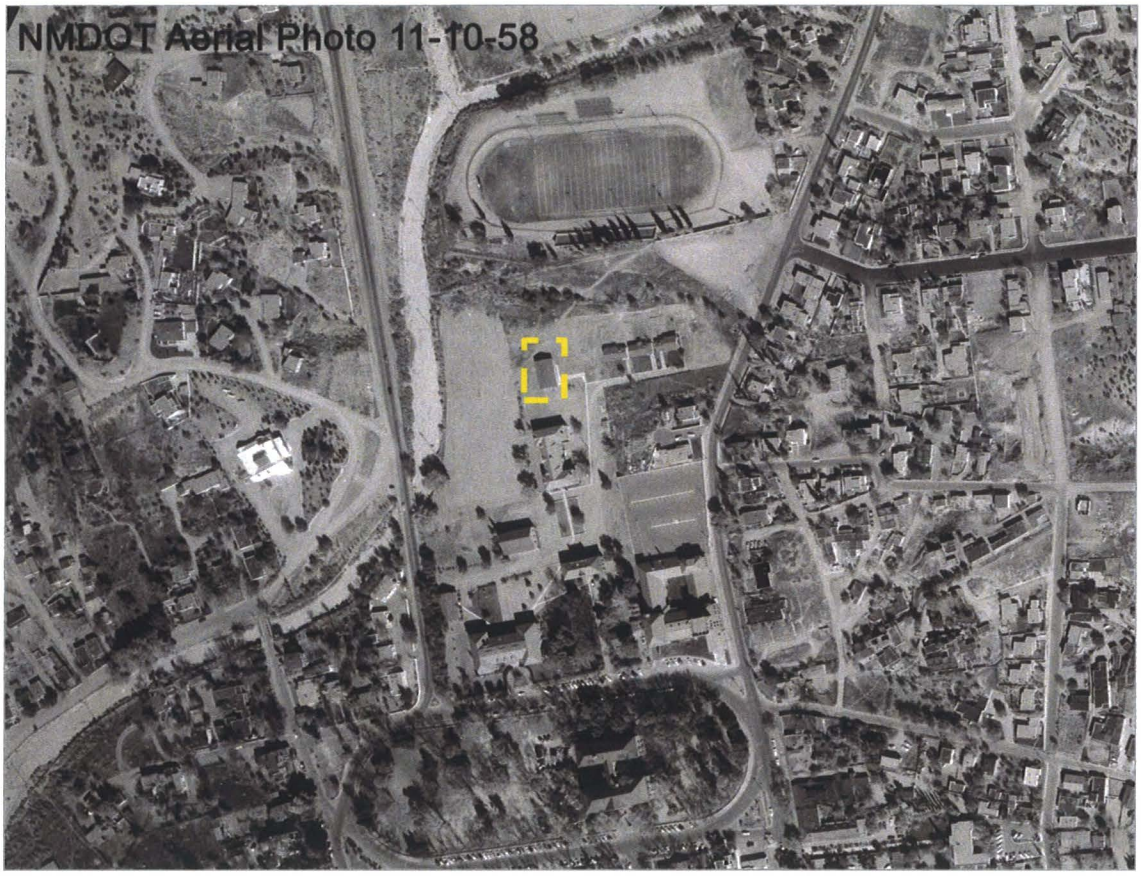
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

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[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	c.1967-68	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	Before 1966	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	1971	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.1962 112: c.1968	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	Before 1966	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	c.1972	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	c.1970	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	1966-67	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	c. 1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-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

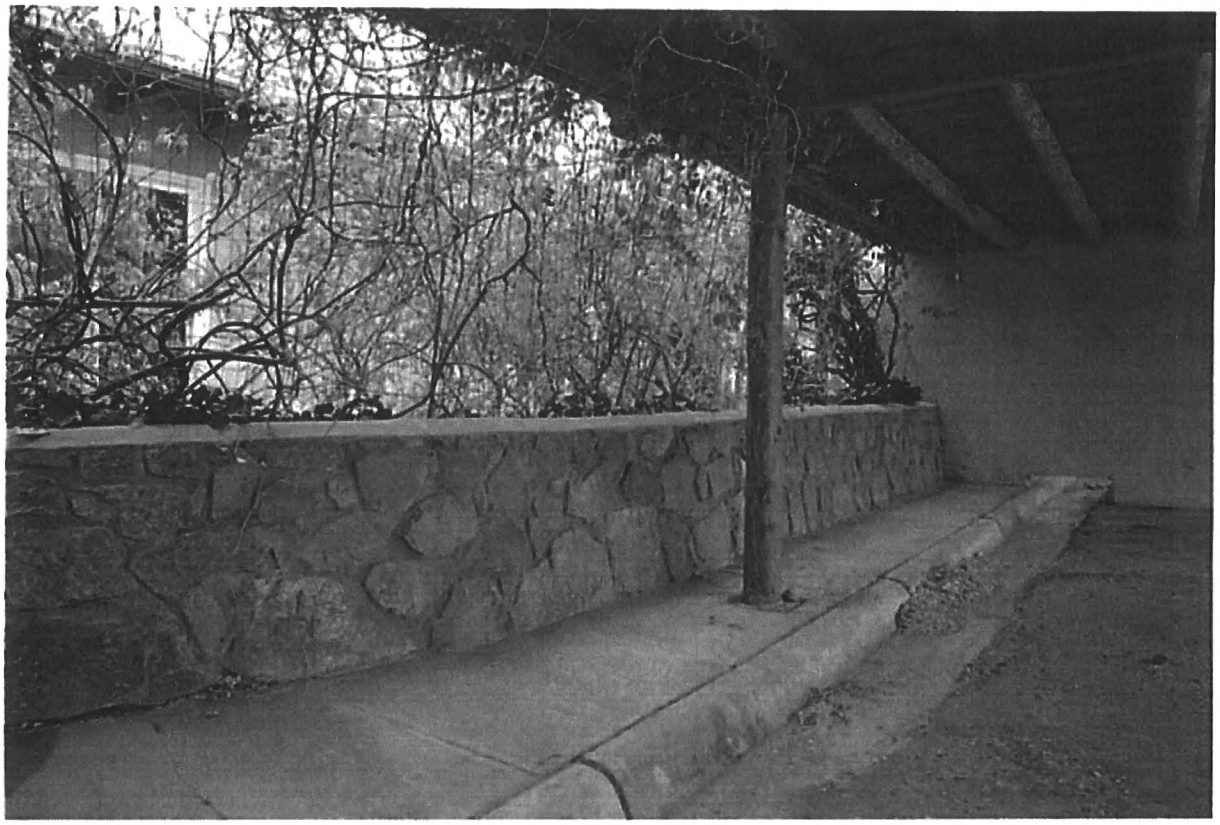


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



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

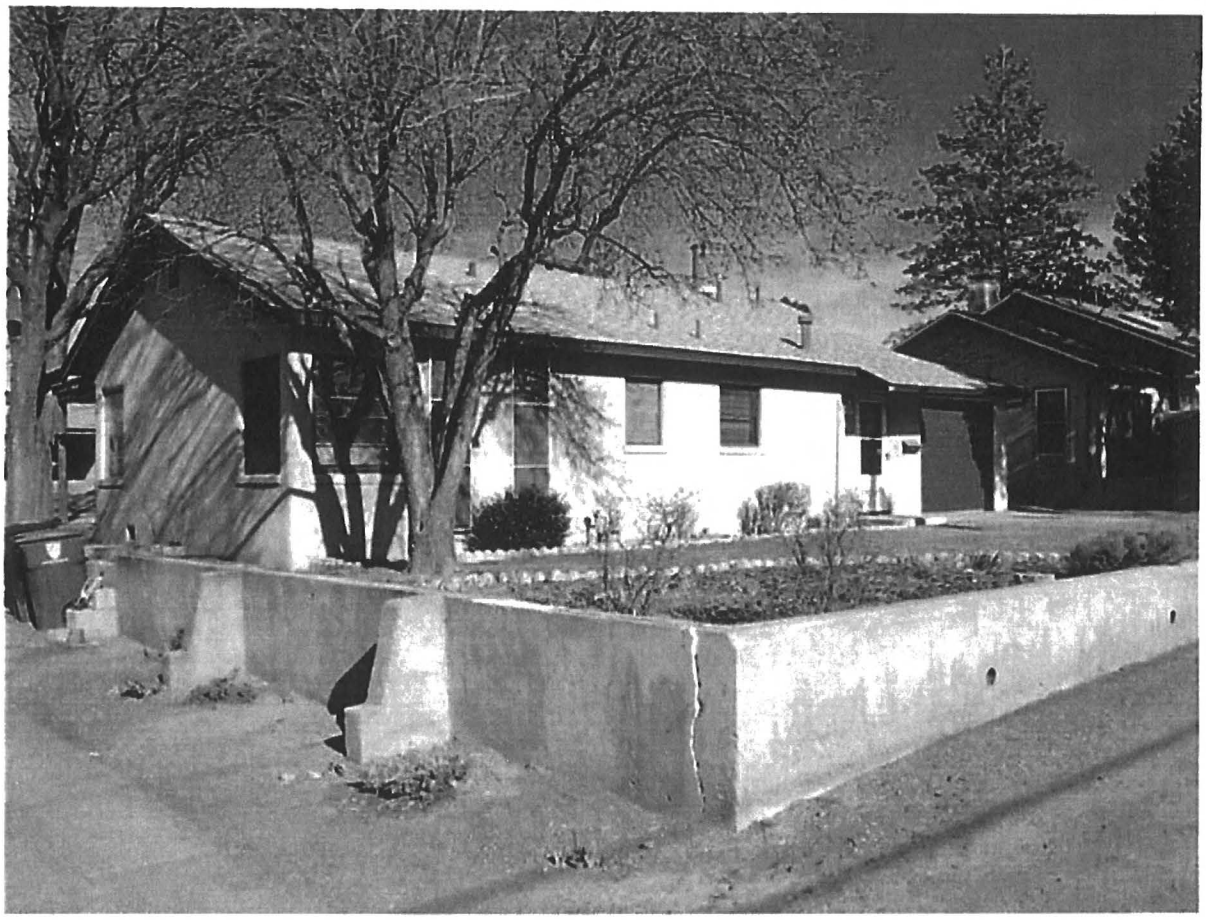


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

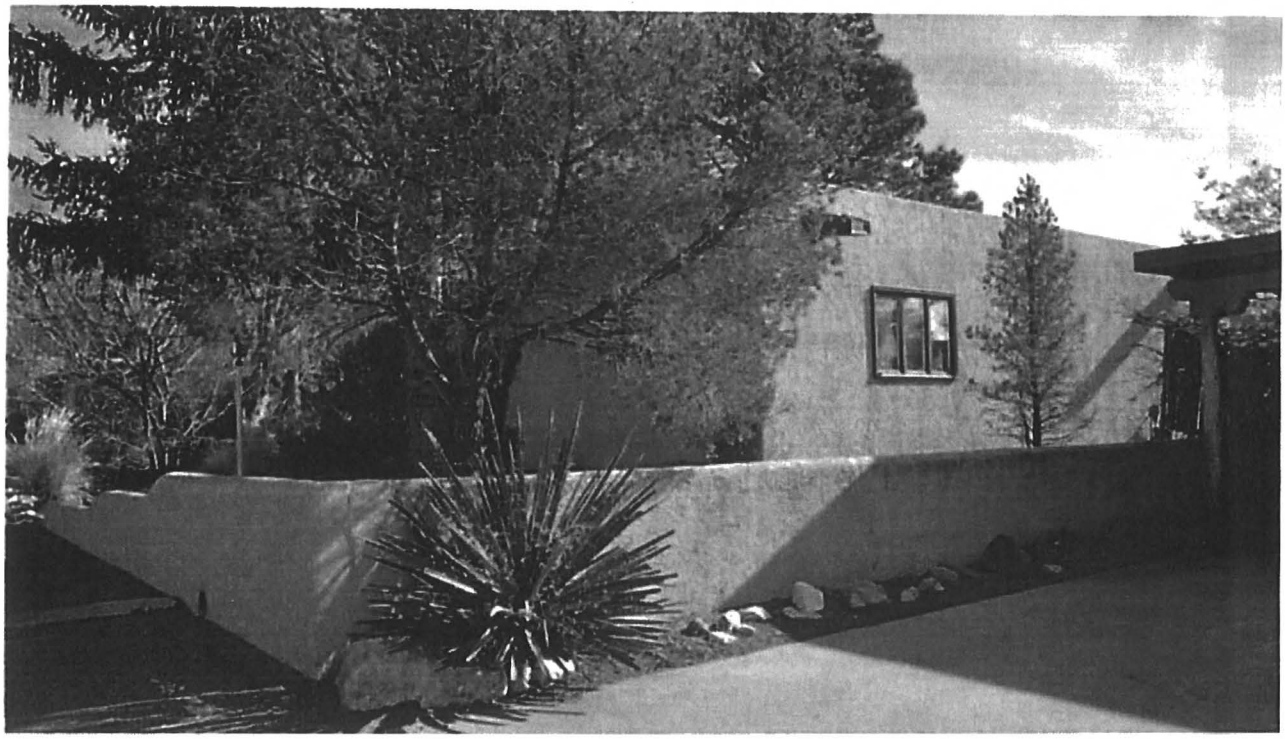
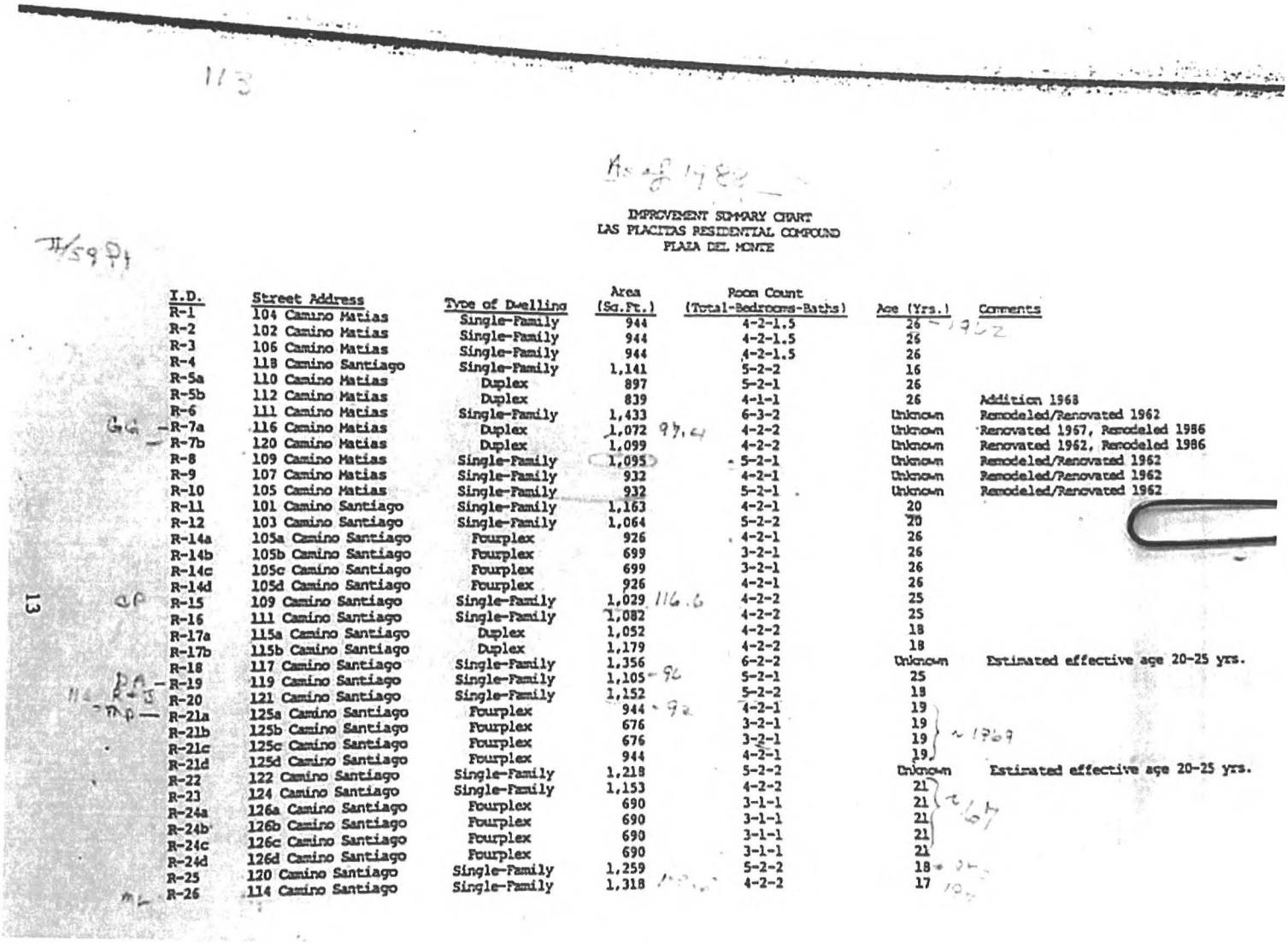


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	

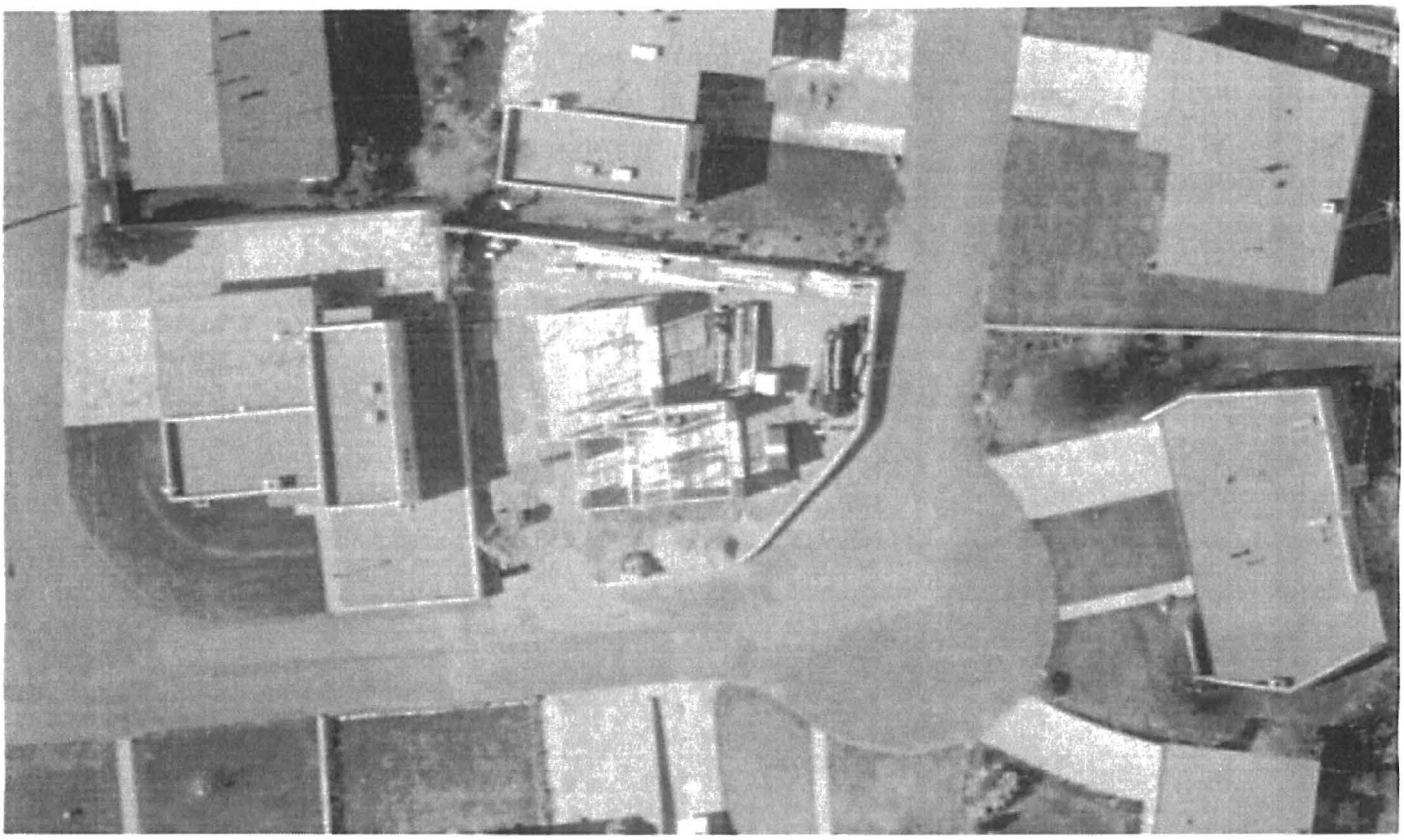
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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
103 (-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

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.



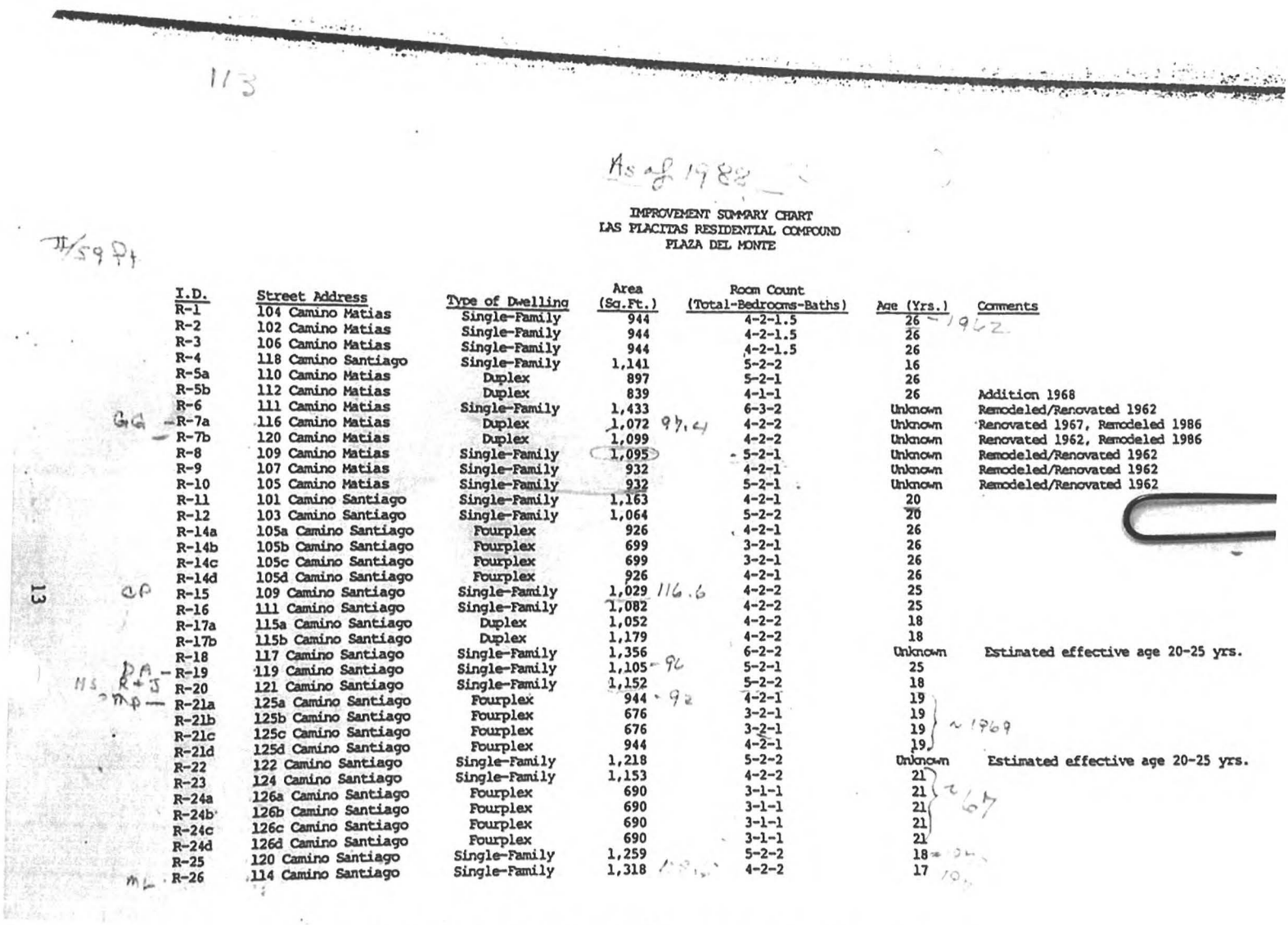
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



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



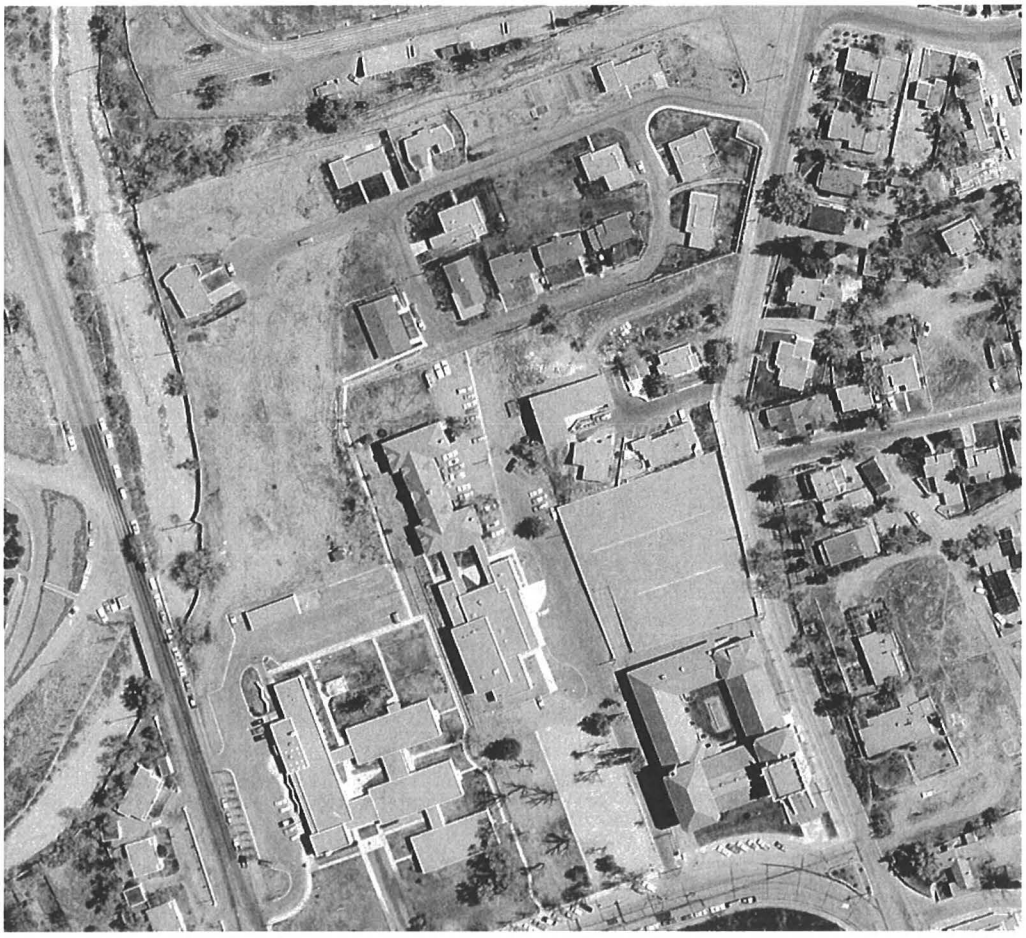
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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



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



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

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:
CPI 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

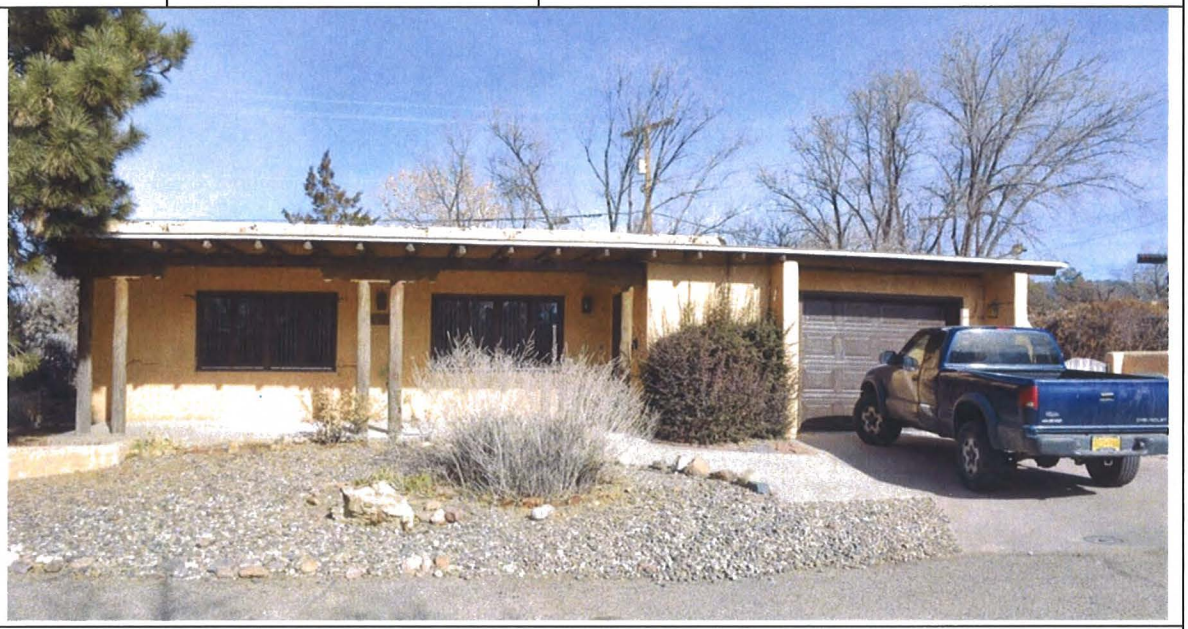
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

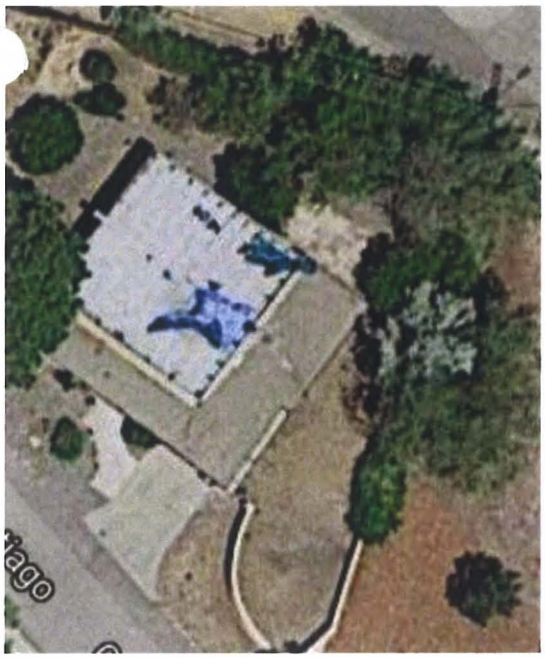
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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

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

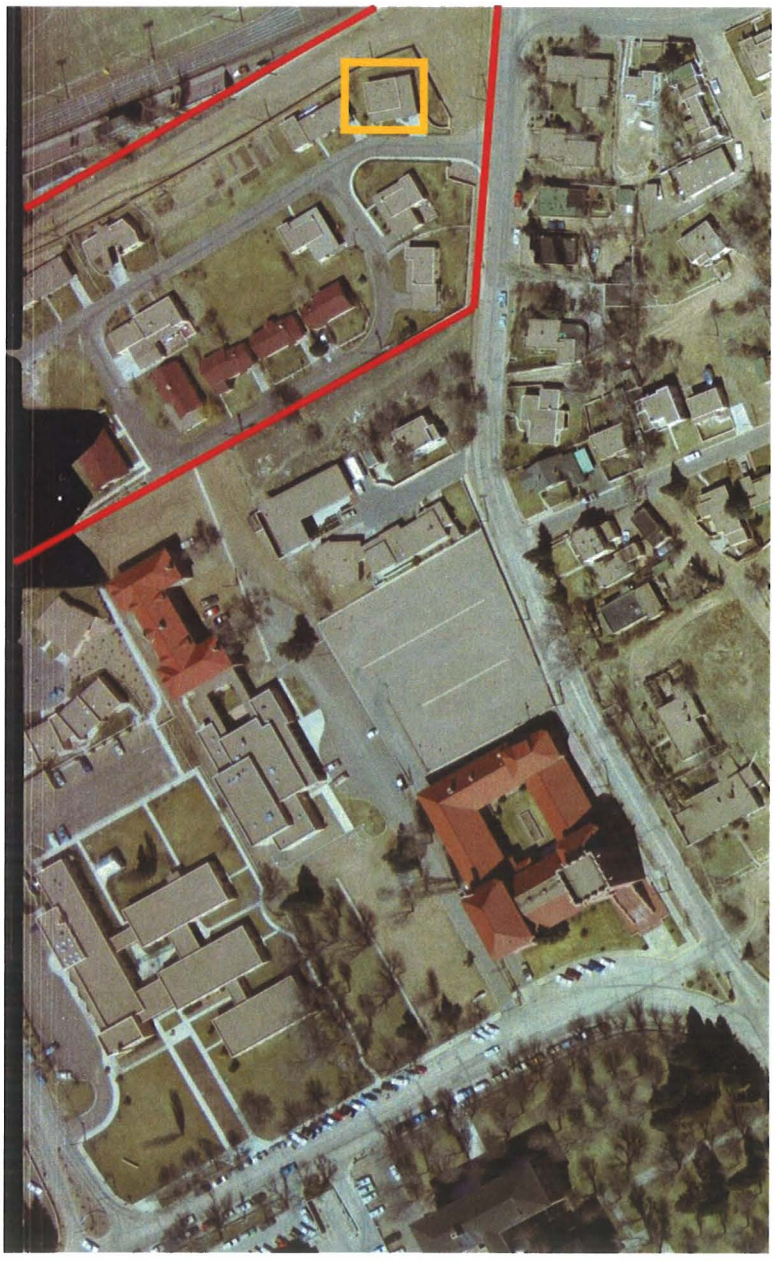


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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)

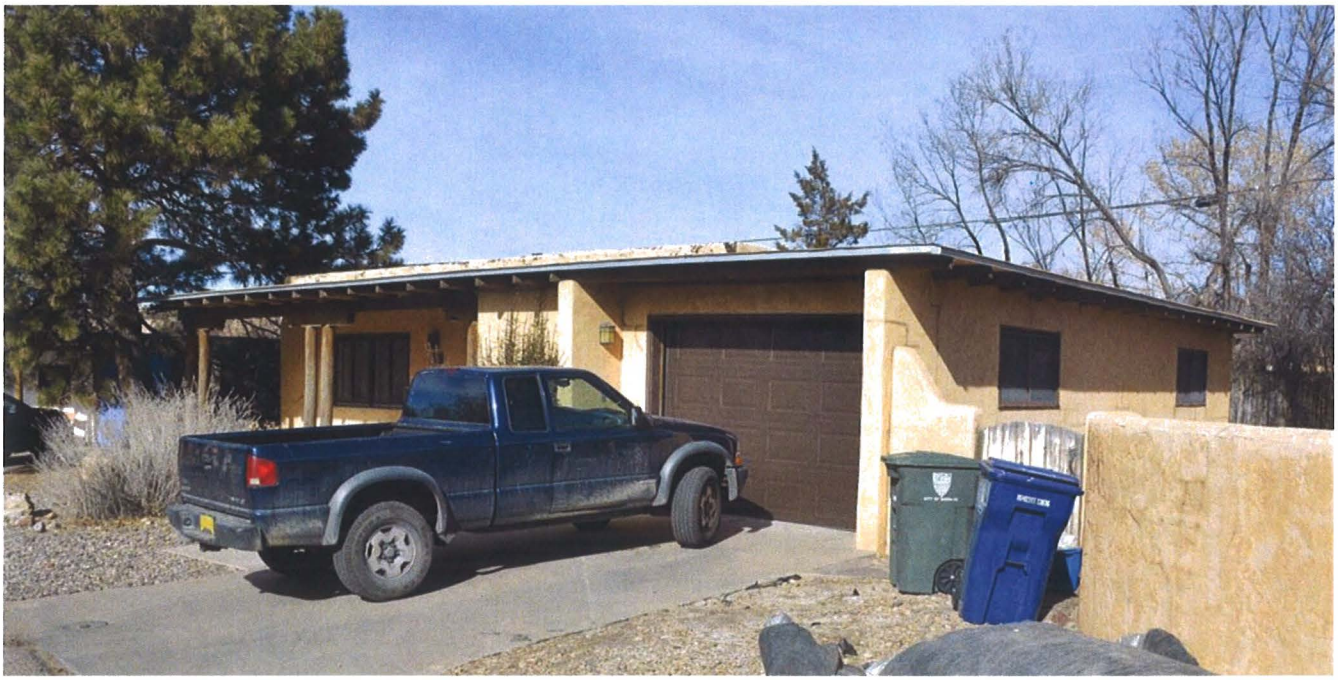


Photo 1: Street elevation and north elevations, facing northwest.

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**

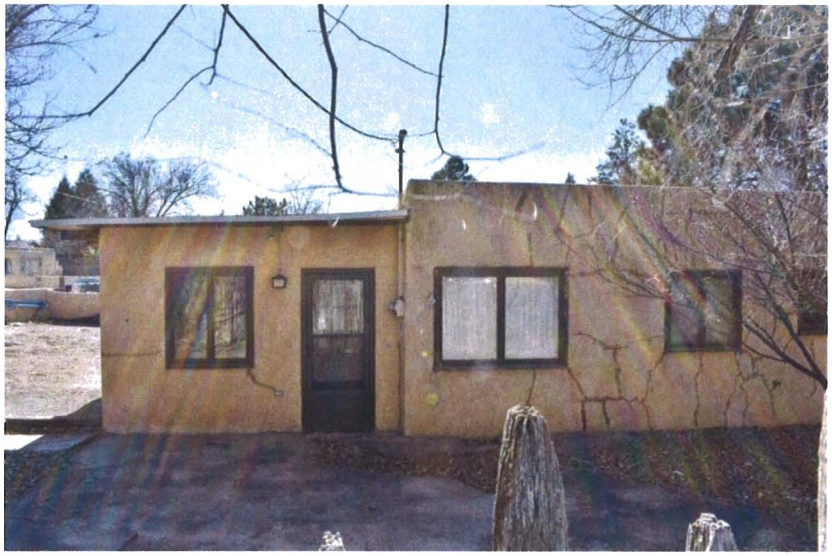


Photo 2: Street and west elevations, facing northeast.

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



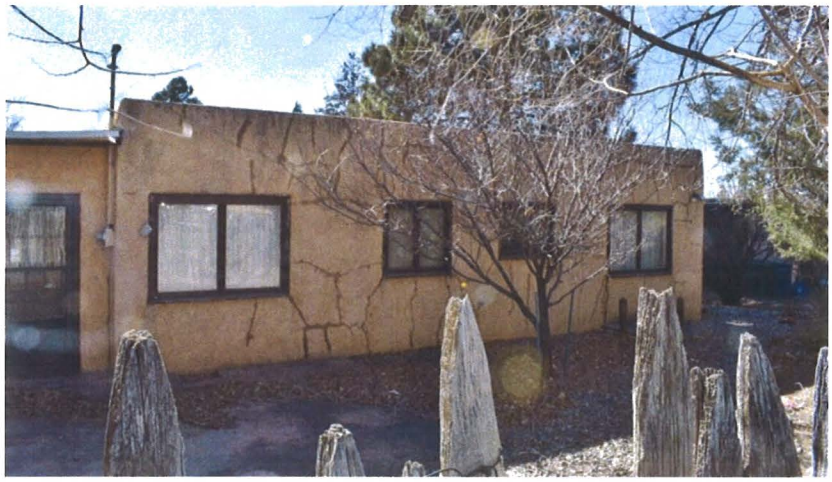


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

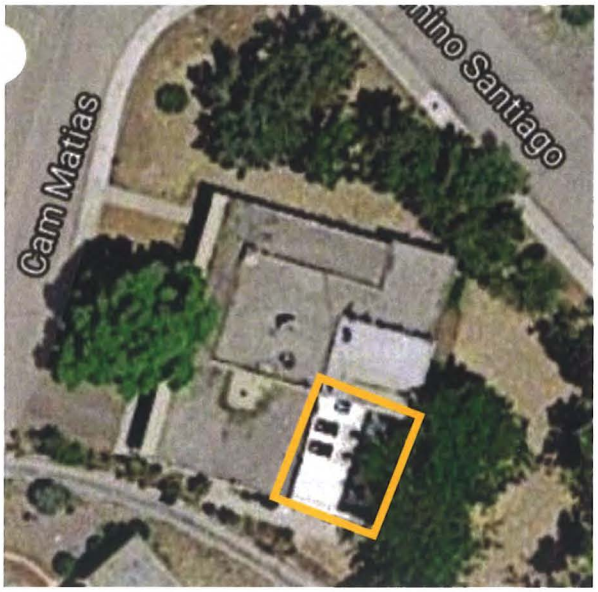
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* 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

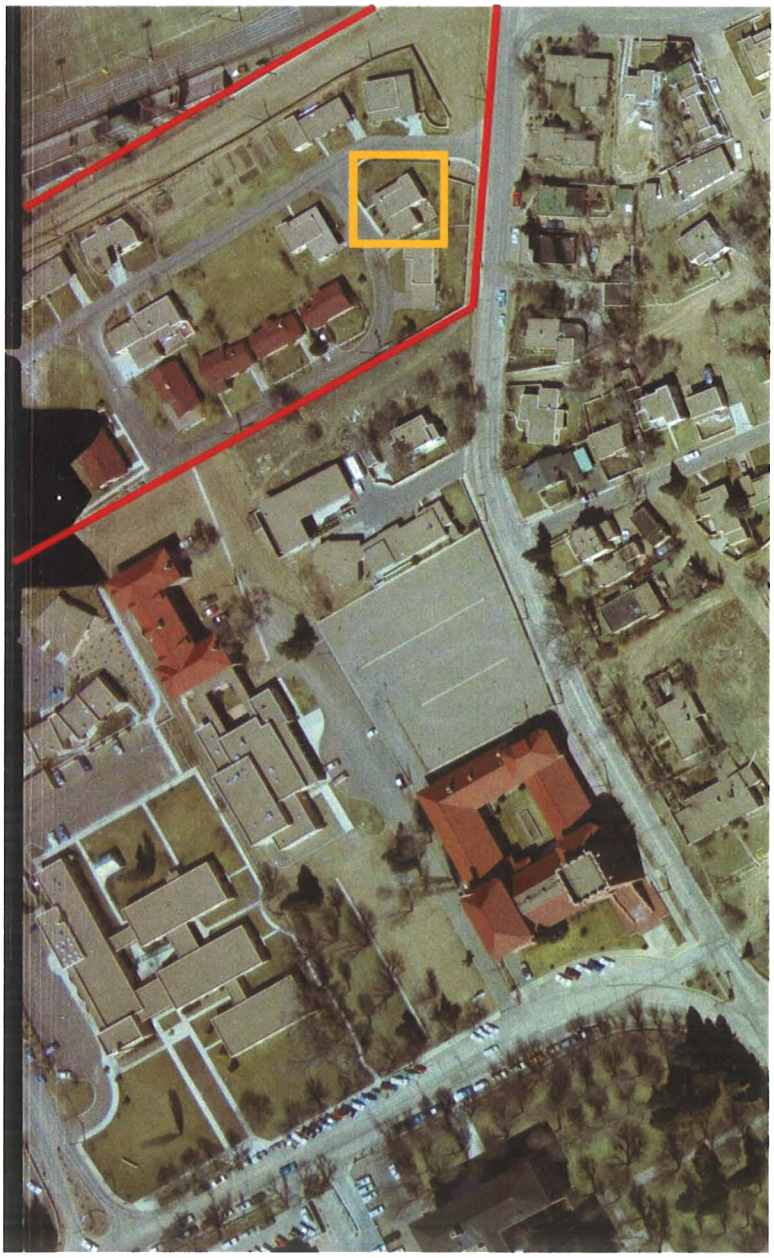


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.935145



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Roughly 1,533 square-feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c.1965; its architect/designer is unknown but assumed to be architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

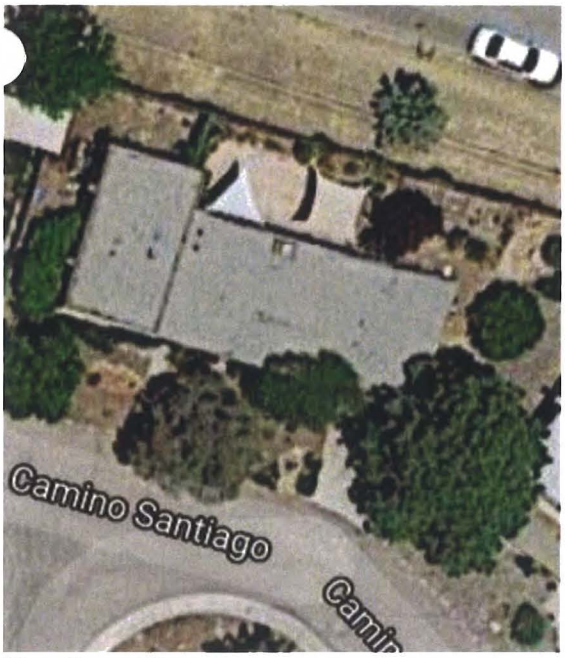
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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

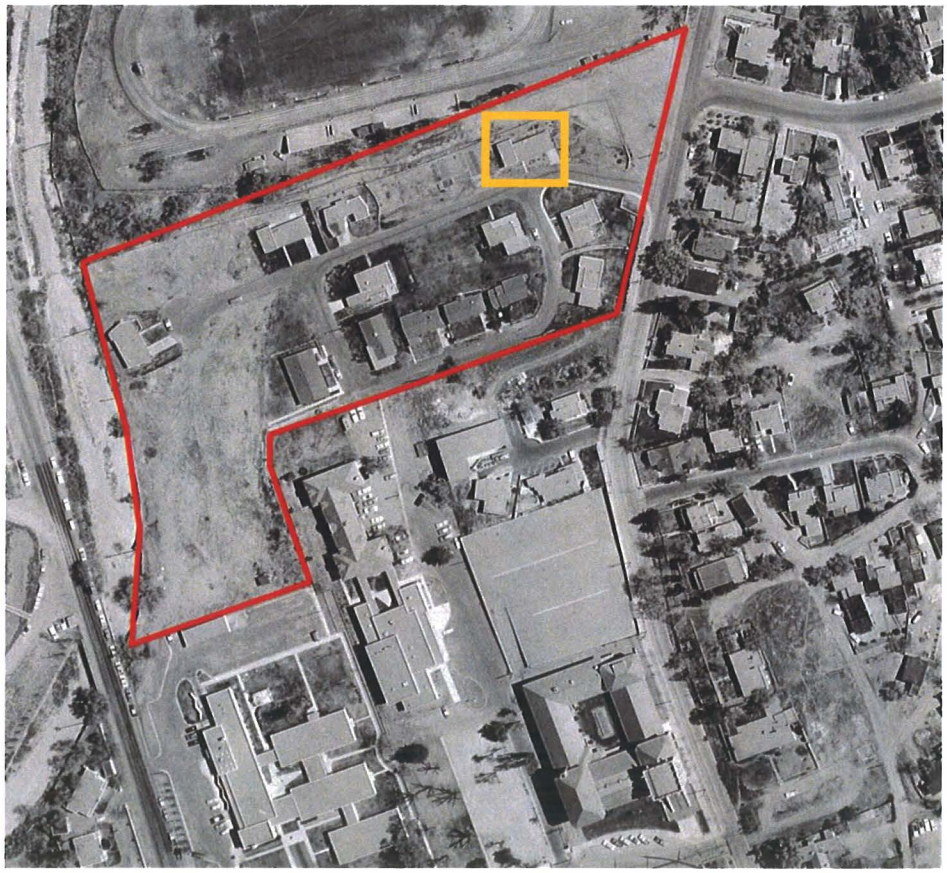


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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**

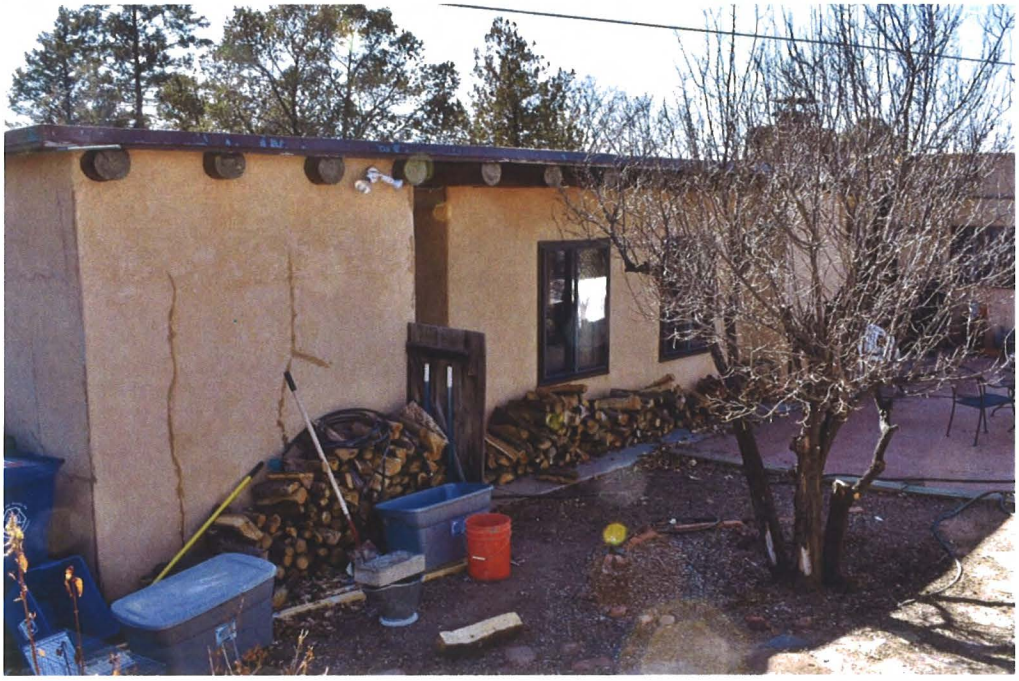


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

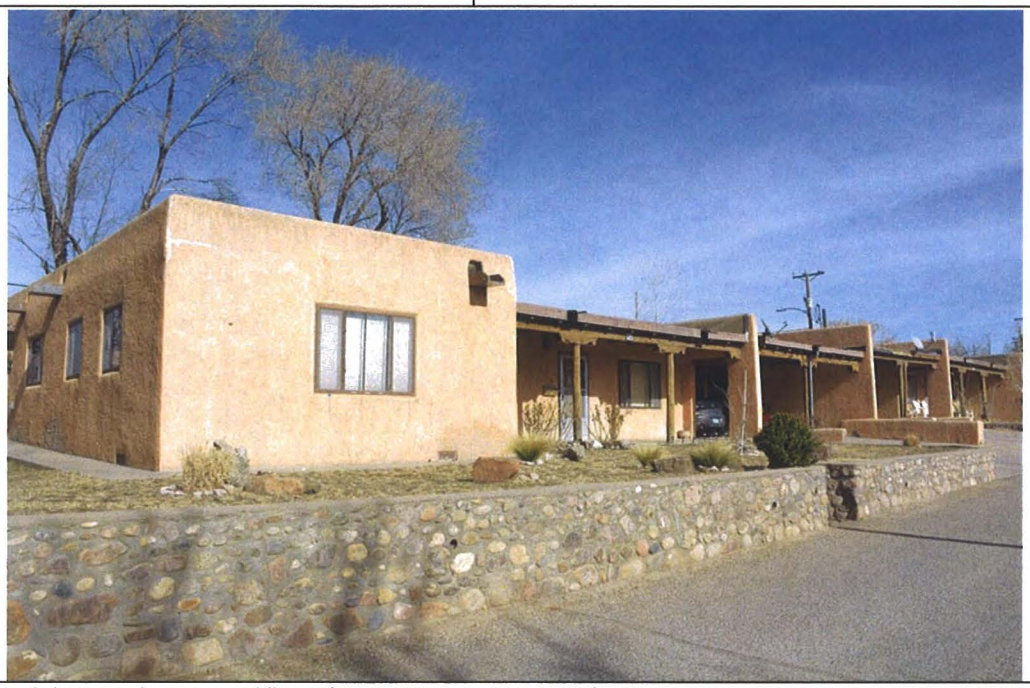
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
Plaza del Monte Residence 14	105 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: _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

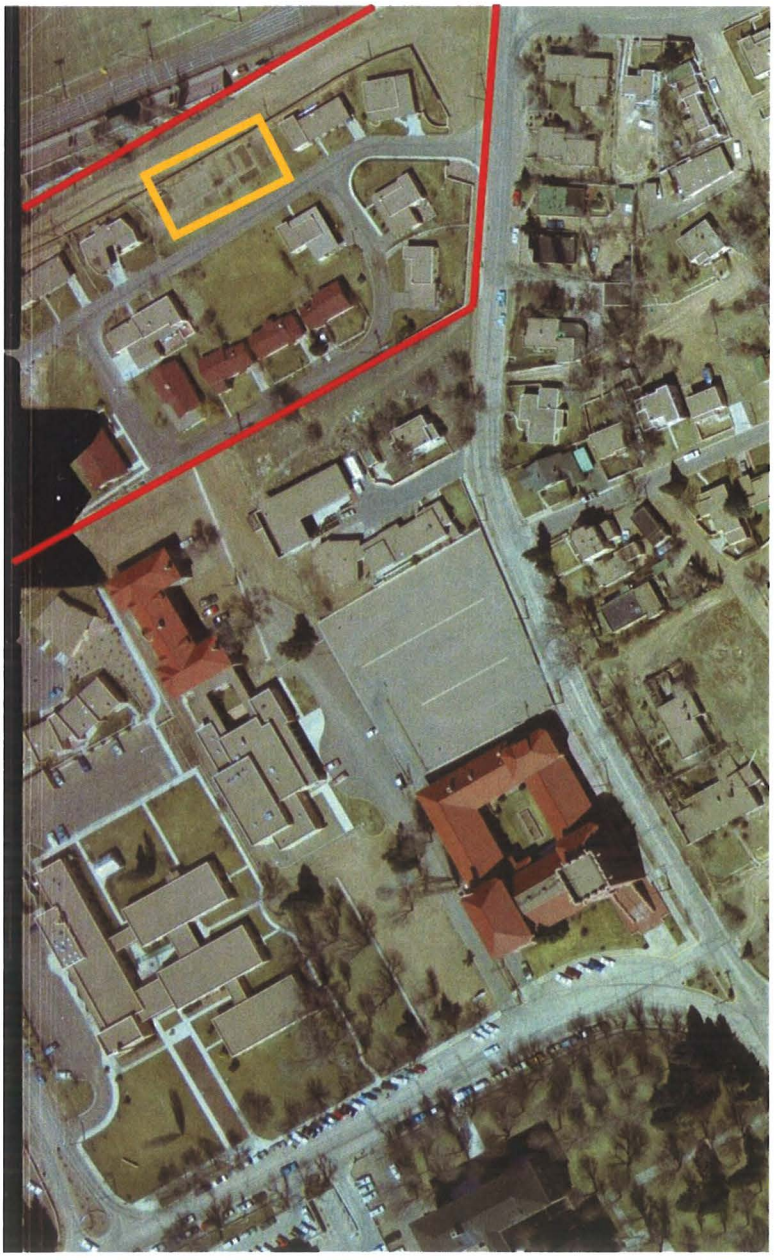


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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**

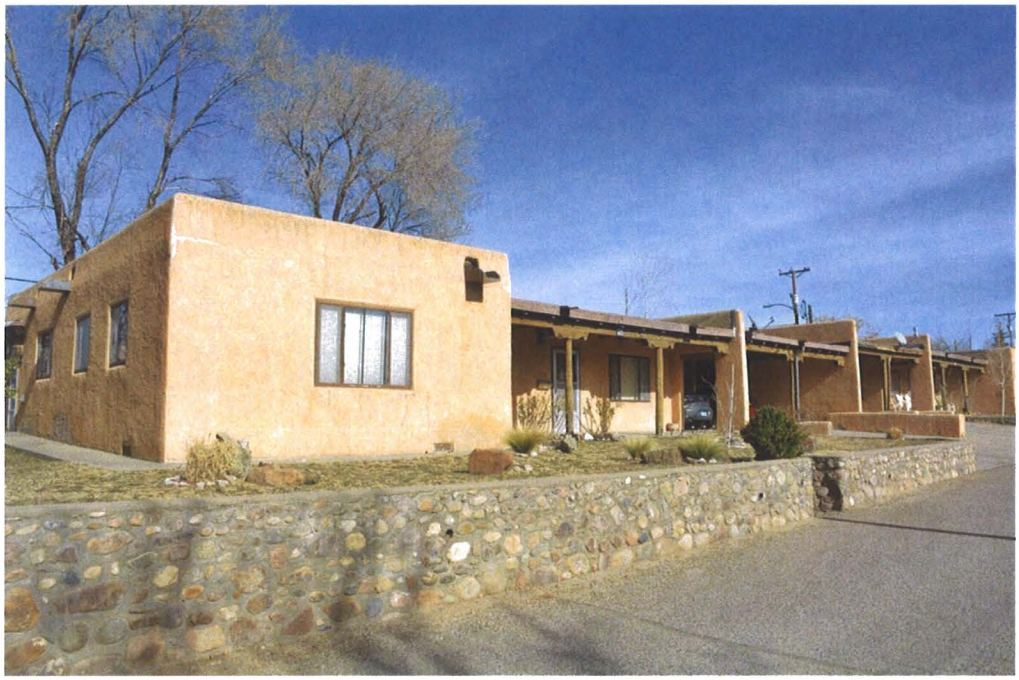


Photo 2: Street and west elevations, facing northeast.

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

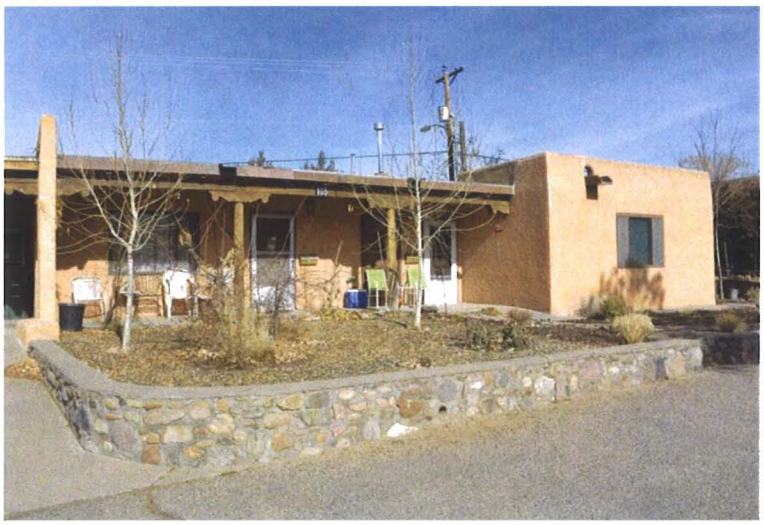




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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

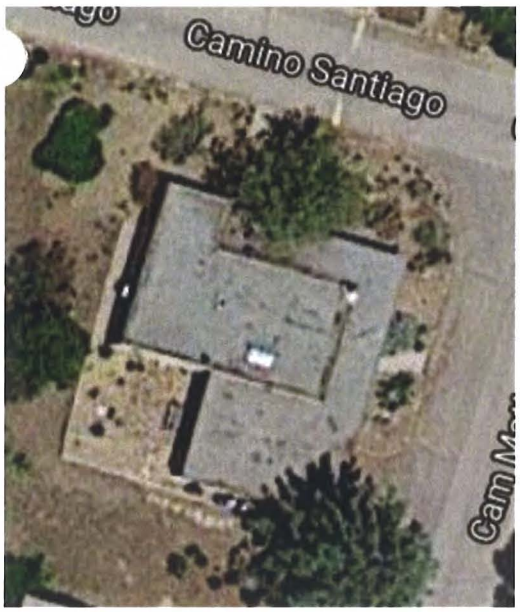
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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

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

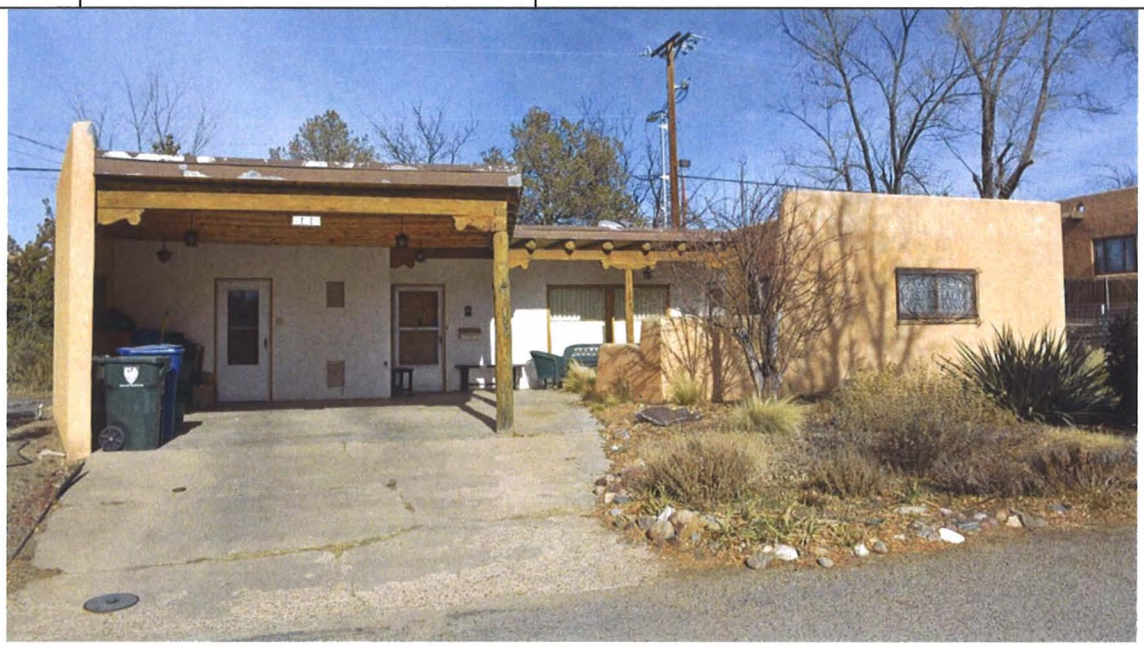
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

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

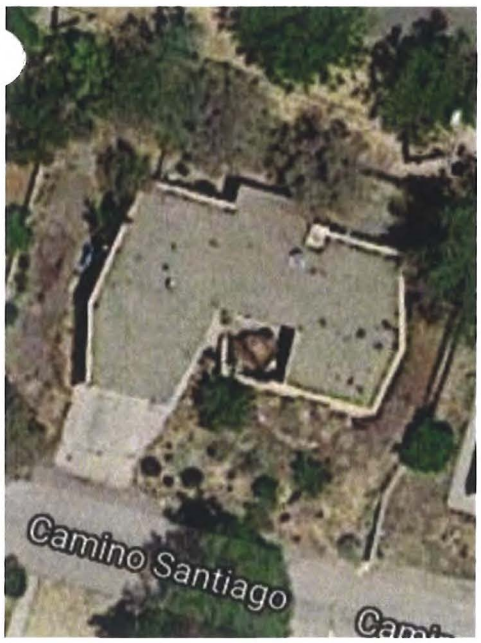
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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)

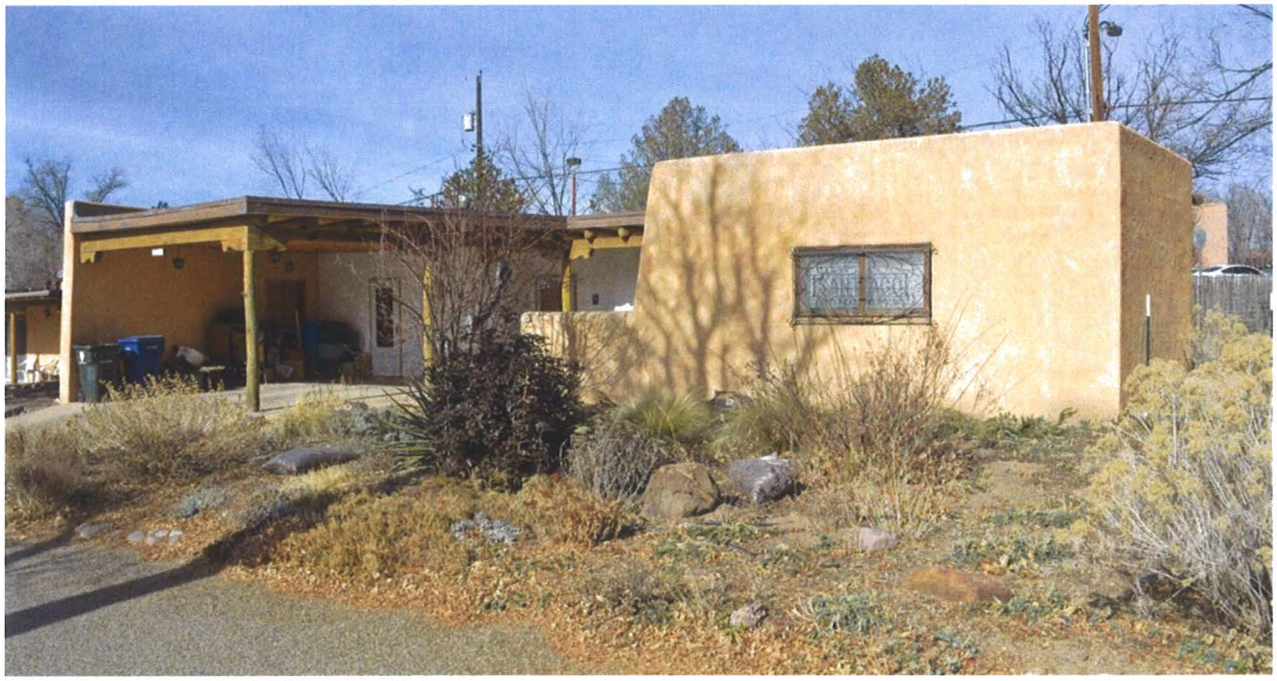


Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**



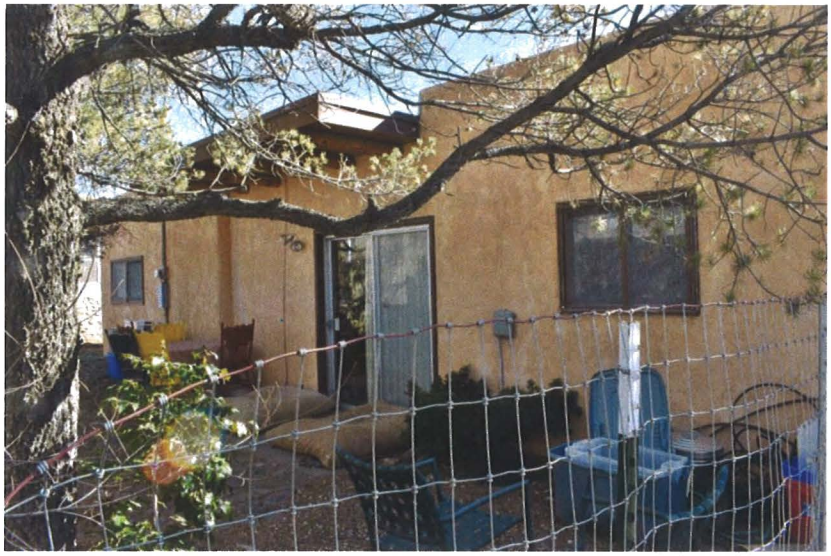


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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



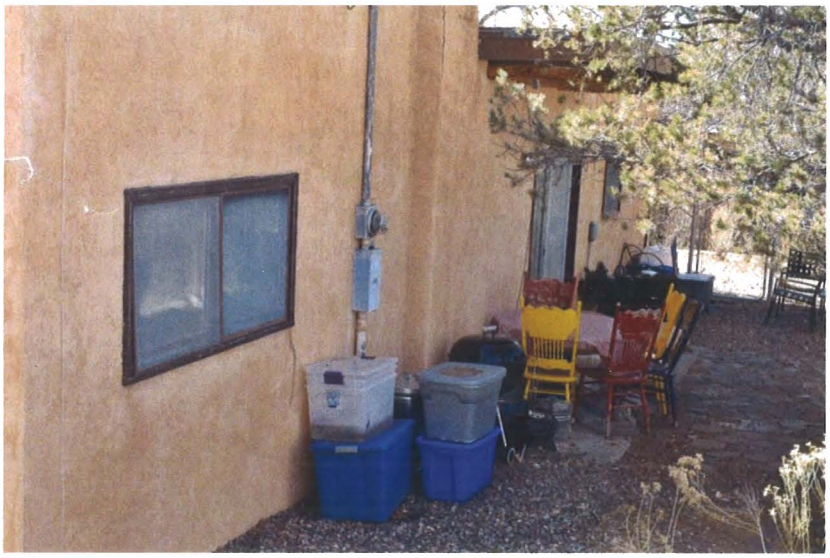


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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***
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 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

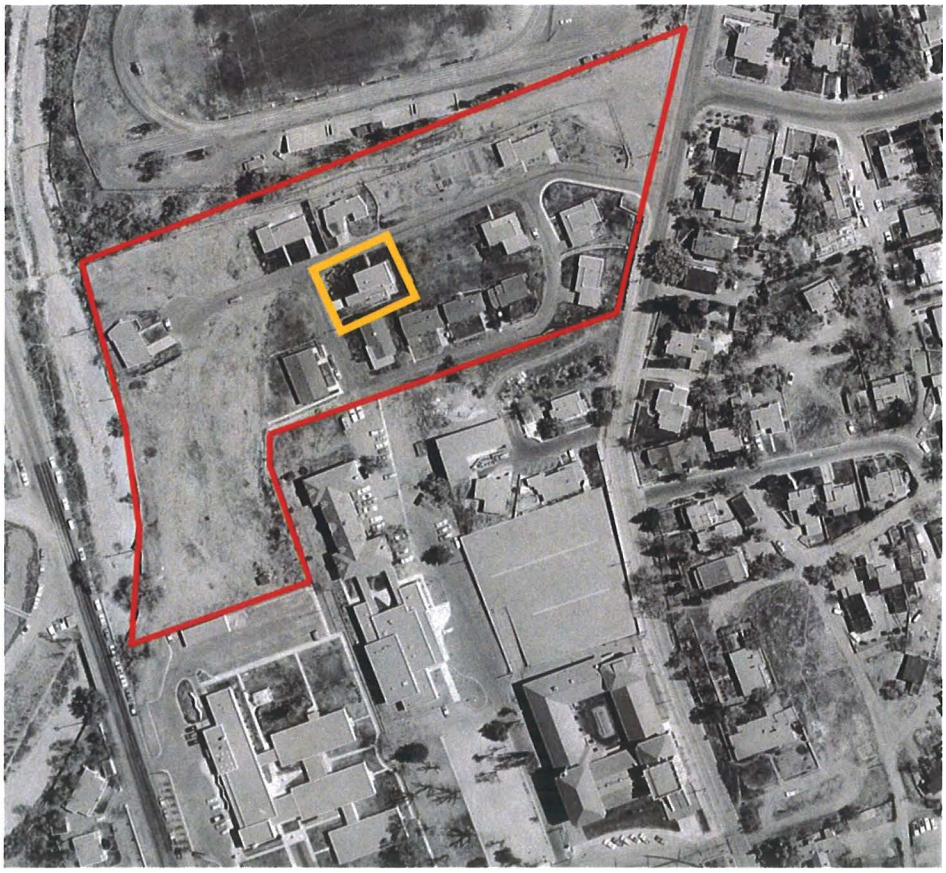


Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

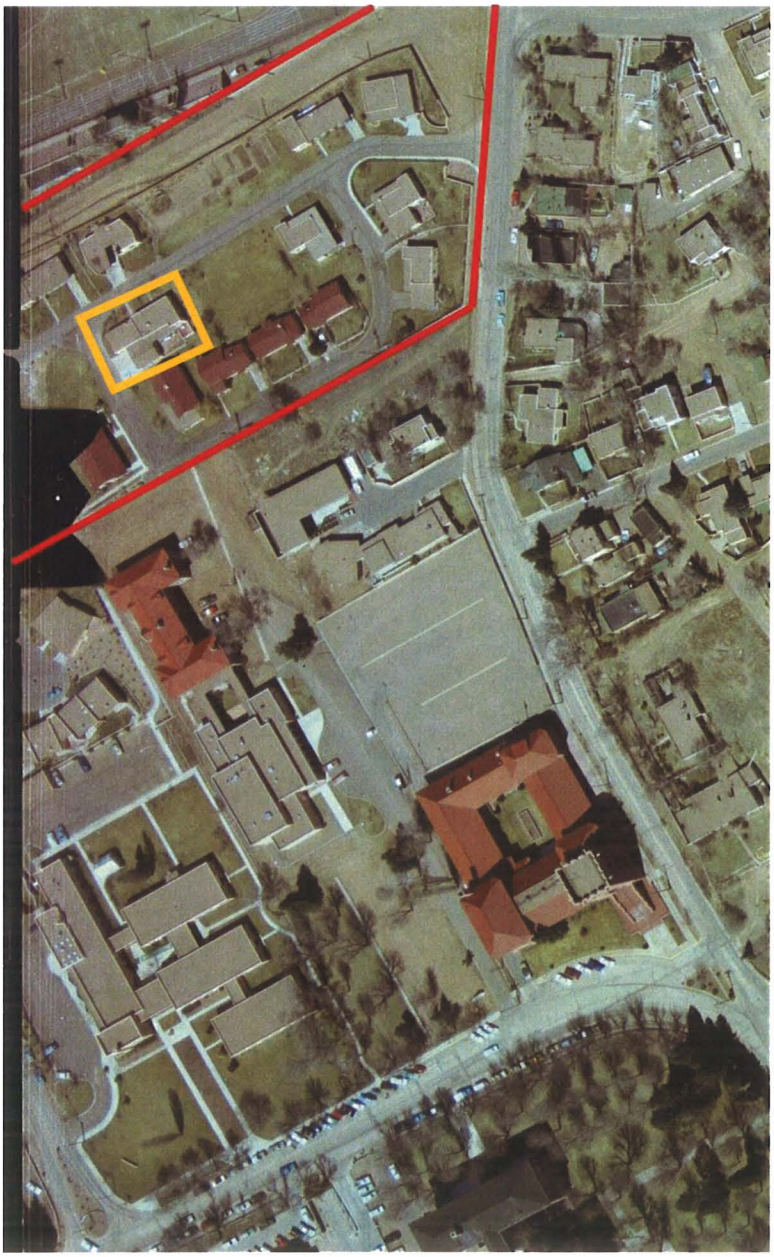


Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 111 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**



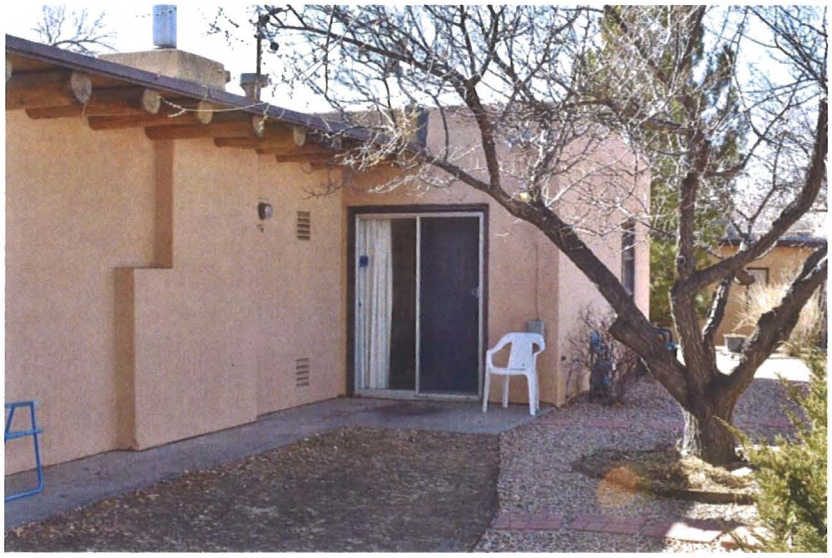


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

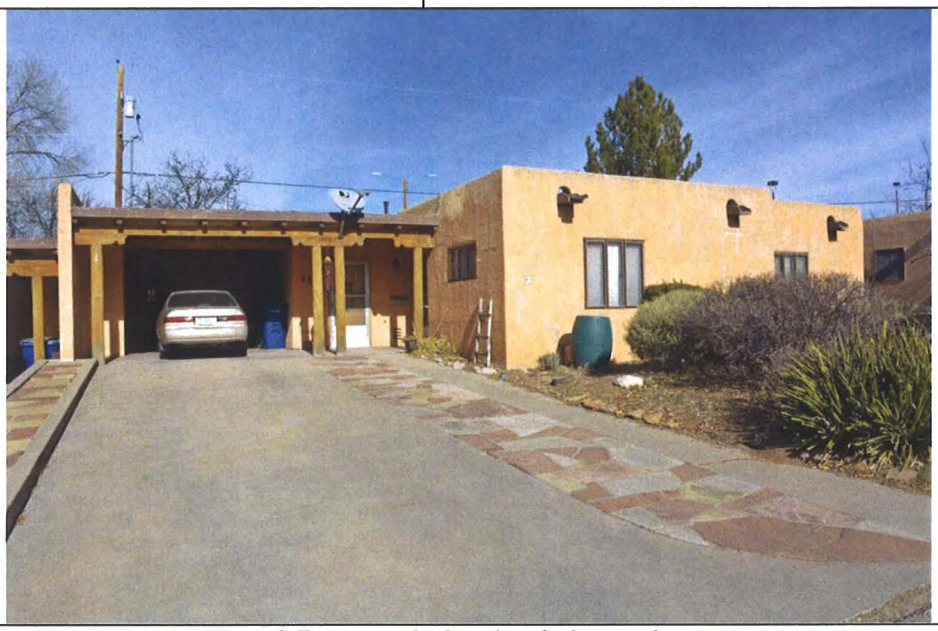
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

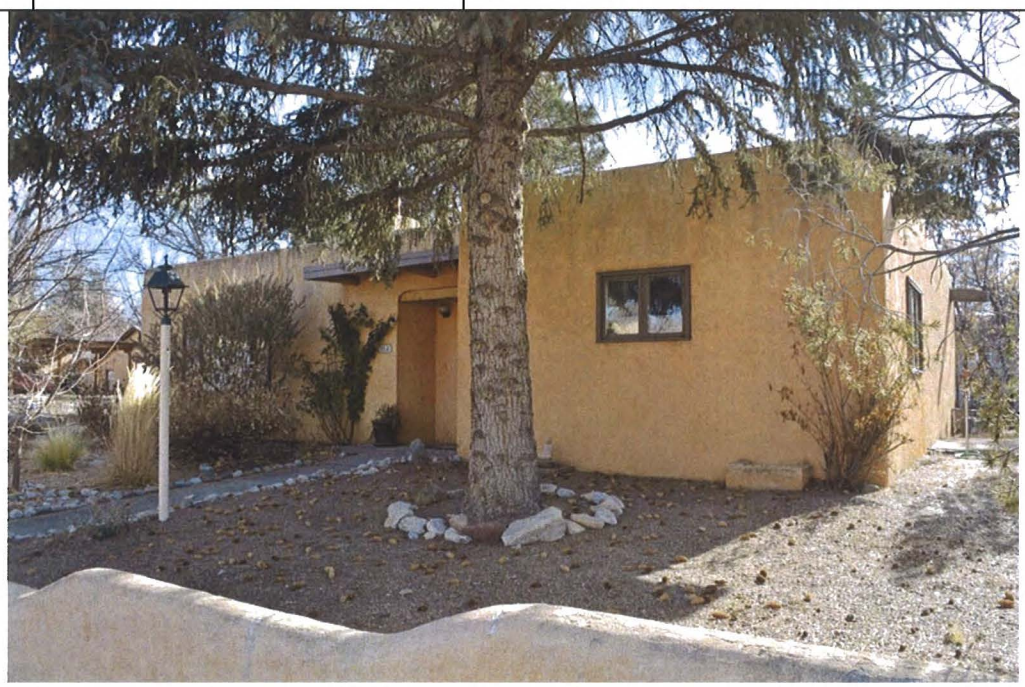
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

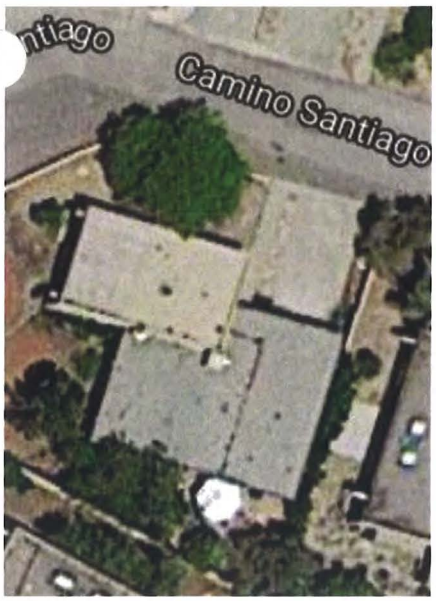
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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

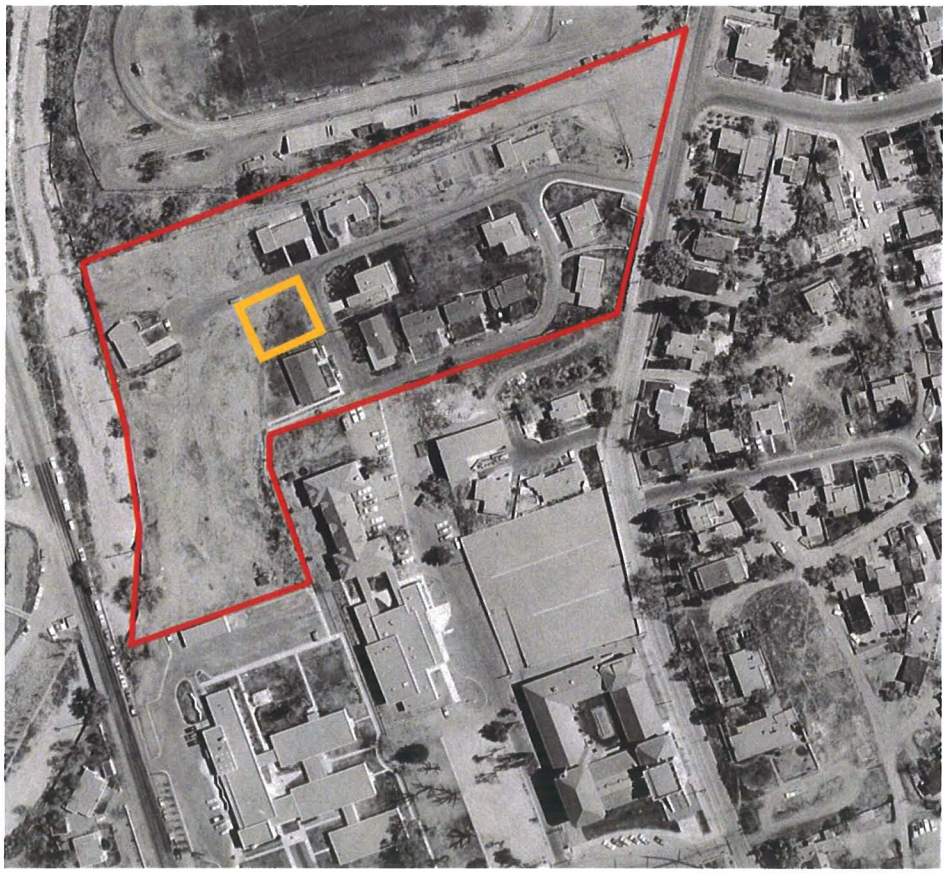


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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: 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**



Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
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

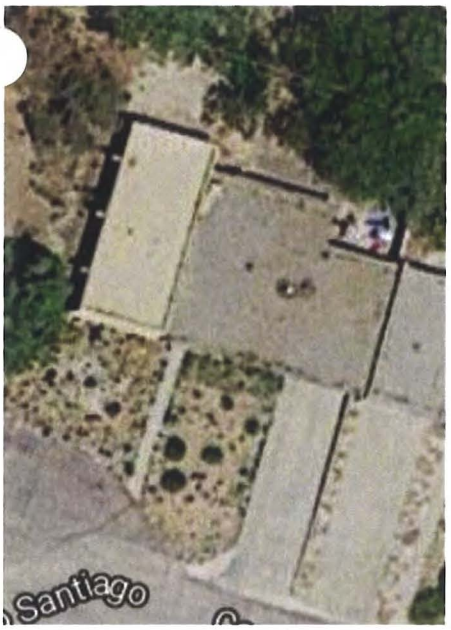
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ **Entry- portal** __**Partial-Width** __ **Full-Width** __ **Wrap**

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

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

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

Illustrations



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

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

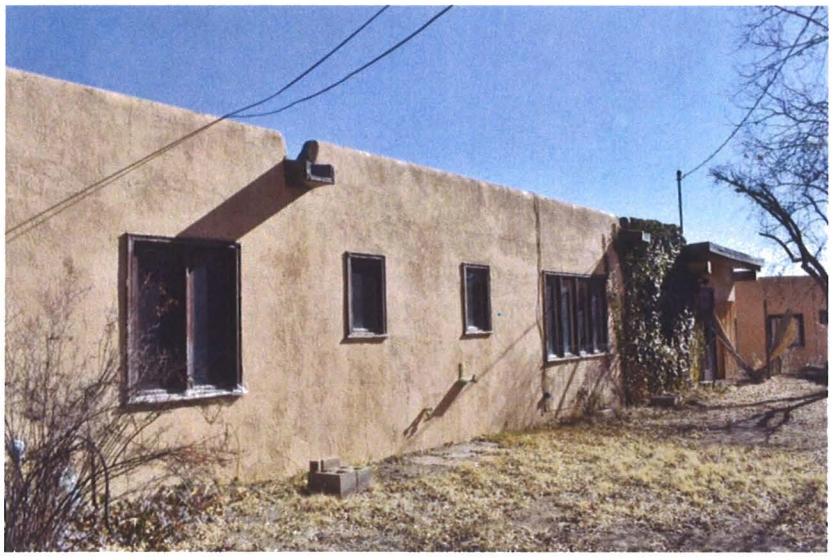


Photo 1: Street, west and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



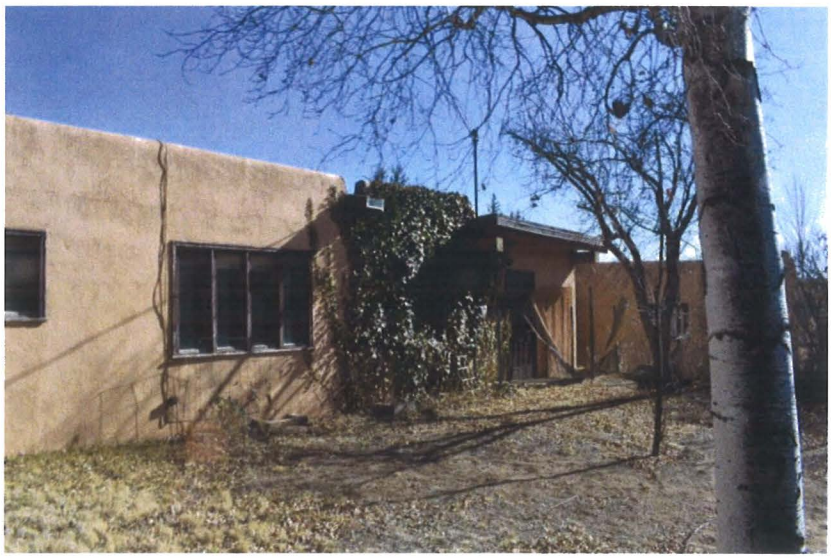


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

Erected in c.1973, the stucco-over-frame, two-bedroom house sits on a rise at the southwest corner of Camino Santiago and Camino Matias. In plan, it is a modified L-shaped structure with a carport attached to its front façade. The roughly 1,245-square-foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single space carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in the development.

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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: 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**

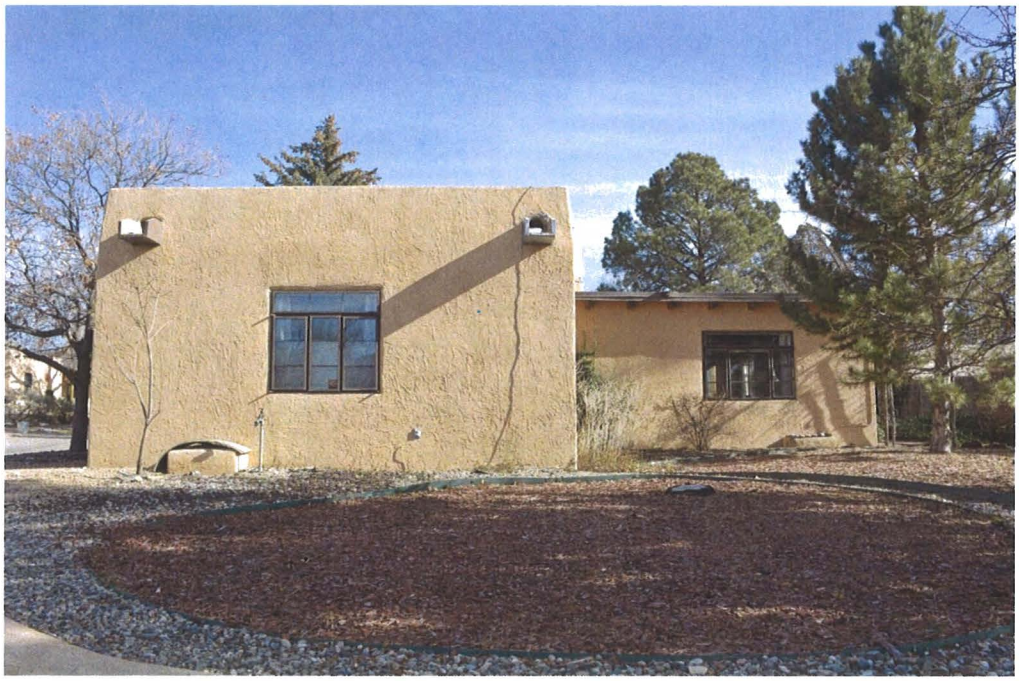


Photo 2: West elevation, facing east.

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

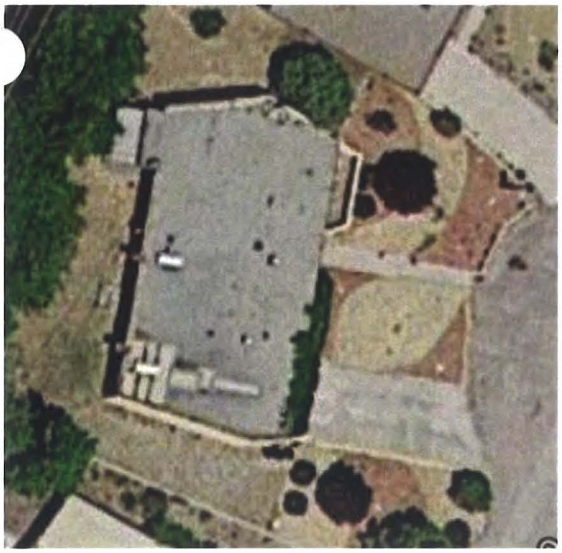
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

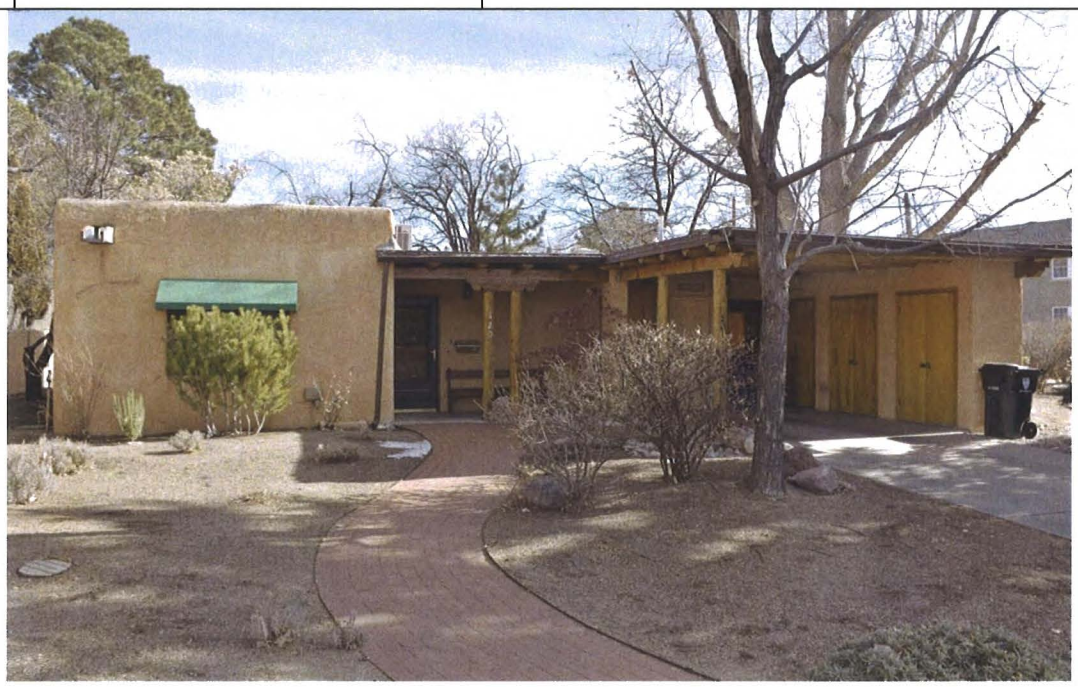
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

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

). 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: 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 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**

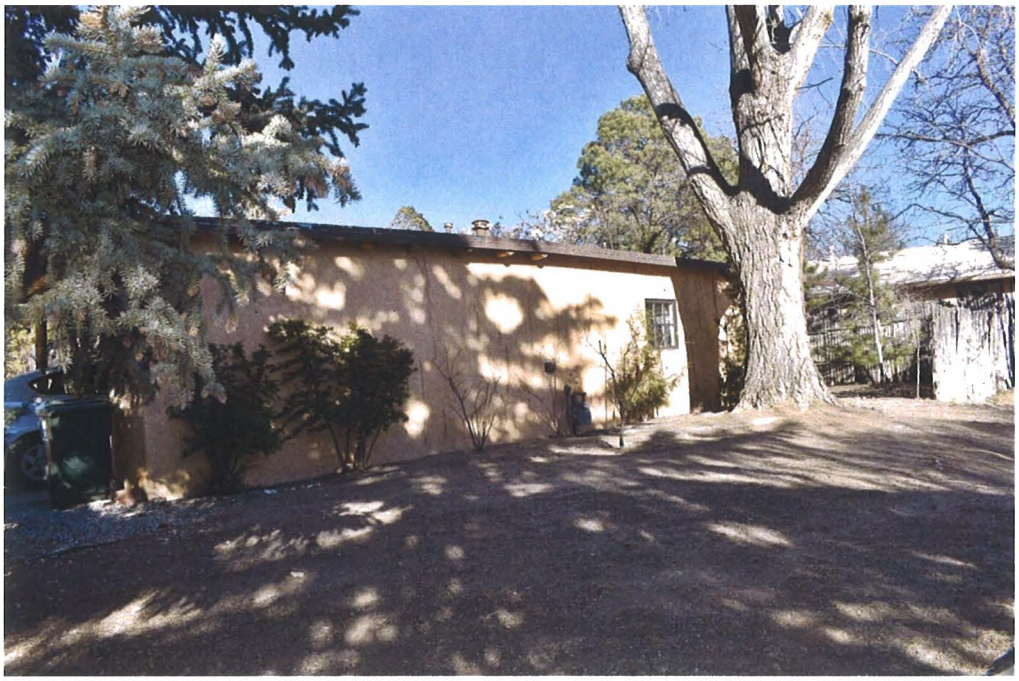


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

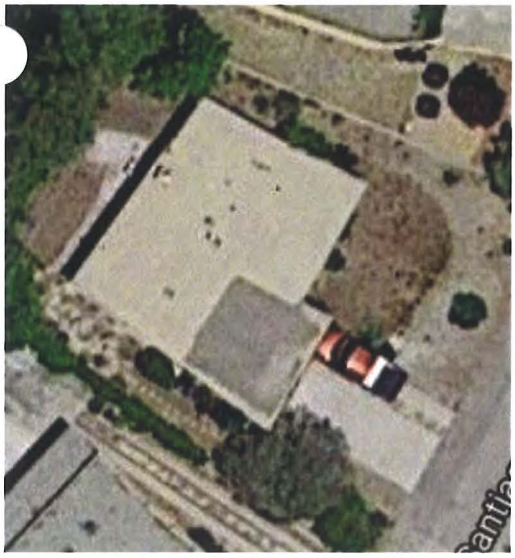
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2	3
Casement	Steel	3 [?]	1
Casement	Steel	3-3	5
Casement	Steel	3-3F-3F-3	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, west exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

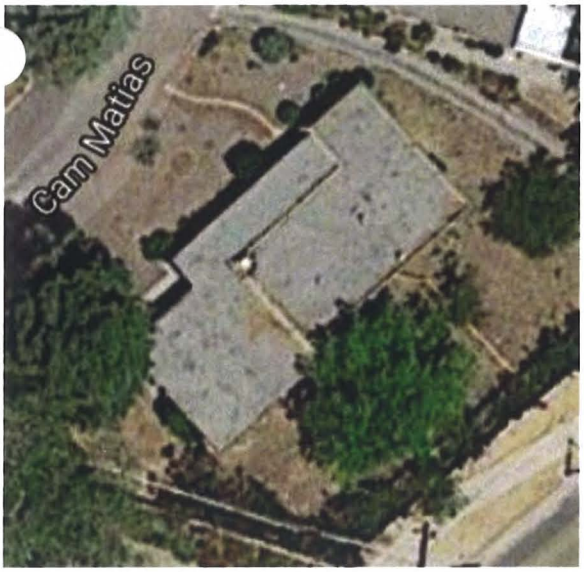
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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**

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

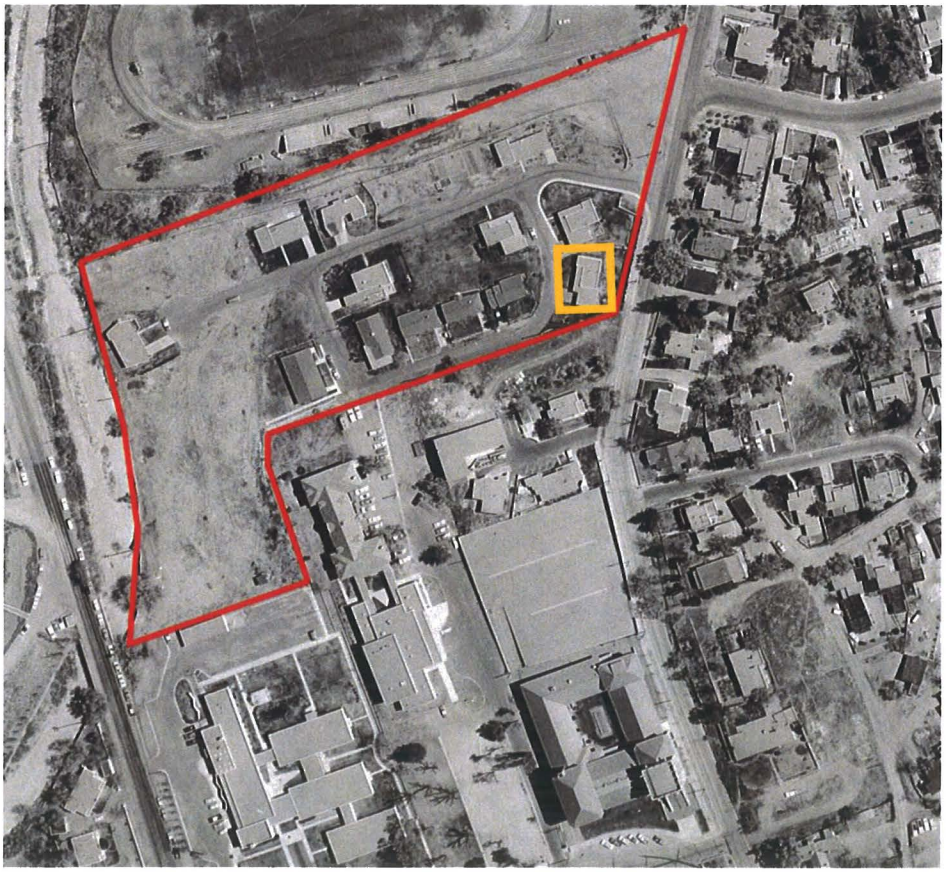


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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**

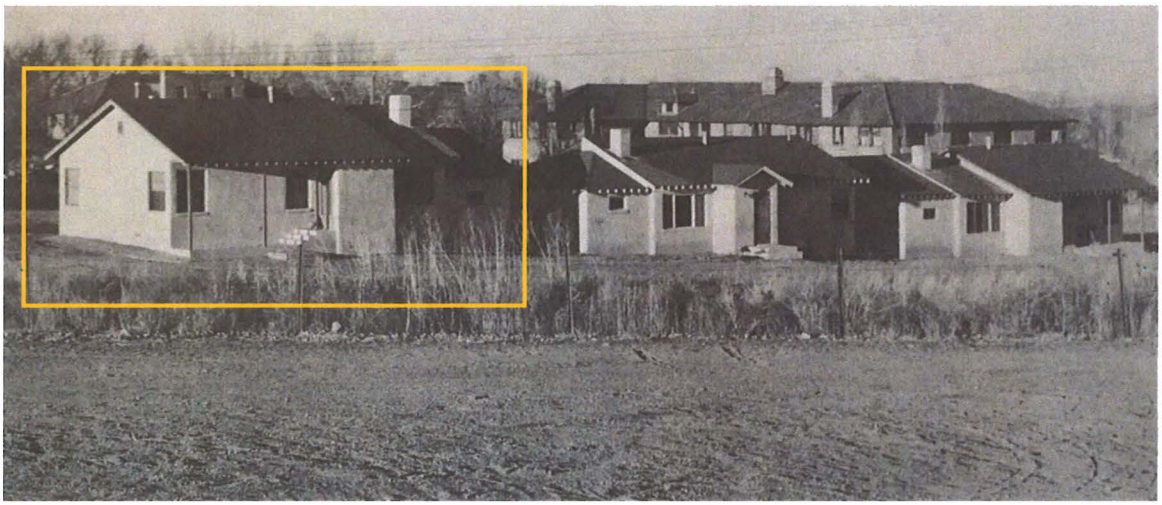


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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: 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**



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

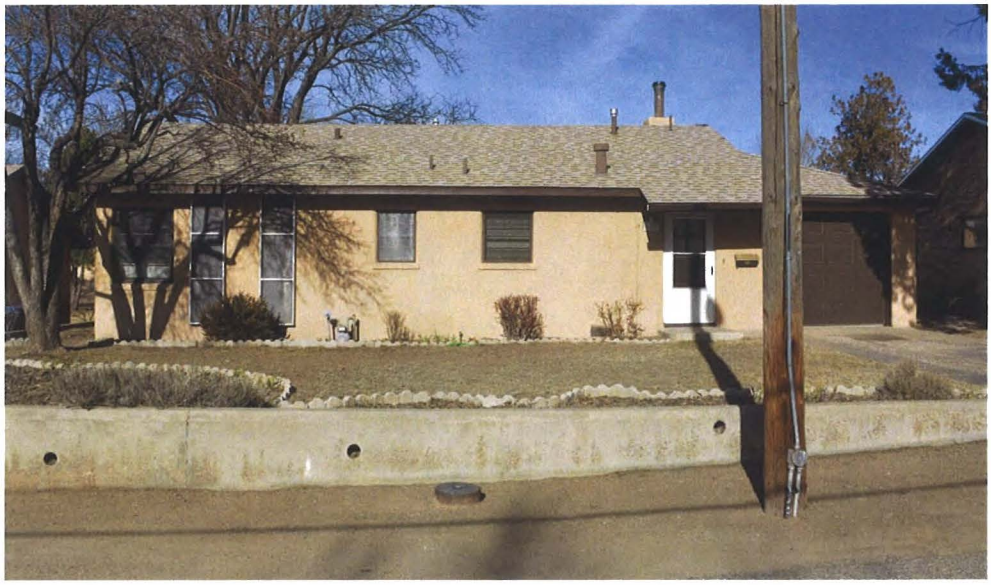
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

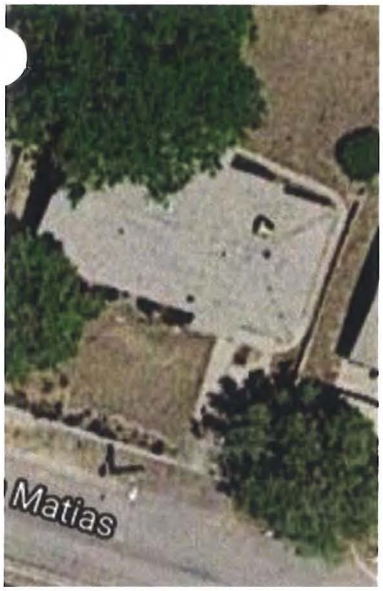
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

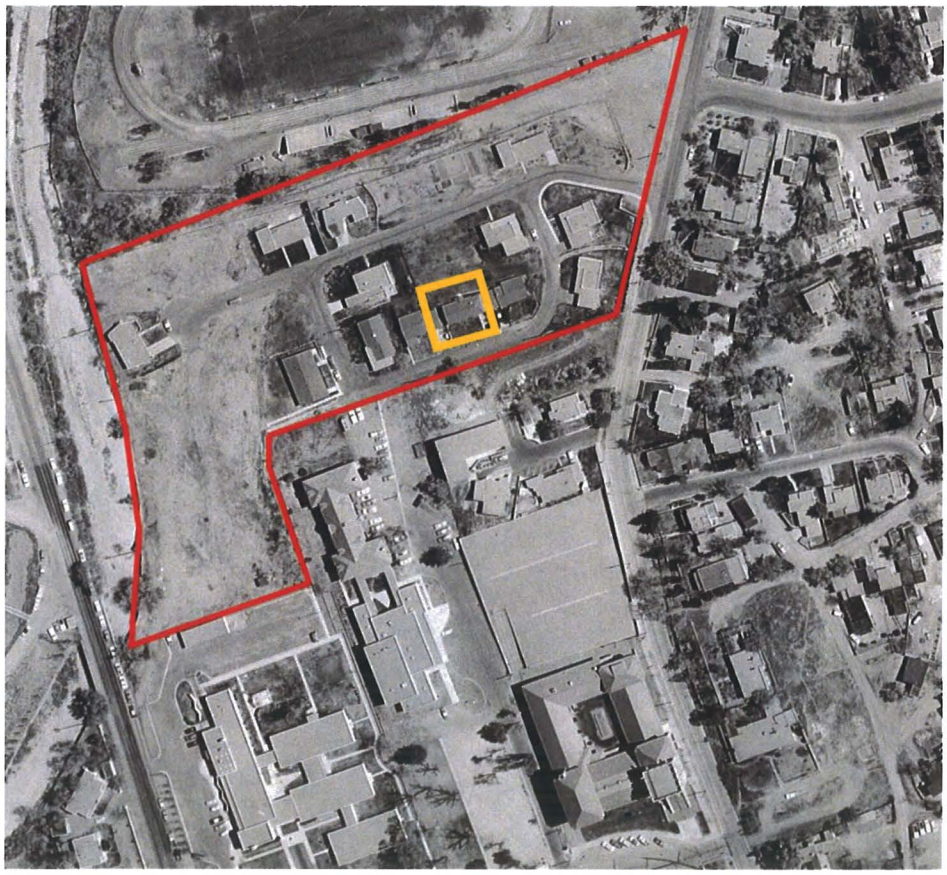


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

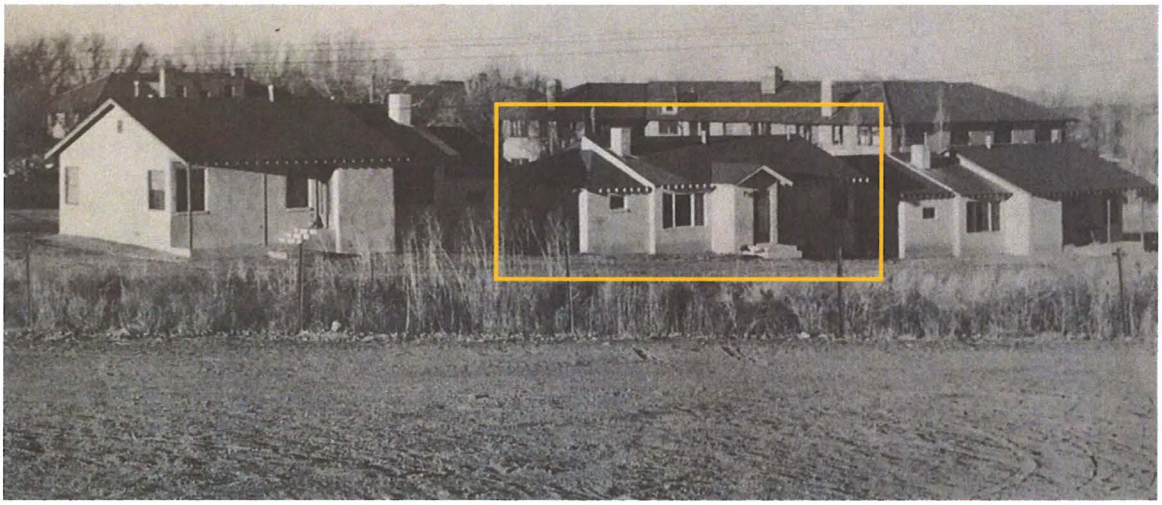


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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:
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 #: 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

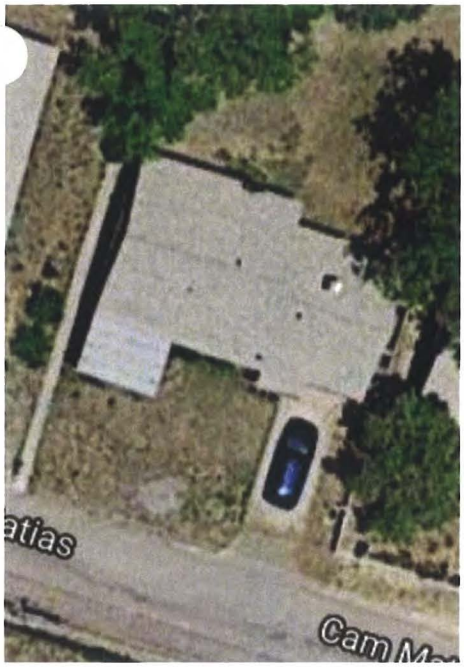
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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**

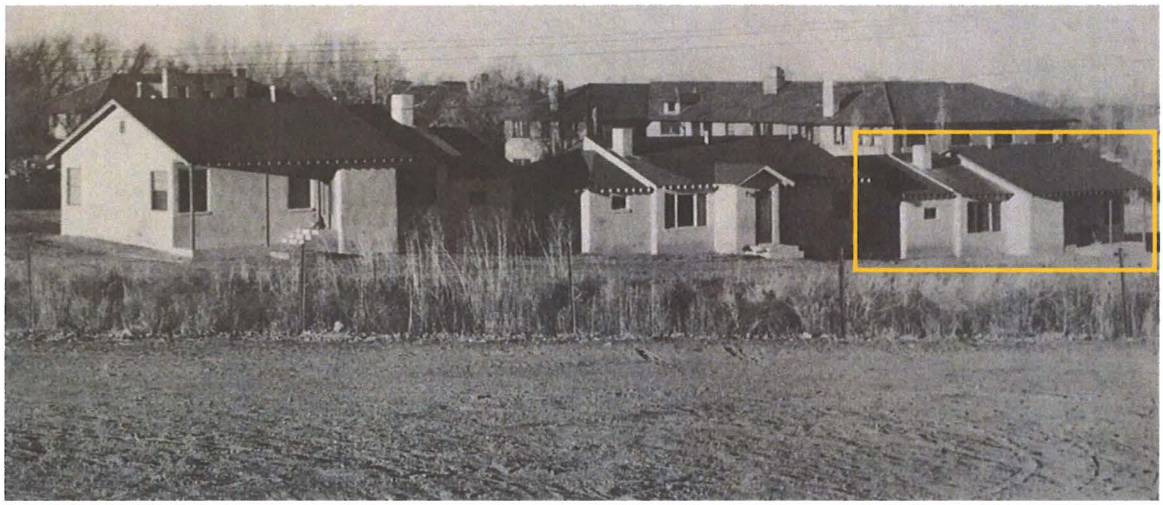


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

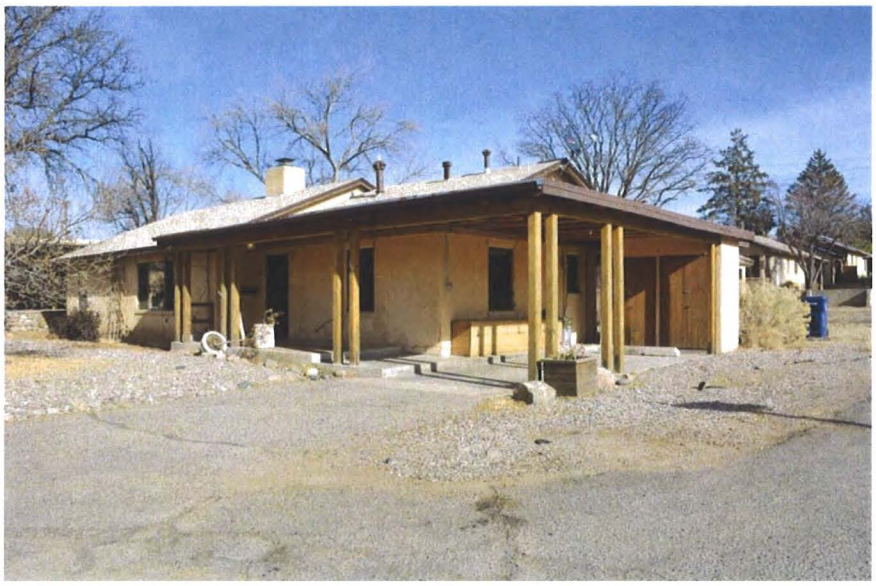
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

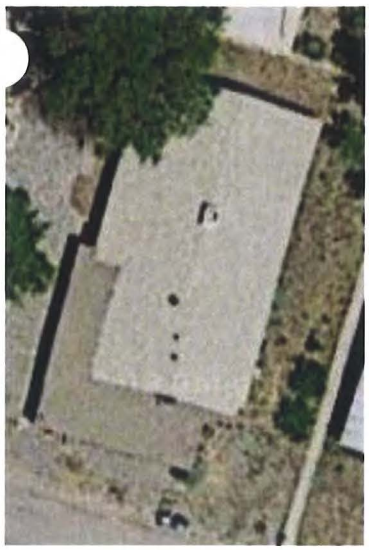
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	**2. Location:** 111 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Erected before 1958, and modified in the mid-1980s with a cross-gable entry and small additions, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historic character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 116/120 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

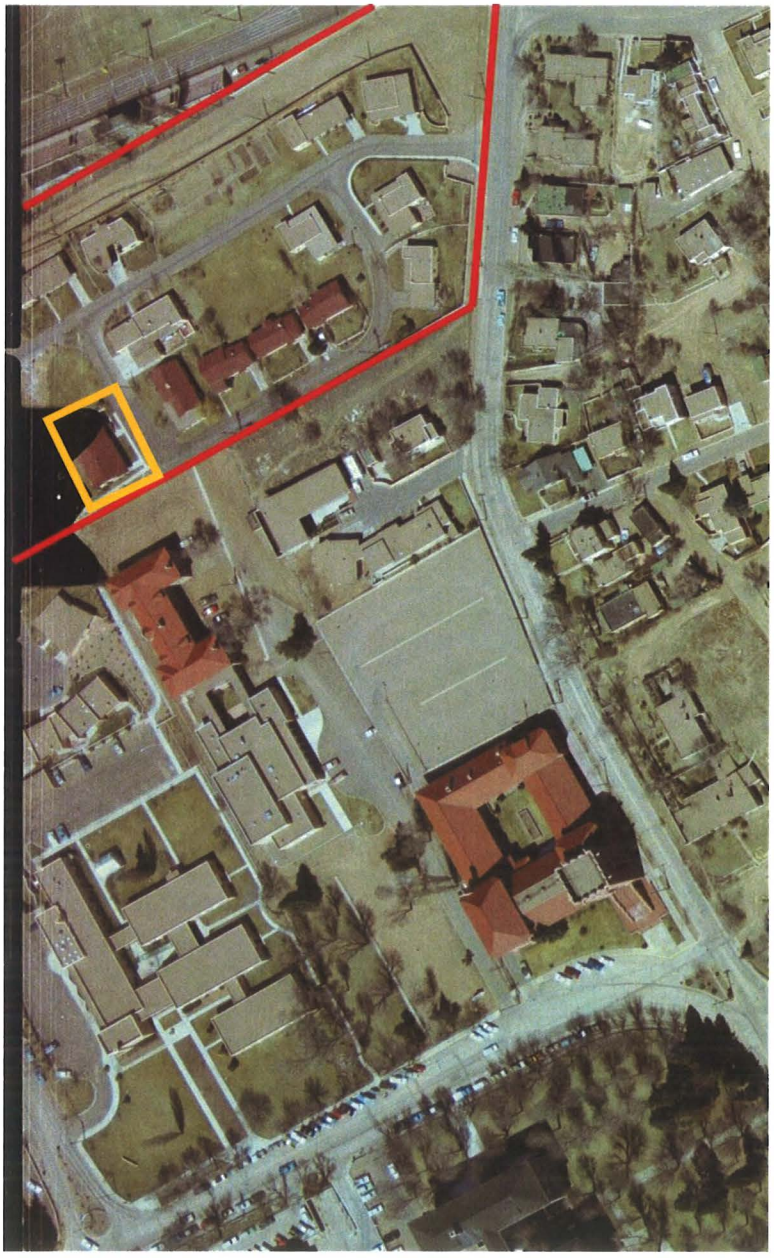


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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)

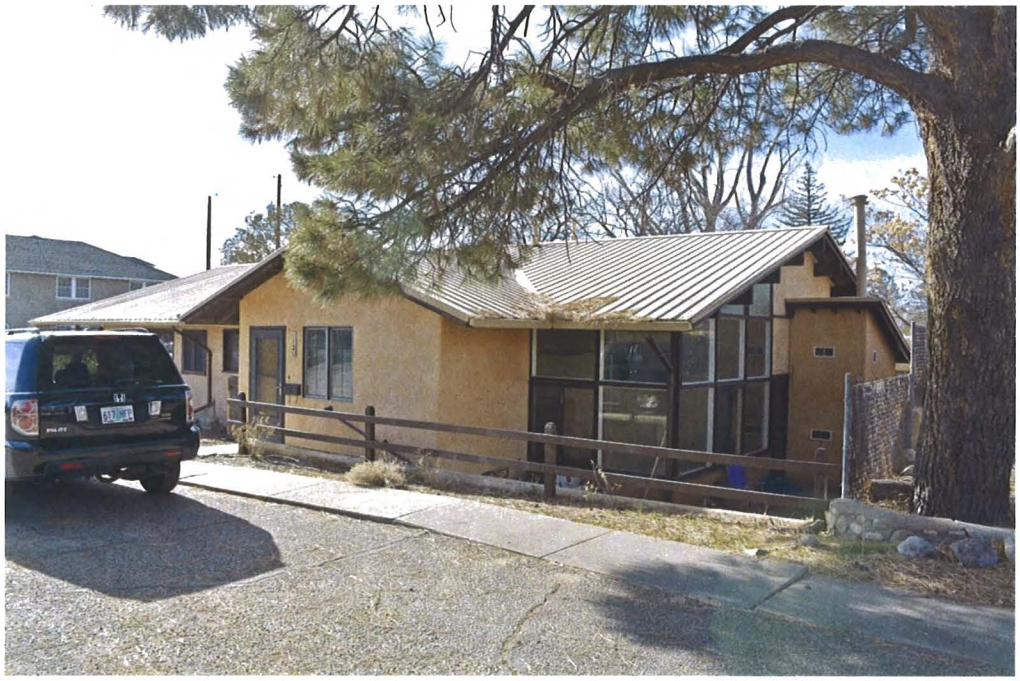


Photo 1: Street and north elevations, facing southwest.

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.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements: Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

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The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

DONNELL DONNELL AND ASSOCIATES

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND 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.

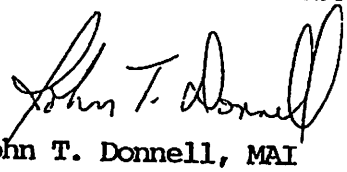
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for 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.

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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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City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

TO: **Historic Districts Review Board**

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

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

2025-011537-HDRB, 521 Calle Corvo, Downtown & Eastside Historic District, Contributing, Rajah Bose, agent for Louis Pepper & Ruth Williamson, owners, request status review with primary façade(s) designation if applicable.

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

___ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

___ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing, and the south façades (1, 2, 3, and 4), including the portal, and excluding non-historic doors and windows, be designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

Staff recommends that the garage structure be designated as non-contributing due to its age.
Staff recommends that the yard wall be designated non-contributing due to its age.

Sample motions:

a. Approve or deny Case #2025-011537 to maintain the historic status as contributing to the Downtown and Eastside Historic District and designate the south façade as primary, including the portal and excluding non-historic doors and windows.

BACKGROUND & SUMMARY:

The single-family residence at 521 Calle Corvo is listed as contributing to the Downtown and Eastside Historic District. The GIS map, 1984 Historic Cultural Properties Inventory, and historic cases refer to the structure as contributing. However, there is no record of a status review. Most likely, the status is a result of the mass inventory of the historic districts in the early 1980s.

The structure was built in 1946 in the Territorial Revival architectural design style, as seen by the red brick coping on top of the parapet, recessed wooden framed picture windows, and terra-cotta tile on the entry portal, commonly observed on the Calle Corvo streetscape. In September of 2025, Mr. John Murphey conducted a Historic Cultural Property Inventory (HCPI) survey form on the property and concluded that since the main residential structure has maintained its original footprint since 1958, the structure should remain contributing and further that the south façade should be designated as primary. The recommended designation excludes the yard wall, which was constructed after 1984 (Murphey 2025:12).

Based on aerial evidence and the 1984 HCPI, the garage (521A) was constructed between 1984 and 1992. No garage was noted in the 1984 HCPI.

The 1984 Historic Inventory Form's photo illustrates a hedge and no yard wall at the front of the property; therefore, the yard wall should be designated as non-contributing.

Previous cases at 521 Calle Corvo include:

On May 29, 2001, in Case No. H-01-72, the Historic Design Review Board (Board) made a motion to conditionally approve the request to build a 685 sq. ft. addition to the non-primary north façade.

APPLICANT'S REQUEST:

The applicant requests a status review with primary façade(s) designation if applicable.

Due to the structures association with the Calle Corvo subdivision, the brick corbelling, tiled roof over the entry portal, the retained massing and footprint, and unchanged fenestration openings, staff recommends the structure be retained as contributing with the south facades (1, 2, 3, and 4) including the portal as the primary since this is where the integrity of the structure is most notable. However, staff does recommend excluding the non-historic windows and doors.



Figure 1: Proposed Façade Diagram for 521 Calle Corvo.

Primary Façade:

Non-primary Façade:

Figure 1: Facade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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* is 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 a 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 outlined 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.

(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 rarely 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 a 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

The 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 that of *Adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade includes 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.

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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



Figure 1: Proposed Façade Diagram for 521 Calle Corvo.

Primary Façade:

Non-primary Façade:

H632

building threatened? yes

surveyed date 12-12-84 by mb

county Santa Fe

ID no. 05161657

field map number SFHD-6-1657

U.S. reference easting northing zone 12 13

location description 521 Corvo

city/town Santa Fe

land grant/reservation

building name

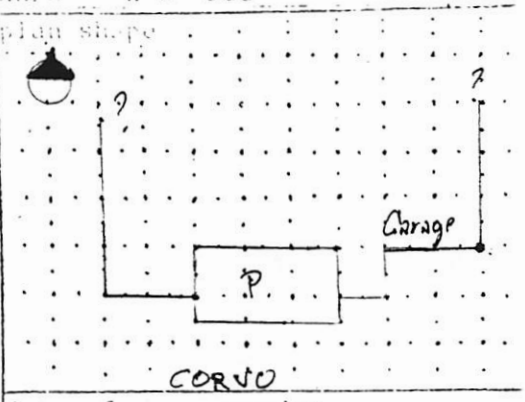
legal description tnsp N S range E W sec ½ ½

tile roll by mb no. 23

negative nos. 14

loc. of neg. [illegible]

plan shape





date of construction 1935-45 estimate _____ actual

source BD

use
present residential
other
historic residential
other

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style Territorial Rev

foundation material NV

wall material/surface Adobe Stucco

architectural features
Roof - Shed over porch. Sp. tile. Rafters exp
Elsewhere - Flat - Brick parapet. - Strchr
hdr, strchr. 5 mtl flues
Windows - dbl 6/6 Picture. Turquoise trim.
Bullnose frame. Under porch - (8 lite csmt, picture
8 lite csmt).
Door - Wd panel

comments Porch. Corbels + lintel supp by wall.
Wrought iron grill.

surroundings Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib. marginal date

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

H633

building threatened? yes	surveyed date 12-12-84 by mb	county Santa Fe	ID no. 051611658
field map number SFHD-6-1658		UTM reference zone 12 13 easting northing	

location description: 521½ Cerro

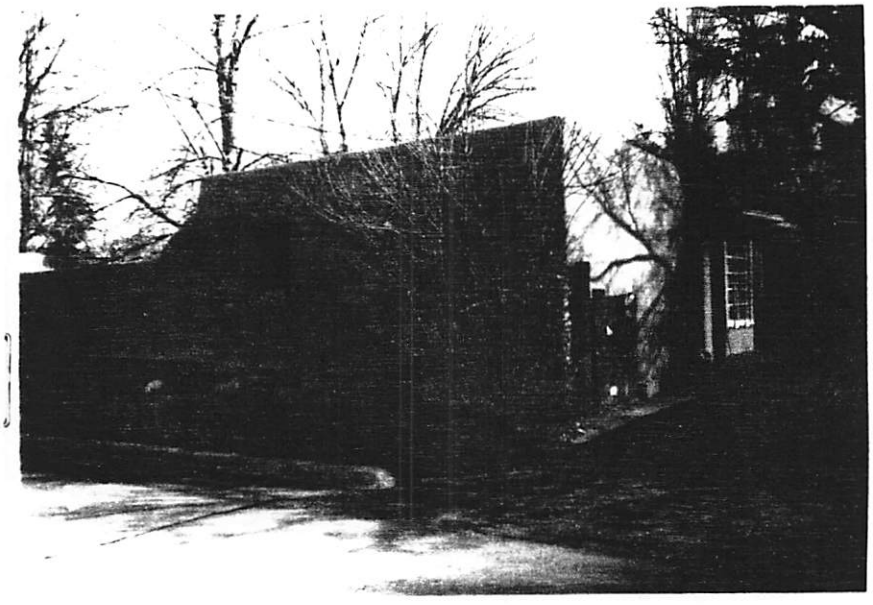
city/town: Santa Fe

land grant/reservation:

building name:

legal description: twsp N S range E W sec ¼ ¼

ph. roll by mb no. 23	negative nos. 15	loc. of neg. MNM	plan shape



date of construction: P estimate actu

source:

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

style

foundation material

wall material/surface

degree of remodeling
minor moderate major
describe:

architectural features

surroundings: Res

relationship to surroundings
similar not similar

district potential
yes no

significance
eligible of none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 2025

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

1. Name of property:

**Catherine D. Janney/
Waldo and Ernestine Anton/
Henry and Virginia Wicks House**

2. Location:

**521 Calle Corvo
Downtown and Eastside Historic District – Santa Fe**

3. Local Reference Number:
Santa Fe ID: H-632

4. County: Santa Fe
Parcel # 13018752

5. Property Type:
_x Buildings: House
_x Structures: Front Yard Wall
__ Site __ Object

6. Date of Survey:
September 28, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6819669,-105.9329764



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Facing northwest.

11. Brief Description of the Property:

Possibly the second house built in the Calle Corvo subdivision, 521 Calle Corvo is a roughly 1,346-square-foot Territorial Revival residence constructed primarily of adobe. The property includes an attached one-car garage and a short front yard wall. The house exhibits restrained architectural detailing, with features characteristic of the subdivision, including brick corbelling and a tiled roof over the entry portal. Fenestration consists of a mix of original and replacement units. A secondary dwelling, 521 A, stands at the rear of the lot; it is of more recent construction and not included in this survey. The main house is designated Contributing to the Downtown and Eastside Historic District. The yard wall has no status.

Continued on Page 5.

12. Who uses the property?

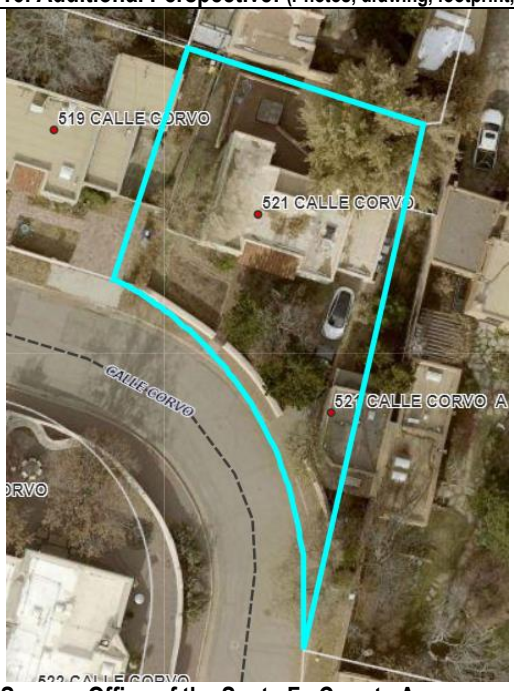
13. Construction Date:
Date: 1946-47
_ _Known _x_ Estimated Source: deeds and newspaper account

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Current owner:

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

Current owner: Pepper/Williamson 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: Front Yard Wall
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
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-632
Catherine D. Janney/ Waldo and Ernestine Anton/ Henry and Virginia Wicks House	521 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame (garage)

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	2
Hung Sash	Wood	2/2	1
Hung Sash	Wood	3/1	1
Hung Sash	Wood	6/6	1
Combination	Wood	8c-1F-8c	1
Fixed (picture)	Wood	1	1
Fixed (barn) sash	Wood	8	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1
Single-Leaf	15-light	Wood	1
Double	French- 15-light	Wood	1
Overheard	Segmental	Steel	1

12. Chimneys _x_ N/a

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; introduction of glazed doors; possible window replacement; visual evidence.
#2 Date: Post-1984; introduction of front yard wall; 1984 survey and aerial photographs.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available.

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Architectural Description Continued

Setting

Occupying Lot 7 of the Calle Corvo Addition, the property lies along the curve of the subdivision's namesake street, resulting in an irregular parcel that tapers to a narrow point at the southeast corner. The primary house is positioned near the center of the roughly 0.2-acre lot, oriented to the southwest (Photo 2). The front yard features brick and flagstone pathways and two mature pine trees, with older foundation plantings that lend a sense of established character. The rear yard consists primarily of a brick patio enclosed by low yard walls.

South (Front) Elevation

The primary house has a modified H-plan with a symmetrical façade (Photo 1). Its composition centers on an inset portal flanked by cubic projections (Photo 2). The arrangement recalls the influence of the historic Roque Lobato House, whose form was repeatedly adapted to organize small Territorial-style dwellings. The Territorial theme continues in the brick coping laid in a stretcher–rowlock–stretcher pattern extending along all sides of the house.

The west projection contains a sitting area with paired six-over-six double-hung sash set closely together without a mullion (Photo 4). Like many of the house's windows, these are covered by exterior storm units. The east projection contains a modern fixed window that lights a small dining room (Photo 5). Between these two bays lies the *portal*—a four-foot-deep space with a brick floor and a shed roof tiled in clay Spanish units. The use of clay tile over entry roofs is uncommon in the subdivision and contributes to the house's distinctive appearance.

A broad combination window—composed of eight-light casements flanking a fixed center panel—illuminates the living room. The casements are simple wood sash, hung on barrel hinges and operated by small surface latches. The main entry is a fifteen-panel wood door painted turquoise.

To the east of the living area, slightly recessed and of lower height, is a one-car garage (Photo 6). It is fitted with a sectional metal overhead door. The integration of an

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attached garage into the main body of the house during the late 1940s parallels early tract houses built by Allen Stamm and reflects similar scale and placement within the building's composition.

East Elevation

The short east elevation faces a small side yard and contains a single eight-light wood-sash window set deeply within the adobe wall (Photo 6).

North Elevation

The rear of the house opens onto a brick patio shaded by a mature tree. Its general composition echoes the front façade but with less refinement, as the rectangular volumes of the modified H-plan converge more tightly.

At the east end, the garage extends outward from the house and is fenestrated with an eight-light wood-sash window and a large paneled wood door painted blue (Photo 7). West of the garage is a four-over-four wood double-hung sash lighting the laundry room. The central portion of the elevation includes a small portal that shelters a pair of fifteen-light French doors opening to the living room (Photo 8). The façade terminates in a projecting bay that encloses the primary bedroom, entered from the exterior through a fifteen-light wood door.

West Elevation

This elevation parallels a graveled side yard and contains several wood-sash windows serving the primary bedroom, bathroom, and sitting room (Photos 9 and 10).

Interior

The interior was not inspected during the survey; however, online real estate photographs indicate that the living room features large vigas running north to south.

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Front Yard Wall

A roughly three-foot-high, two-foot-wide adobe wall extends along the front property line (Photo 2). Near the center, a steel entry gate opens onto a brick walkway leading to the main entrance. Comparison with a 1978 aerial photograph and the 1984 HBI suggests that the wall is relatively recent, replacing what had historically been a hedge (Figs. 4 & 5). The rear patio walls are also of modern construction.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—developed in the late 1940s as a compact enclave of modest Territorial and Pueblo Revival houses on suburban-sized lots along a short curving street.

The northern portion of the subdivision was created from several large parcels once owned by Levi A. Hughes Sr., a prosperous wool buyer and former vice president of the First National Bank who died in 1934. His home off Canyon Road adjoins the subject property.

His eldest son, Levi A. Hughes Jr., vice president of the Santa Fe Builders Supply Company, sought to convert the family land to residential use. In 1937 he platted the first Hughes Subdivision, laying out twenty lots along a gently curved road between Delgado Street and Acequia Madre—then called East Manhattan Street. Following the era's penchant for picturesque Spanish names, he renamed the street Calle Corvo, loosely meaning "curving" or "bent street." The area was replatted the next year as the Second Hughes Addition.

Early lots were sold to individuals connected to Hughes Jr. or his mother, Christine L. Hughes, who appears as grantor on many early deeds. Several buyers briefly held or developed their lots speculatively, resulting in a cohesive neighborhood of modest two-bedroom adobe dwellings—mostly Pueblo Revival in style—with attached or detached single-car garages. Common features such as low front walls and Pueblo-style detailing reflected shared taste rather than formal deed restrictions.

A 1958 real estate ad promoted the area as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!" Yet the subdivision's restrictive covenants, filed earlier, expose its limits of exclusivity. Item "e" prohibited occupancy by "any person of African or Oriental descent," except as a domestic servant. Typical of mid-20th-century real estate language, this clause underscores the racial barriers embedded within Santa Fe's Eastside and South Capitol neighborhoods.

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By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[1]

Lots 6 & 7

Elery G. and Olga Cooper (1946–1947)

On February 26, 1946, Christine Hughes sold adjacent Lots 6 and 7 in the Calle Corvo Subdivision to Elery G. Cooper and his wife, Olga, recent arrivals from Los Angeles.[2] Cooper was born in Indiana in 1878 and had moved west early in life, working in a Meade, Kansas grocery before marrying Ola Fick, daughter of German immigrants.[3]

The couple relocated to Trinidad, Colorado, where Cooper served as assistant manager for a lumber company, gaining building experience that later shaped his contracting work. In the 1920s they attempted homesteading near Sofia in Union County, New Mexico, before settling in Los Angeles.

In Santa Fe, Cooper launched a contracting business with his son, Elery R. Cooper. Though the firm's longevity is uncertain, they were credited with remodeling the Sweetbriar clothing store on San Francisco Street in 1947 (later demolished) and with constructing the first two houses in the Calle Corvo Subdivision.[4]

The Coopers sold both lots to Lemuel Charles and Jane Farley White of Tesuque.[5] Lemuel, an attorney, likely provided the capital for their speculative development. The completed homes, in Territorial Revival style with clay tile-covered porches, set a template for later construction in the subdivision.

---

[1] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[2] Warranty Deed, Christine Hughes to Elery G. and Ola H. Cooper, recorded March 8, 1946, Book 29, Page 375, Instrument # 80529, Santa Fe County, New Mexico.
[3] Federal census data and news accounts informed the Cooper's biographical sketch.
[4] "Fire Started in New House," *Santa Fe New Mexican*, April 22, 1946, 7.
[5] Quitclaim Deed, Jane Farley and Charles Lemuel White to Sarah R. Janney, recorded May 20, 1947, Book 24, Page 301, Instrument # 85380, Santa Fe County, New Mexico.

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Early Homeowners

Catherine D. Janney (1947–1954)

In 1947 Sarah Janney of Medford, Oregon, purchased Lot 7 and its house for her daughter, Catherine D. Janney (Fig. 2).[6] Catherine relocated to Santa Fe around this time and briefly worked as a "beauty counselor." The 1950 census recorded her, age thirty-six, living alone in the house and unemployed.[7] She remained there through the early 1950s. In 1954, her mother sold the property to newlyweds Waldo and Ernestine Anton, ending the family's brief ownership.[8]

Waldo and Ernestine Anton (1954–1960)

Waldo Anton, Jr., son of mail carrier Waldo Anton, Sr., grew up on Hillside Avenue. In 1952 he married Ernestina Baca, a Loretto Academy graduate and Fiesta court princess (Fig. 2).[9] Anton worked for the State Comptroller before joining the State Health Department, where he advanced to director of the business management division in 1958. The couple raised their young family at the Calle Corvo property, which they sold two years later to a pair of teachers.[10]

Henry and Virginia Wicks (1960–1987)

Henry W. Wicks arrived in Santa Fe in February 1944 from New York City, though the reason for his move remains unclear. He was born in Herkimer, New York, where he

[6] Quitclaim Deed, Jane Farley and Charles Lemuel White to Sarah R. Janney, recorded May 20, 1947, Book 24, Page 301, Instrument # 85380, Santa Fe County, New Mexico.
[7] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 68; Enumeration District: 26-5.
[8] Warranty Deed, Sarah H. Janney (aka Ryan) to Waldo Jr. and Ernestine Anton, recorded April 5, 1954, Book 73, Page 451, Instrument # 8117710, Santa Fe County, New Mexico.
[9] "Baca-Anton Pair Engaged," *Santa Fe New Mexican*, November 30, 1952, 13.
[10] Warranty Deed, Waldo Jr. and Ernestine Anton to Henry W. and Virginia Mainz Wicks, recorded December 23, 1960, Book 173, Page 541, Instrument # 245396, Santa Fe County, New Mexico.

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grew up in a multi-generational household headed by his grandfather, a German immigrant employed in a desk factory.[11] His father, Howard, worked as a fishmonger. According to his wedding announcement. Henry established himself as an accomplished accountant, with experience at DuPont and the Remington Arms Company. He also pursued writing and aspired to become a novelist.

In Santa Fe, Henry married Mabel C. Hart in 1945. Hart, an abstractor, was a founder of the Capital City Business and Professional Women's Club. Henry gained employment at St. Michael's College, where he taught psychology.

After Mabel's death in 1957, Henry remarried, wedding Virginia Lujan Mainz (Fig. 2), a public-school teacher from Las Vegas. Following the sale of the house Henry had owned with Mabel, the couple acquired a residence on Calle Corvo two days before Christmas in 1960. Henry later became director of guidance for Santa Fe County Schools. He published one Southwest-themed novel and contributed three reviews to the *Santa Fe New Mexican* of children's books by Ann Nolan Clark.

Henry W. Wicks died at his Calle Corvo home on April 24, 1978. Virginia remained in residence through the 1980s. In 1987, as her health declined, she was declared a protected person and a conservator was appointed, who subsequently sold the 521 Calle Corvo property.[12] The new owner, Tara Tucker, went before the HDRB in 2001 to build the addition to 521 A. The property has changed hands several times since.

[11] Federal census data and news accounts informed the Wicks' biographical sketch.

[12] Warranty Deed, Lucille Fernandez, Virginia Mainz estate to Pasqual Narod and Tara Tucker, recorded October 22, 1987, Book 594, Page 999, Instrument # 634765, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Erected in 1946–47, the house at 521 Calle Corvo has retained its massing and footprint since at least 1958, as confirmed by an aerial photograph from that year (Fig. 3). Although windows and doors have likely been replaced, the fenestration openings appear to remain in their original dimensions. The front yard wall, while compatible with the Calle Corvo streetscape, was constructed after 1984.

For these reasons, the primary house is recommended to retain Contributing status. The south (front) elevation best expresses the property's modest Territorial Revival character and architectural details. This elevation, including the attached garage, is recommended as the primary façade. The front yard wall, being of more recent construction, is recommended as Non-contributing.

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Illustrations

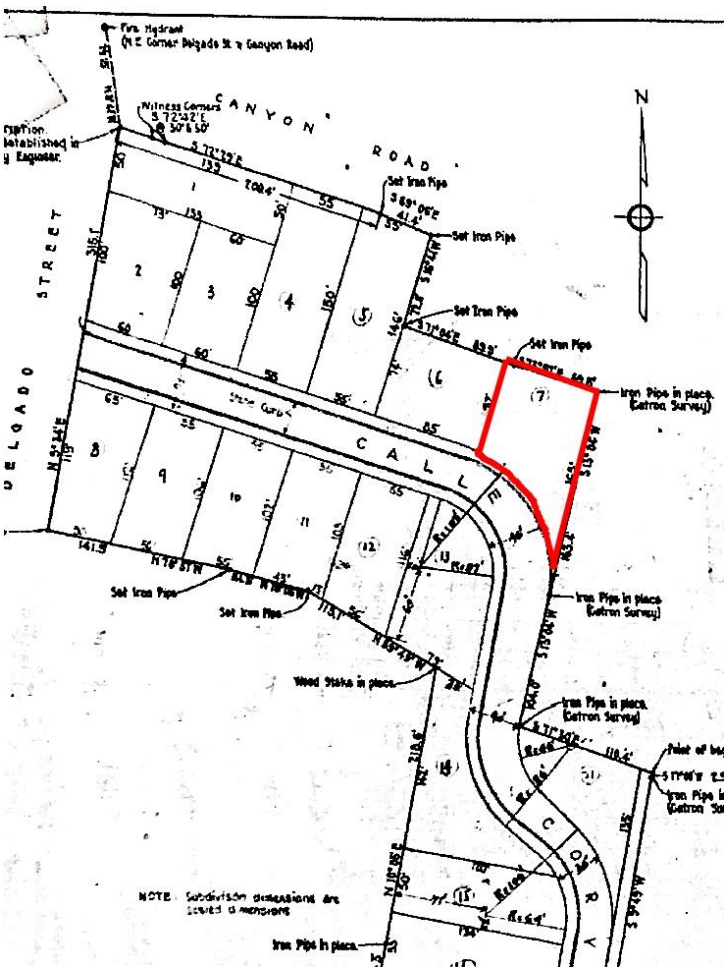

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: The Women of 521 Calle Corvo: Top: Catherine (Cathy) Janney, c. 1930; middle; Ernestina (Ernestine) Baca Anton, 1952; bottom: Virginia Lujan Mainz Wicks, c.1940s.

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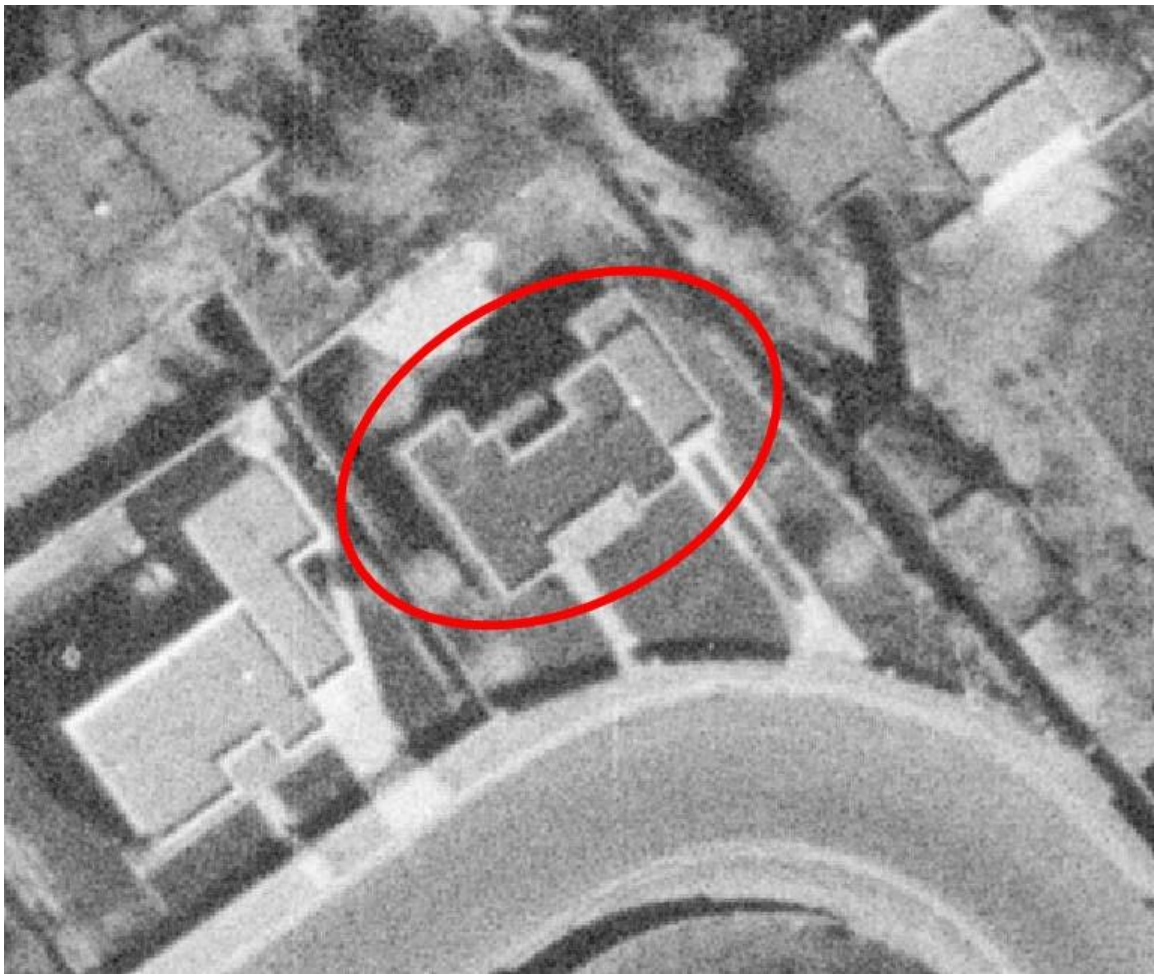

Figure 3: November 10, 1958, aerial photograph.
Shed is present.

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Figure 4: September 11, 1978, aerial photograph.

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Figure 5: December 12, 1984, HBI survey photograph. Michael Belshaw. Note front yard wall.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Catherine D. Janney/ Waldo and Ernestine Anton/ Henry and Virginia Wicks House**	**2. Location:** **521 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-632** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**

Survey Photographs

(All images taken by Giulia Caporuscio, September 28, 2025, unless otherwise noted)



Photo 2: House and setting. Camera facing northeast.

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Photo 3: 521 A Calle Corvo. Newer building not included in survey. Camera facing southeast.

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Photo 4: South (front) façade, west and center sections. Camera facing northeast.

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Photo 5: South (front) façade, center and east sections. Camera facing northeast.

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Photo 6: West elevation. Camera facing northwest.

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Photo 7: North (rear) elevation, east and center sections. Camera facing southwest.

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Photo 8: North (rear) elevation, center and west sections. Camera facing southwest.

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Photo 9: West elevation. Camera facing southeast.

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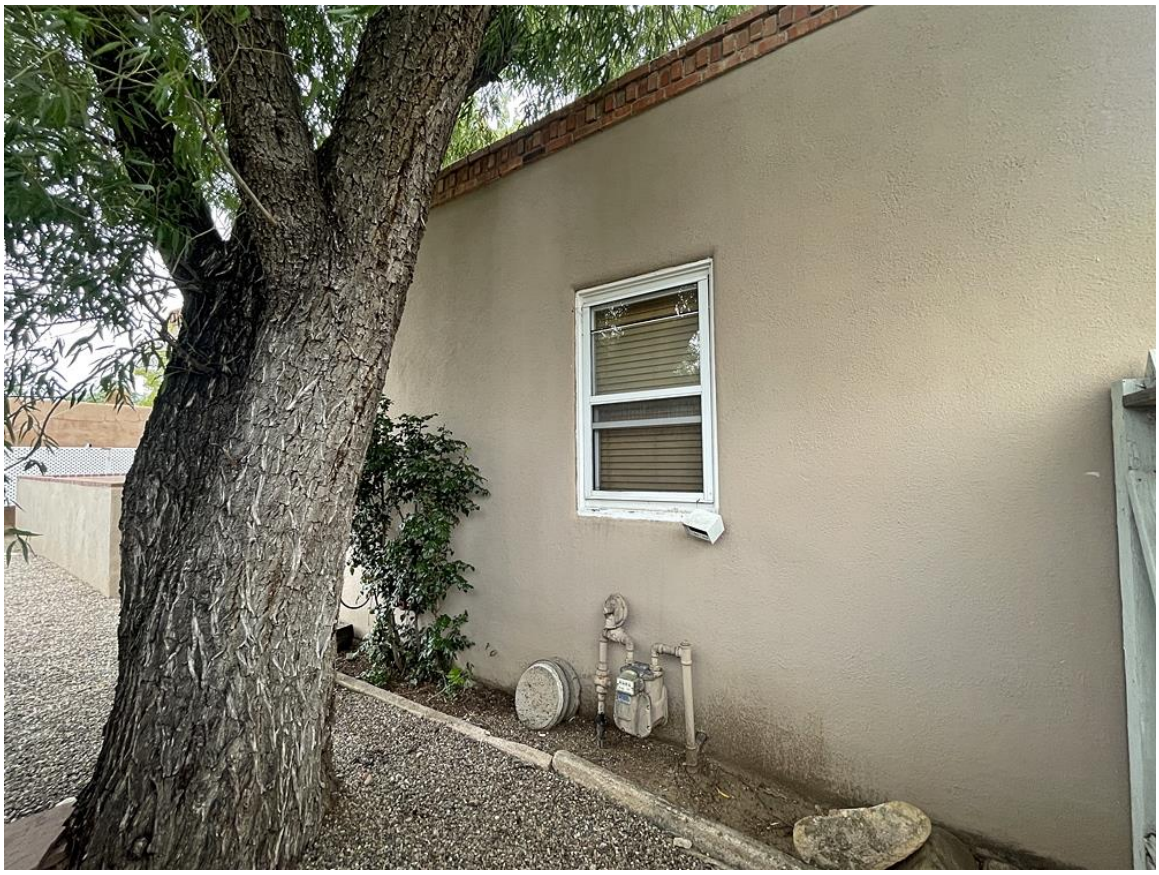


Photo 10: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 2025

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

1. Name of property:

**Catherine D. Janney/
Waldo and Ernestine Anton/
Henry and Virginia Wicks House**

2. Location:

**521 Calle Corvo
Downtown and Eastside Historic District – Santa Fe**

3. Local Reference Number:
Santa Fe ID: H-632

4. County: Santa Fe
Parcel # 13018752

5. Property Type:
_x Buildings: House
_x Structures: Front Yard Wall
__ Site __ Object

6. Date of Survey:
September 28, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6819669,-105.9329764



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Facing northwest.

11. Brief Description of the Property:

Possibly the second house built in the Calle Corvo subdivision, 521 Calle Corvo is a roughly 1,346-square-foot Territorial Revival residence constructed primarily of adobe. The property includes an attached one-car garage and a short front yard wall. The house exhibits restrained architectural detailing, with features characteristic of the subdivision, including brick corbelling and a tiled roof over the entry portal. Fenestration consists of a mix of original and replacement units. A secondary dwelling, 521 A, stands at the rear of the lot; it is of more recent construction and not included in this survey. The main house is designated Contributing to the Downtown and Eastside Historic District. The yard wall has no status.

Continued on Page 5.

12. Who uses the property?

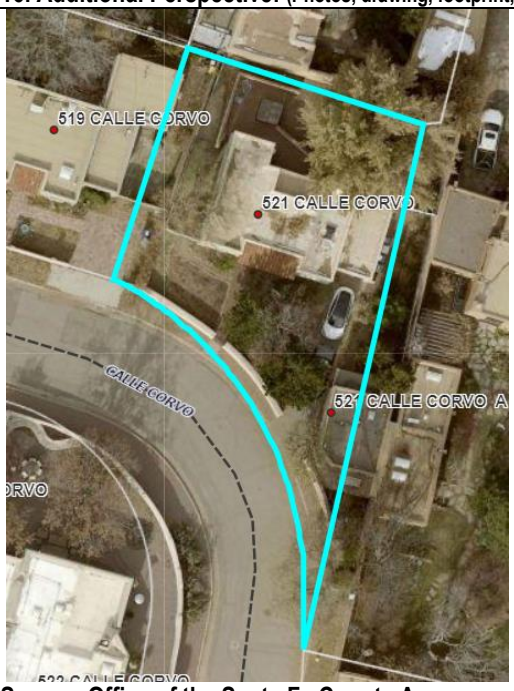
13. Construction Date:
Date: 1946-47
_ _Known _x_ Estimated Source: deeds and newspaper account

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Current owner:

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

Current owner: Pepper/Williamson 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: Front Yard Wall
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
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Catherine D. Janney/ Waldo and Ernestine Anton/ Henry and Virginia Wicks House	521 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame (garage)

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	2
Hung Sash	Wood	2/2	1
Hung Sash	Wood	3/1	1
Hung Sash	Wood	6/6	1
Combination	Wood	8c-1F-8c	1
Fixed (picture)	Wood	1	1
Fixed (barn) sash	Wood	8	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1
Single-Leaf	15-light	Wood	1
Double	French- 15-light	Wood	1
Overheard	Segmental	Steel	1

12. Chimneys _x_ N/a

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; introduction of glazed doors; possible window replacement; visual evidence.
#2 Date: Post-1984; introduction of front yard wall; 1984 survey and aerial photographs.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available.

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Architectural Description Continued

Setting

Occupying Lot 7 of the Calle Corvo Addition, the property lies along the curve of the subdivision's namesake street, resulting in an irregular parcel that tapers to a narrow point at the southeast corner. The primary house is positioned near the center of the roughly 0.2-acre lot, oriented to the southwest (Photo 2). The front yard features brick and flagstone pathways and two mature pine trees, with older foundation plantings that lend a sense of established character. The rear yard consists primarily of a brick patio enclosed by low yard walls.

South (Front) Elevation

The primary house has a modified H-plan with a symmetrical façade (Photo 1). Its composition centers on an inset portal flanked by cubic projections (Photo 2). The arrangement recalls the influence of the historic Roque Lobato House, whose form was repeatedly adapted to organize small Territorial-style dwellings. The Territorial theme continues in the brick coping laid in a stretcher–rowlock–stretcher pattern extending along all sides of the house.

The west projection contains a sitting area with paired six-over-six double-hung sash set closely together without a mullion (Photo 4). Like many of the house's windows, these are covered by exterior storm units. The east projection contains a modern fixed window that lights a small dining room (Photo 5). Between these two bays lies the *portal*—a four-foot-deep space with a brick floor and a shed roof tiled in clay Spanish units. The use of clay tile over entry roofs is uncommon in the subdivision and contributes to the house's distinctive appearance.

A broad combination window—composed of eight-light casements flanking a fixed center panel—illuminates the living room. The casements are simple wood sash, hung on barrel hinges and operated by small surface latches. The main entry is a fifteen-panel wood door painted turquoise.

To the east of the living area, slightly recessed and of lower height, is a one-car garage (Photo 6). It is fitted with a sectional metal overhead door. The integration of an

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attached garage into the main body of the house during the late 1940s parallels early tract houses built by Allen Stamm and reflects similar scale and placement within the building's composition.

East Elevation

The short east elevation faces a small side yard and contains a single eight-light wood-sash window set deeply within the adobe wall (Photo 6).

North Elevation

The rear of the house opens onto a brick patio shaded by a mature tree. Its general composition echoes the front façade but with less refinement, as the rectangular volumes of the modified H-plan converge more tightly.

At the east end, the garage extends outward from the house and is fenestrated with an eight-light wood-sash window and a large paneled wood door painted blue (Photo 7). West of the garage is a four-over-four wood double-hung sash lighting the laundry room. The central portion of the elevation includes a small portal that shelters a pair of fifteen-light French doors opening to the living room (Photo 8). The façade terminates in a projecting bay that encloses the primary bedroom, entered from the exterior through a fifteen-light wood door.

West Elevation

This elevation parallels a graveled side yard and contains several wood-sash windows serving the primary bedroom, bathroom, and sitting room (Photos 9 and 10).

Interior

The interior was not inspected during the survey; however, online real estate photographs indicate that the living room features large vigas running north to south.

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Front Yard Wall

A roughly three-foot-high, two-foot-wide adobe wall extends along the front property line (Photo 2). Near the center, a steel entry gate opens onto a brick walkway leading to the main entrance. Comparison with a 1978 aerial photograph and the 1984 HBI suggests that the wall is relatively recent, replacing what had historically been a hedge (Figs. 4 & 5). The rear patio walls are also of modern construction.

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—developed in the late 1940s as a compact enclave of modest Territorial and Pueblo Revival houses on suburban-sized lots along a short curving street.

The northern portion of the subdivision was created from several large parcels once owned by Levi A. Hughes Sr., a prosperous wool buyer and former vice president of the First National Bank who died in 1934. His home off Canyon Road adjoins the subject property.

His eldest son, Levi A. Hughes Jr., vice president of the Santa Fe Builders Supply Company, sought to convert the family land to residential use. In 1937 he platted the first Hughes Subdivision, laying out twenty lots along a gently curved road between Delgado Street and Acequia Madre—then called East Manhattan Street. Following the era's penchant for picturesque Spanish names, he renamed the street Calle Corvo, loosely meaning "curving" or "bent street." The area was replatted the next year as the Second Hughes Addition.

Early lots were sold to individuals connected to Hughes Jr. or his mother, Christine L. Hughes, who appears as grantor on many early deeds. Several buyers briefly held or developed their lots speculatively, resulting in a cohesive neighborhood of modest two-bedroom adobe dwellings—mostly Pueblo Revival in style—with attached or detached single-car garages. Common features such as low front walls and Pueblo-style detailing reflected shared taste rather than formal deed restrictions.

A 1958 real estate ad promoted the area as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!" Yet the subdivision's restrictive covenants, filed earlier, expose its limits of exclusivity. Item "e" prohibited occupancy by "any person of African or Oriental descent," except as a domestic servant. Typical of mid-20th-century real estate language, this clause underscores the racial barriers embedded within Santa Fe's Eastside and South Capitol neighborhoods.

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By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[1]

Lots 6 & 7

Elery G. and Olga Cooper (1946–1947)

On February 26, 1946, Christine Hughes sold adjacent Lots 6 and 7 in the Calle Corvo Subdivision to Elery G. Cooper and his wife, Olga, recent arrivals from Los Angeles.[2] Cooper was born in Indiana in 1878 and had moved west early in life, working in a Meade, Kansas grocery before marrying Ola Fick, daughter of German immigrants.[3]

The couple relocated to Trinidad, Colorado, where Cooper served as assistant manager for a lumber company, gaining building experience that later shaped his contracting work. In the 1920s they attempted homesteading near Sofia in Union County, New Mexico, before settling in Los Angeles.

In Santa Fe, Cooper launched a contracting business with his son, Elery R. Cooper. Though the firm's longevity is uncertain, they were credited with remodeling the Sweetbriar clothing store on San Francisco Street in 1947 (later demolished) and with constructing the first two houses in the Calle Corvo Subdivision.[4]

The Coopers sold both lots to Lemuel Charles and Jane Farley White of Tesuque.[5] Lemuel, an attorney, likely provided the capital for their speculative development. The completed homes, in Territorial Revival style with clay tile-covered porches, set a template for later construction in the subdivision.

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[1] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[2] Warranty Deed, Christine Hughes to Elery G. and Ola H. Cooper, recorded March 8, 1946, Book 29, Page 375, Instrument # 80529, Santa Fe County, New Mexico.
[3] Federal census data and news accounts informed the Cooper's biographical sketch.
[4] "Fire Started in New House," *Santa Fe New Mexican*, April 22, 1946, 7.
[5] Quitclaim Deed, Jane Farley and Charles Lemuel White to Sarah R. Janney, recorded May 20, 1947, Book 24, Page 301, Instrument # 85380, Santa Fe County, New Mexico.

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Early Homeowners

Catherine D. Janney (1947–1954)

In 1947 Sarah Janney of Medford, Oregon, purchased Lot 7 and its house for her daughter, Catherine D. Janney (Fig. 2).[6] Catherine relocated to Santa Fe around this time and briefly worked as a "beauty counselor." The 1950 census recorded her, age thirty-six, living alone in the house and unemployed.[7] She remained there through the early 1950s. In 1954, her mother sold the property to newlyweds Waldo and Ernestine Anton, ending the family's brief ownership.[8]

Waldo and Ernestine Anton (1954–1960)

Waldo Anton, Jr., son of mail carrier Waldo Anton, Sr., grew up on Hillside Avenue. In 1952 he married Ernestina Baca, a Loretto Academy graduate and Fiesta court princess (Fig. 2).[9] Anton worked for the State Comptroller before joining the State Health Department, where he advanced to director of the business management division in 1958. The couple raised their young family at the Calle Corvo property, which they sold two years later to a pair of teachers.[10]

Henry and Virginia Wicks (1960–1987)

Henry W. Wicks arrived in Santa Fe in February 1944 from New York City, though the reason for his move remains unclear. He was born in Herkimer, New York, where he

[6] Quitclaim Deed, Jane Farley and Charles Lemuel White to Sarah R. Janney, recorded May 20, 1947, Book 24, Page 301, Instrument # 85380, Santa Fe County, New Mexico.
[7] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 68; Enumeration District: 26-5.
[8] Warranty Deed, Sarah H. Janney (aka Ryan) to Waldo Jr. and Ernestine Anton, recorded April 5, 1954, Book 73, Page 451, Instrument # 8117710, Santa Fe County, New Mexico.
[9] "Baca-Anton Pair Engaged," *Santa Fe New Mexican*, November 30, 1952, 13.
[10] Warranty Deed, Waldo Jr. and Ernestine Anton to Henry W. and Virginia Mainz Wicks, recorded December 23, 1960, Book 173, Page 541, Instrument # 245396, Santa Fe County, New Mexico.

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grew up in a multi-generational household headed by his grandfather, a German immigrant employed in a desk factory.[11] His father, Howard, worked as a fishmonger. According to his wedding announcement. Henry established himself as an accomplished accountant, with experience at DuPont and the Remington Arms Company. He also pursued writing and aspired to become a novelist.

In Santa Fe, Henry married Mabel C. Hart in 1945. Hart, an abstractor, was a founder of the Capital City Business and Professional Women's Club. Henry gained employment at St. Michael's College, where he taught psychology.

After Mabel's death in 1957, Henry remarried, wedding Virginia Lujan Mainz (Fig. 2), a public-school teacher from Las Vegas. Following the sale of the house Henry had owned with Mabel, the couple acquired a residence on Calle Corvo two days before Christmas in 1960. Henry later became director of guidance for Santa Fe County Schools. He published one Southwest-themed novel and contributed three reviews to the *Santa Fe New Mexican* of children's books by Ann Nolan Clark.

Henry W. Wicks died at his Calle Corvo home on April 24, 1978. Virginia remained in residence through the 1980s. In 1987, as her health declined, she was declared a protected person and a conservator was appointed, who subsequently sold the 521 Calle Corvo property.[12] The new owner, Tara Tucker, went before the HDRB in 2001 to build the addition to 521 A. The property has changed hands several times since.

[11] Federal census data and news accounts informed the Wicks' biographical sketch.

[12] Warranty Deed, Lucille Fernandez, Virginia Mainz estate to Pasqual Narod and Tara Tucker, recorded October 22, 1987, Book 594, Page 999, Instrument # 634765, Santa Fe County, New Mexico.

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: **Catherine D. Janney/ Waldo and Ernestine Anton/ Henry and Virginia Wicks House**	**2. Location:** **521 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-632** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**

Evaluation of Historical Status

Erected in 1946–47, the house at 521 Calle Corvo has retained its massing and footprint since at least 1958, as confirmed by an aerial photograph from that year (Fig. 3). Although windows and doors have likely been replaced, the fenestration openings appear to remain in their original dimensions. The front yard wall, while compatible with the Calle Corvo streetscape, was constructed after 1984.

For these reasons, the primary house is recommended to retain Contributing status. The south (front) elevation best expresses the property's modest Territorial Revival character and architectural details. This elevation, including the attached garage, is recommended as the primary façade. The front yard wall, being of more recent construction, is recommended as Non-contributing.

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Illustrations

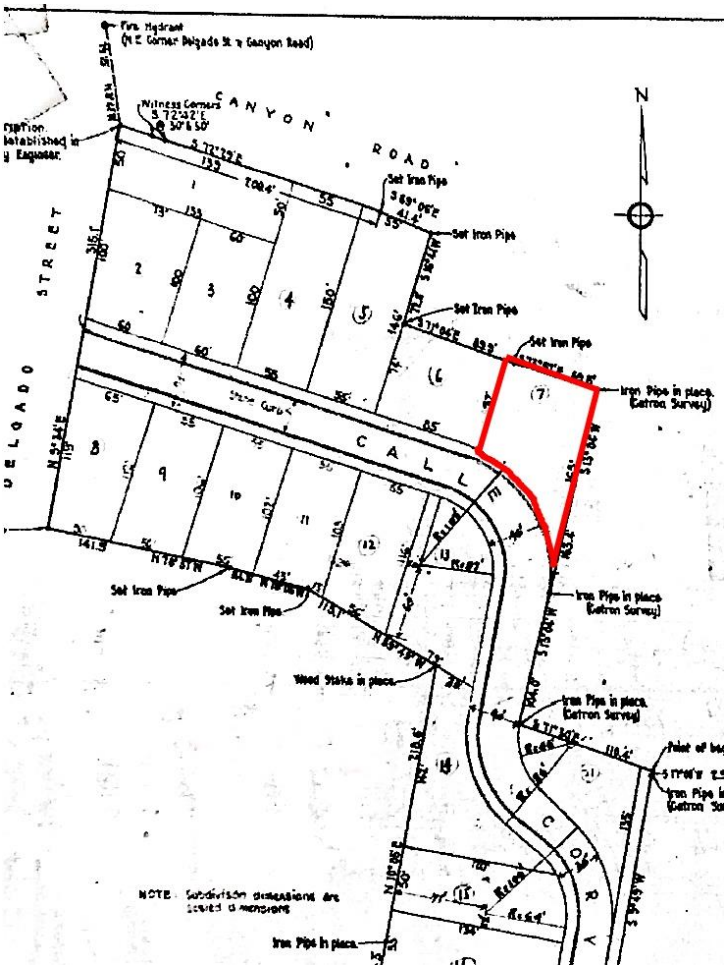

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: The Women of 521 Calle Corvo: Top: Catherine (Cathy) Janney, c. 1930; middle; Ernestina (Ernestine) Baca Anton, 1952; bottom: Virginia Lujan Mainz Wicks, c.1940s.

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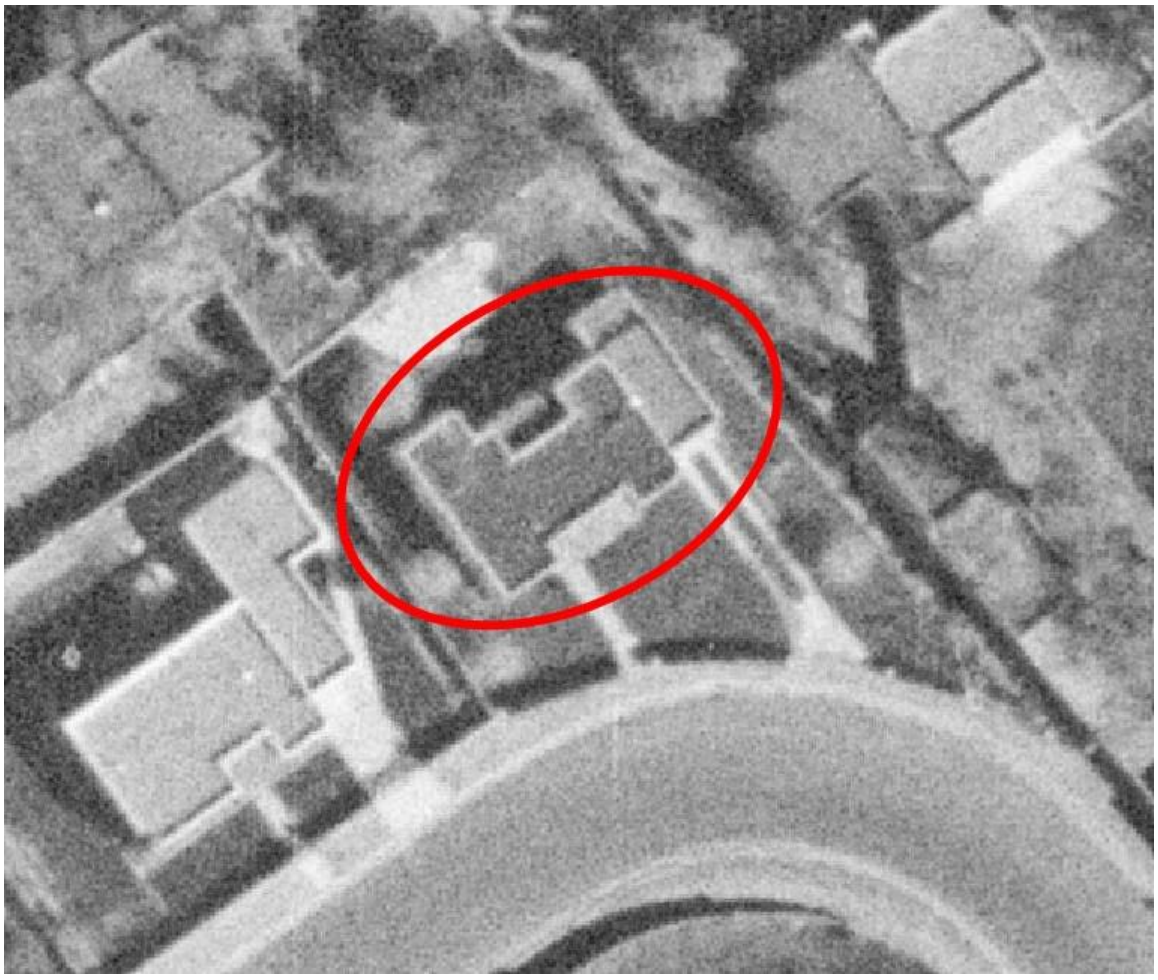

Figure 3: November 10, 1958, aerial photograph.
Shed is present.

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Figure 4: September 11, 1978, aerial photograph.

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Figure 5: December 12, 1984, HBI survey photograph. Michael Belshaw. Note front yard wall.

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Survey Photographs

(All images taken by Giulia Caporuscio, September 28, 2025, unless otherwise noted)



Photo 2: House and setting. Camera facing northeast.

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Photo 3: 521 A Calle Corvo. Newer building not included in survey. Camera facing southeast.

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Photo 4: South (front) façade, west and center sections. Camera facing northeast.

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Photo 5: South (front) façade, center and east sections. Camera facing northeast.

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Photo 6: West elevation. Camera facing northwest.

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Photo 7: North (rear) elevation, east and center sections. Camera facing southwest.

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Photo 8: North (rear) elevation, center and west sections. Camera facing southwest.

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Photo 9: West elevation. Camera facing southeast.

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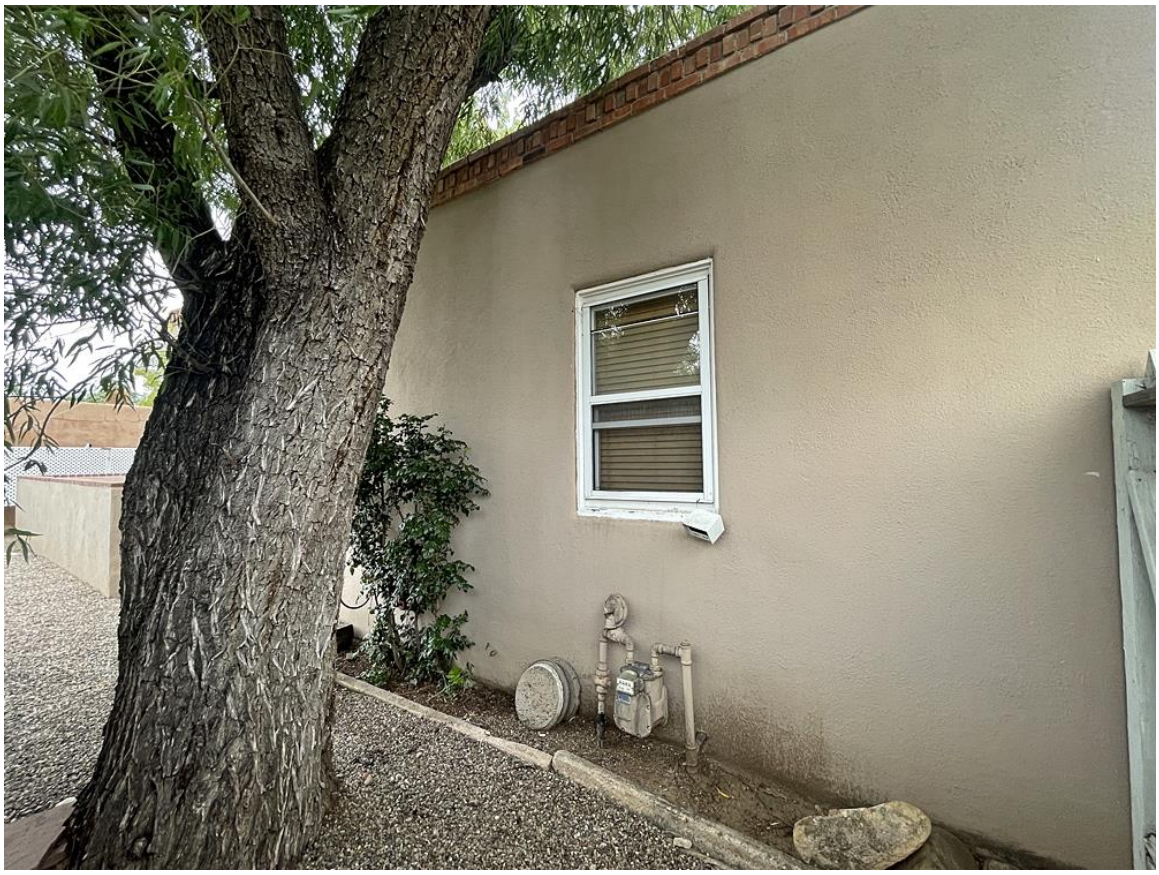


Photo 10: West elevation. Camera facing northeast.

City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

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

---

2025-011702-HDRB, 665 W. San Francisco St., Downtown & Eastside Historic District, non-contributing, Dominic Bertani, owner, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: [H-92-172]

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as non-contributing due to the extensive alterations, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-011702-HDRB, for 665 W. San Francisco St, designate/upgrade the main

residence as contributing and designate facades (numbers from façade diagram) as primary façade(s).

b. In case 2025-011702-HDRB, for 665 W. San Francisco St, retain the main residence as non-contributing.

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: Property location

BACKGROUND & SUMMARY:

Streetscape:
West San Francisco Street is a narrow-paved street lined by sidewalks. The yard walls and latilla fences lining the street abut the sidewalks and house wooden gates. Residences, for the most part, are set back from the sidewalk by about seven to ten feet. Three houses without fencing abut the sidewalk. The Villa Alegra Subdivision across the street is designed with Territorial style structures. The rest of the streetscape structures are pitched roofs with grey, green, or reddish-

brown roofing. The structures are stuccoed in lighter brown shades with trims in white, blue, or brown.



Figure 2: Street View



Figure 3: South Elevation

Site Description:
The gabled residence is listed as noncontributing to the Downtown and Eastside Historic District. The south-facing vernacular-style structure is a mix of adobe and concrete blocks, with a raised concrete foundation and, gabled roof. The windows consist of vinyl and aluminum units.

Portions of the building date from the 1940s. These original structures were flat-roofed. However, in 1984, the original units were expanded and unified under a pitched roof. The 1984 renovation provided new windows and doors and a deep front porch.

According to the 1978 aerial, the south street-facing elevation comprised a projecting cube with a flat roof portal. The 1984 remodel removed the portal and moved the roofed area out to align with the original projecting area and created a large porch with a concrete floor and textured plaster ceiling. There is an indication that the entry door was relocated from the south elevation to the east elevation under the porch.

The 1978 aerial photograph shows the east elevation as having three stepped wall planes, while after 1984 these were consolidated into a single uniform wall plane. The northeast corner holds a triangular cutout with no known purpose. The west elevation is not altered by the 1984 renovation except for the obvious roof change.

A curving stuccoed concrete masonry unit yard wall with a steel gate runs along the south property line. The wall appears to have been constructed post-1984.

To the north of the residence sits a small pitched-roof carport, which was not present in 1984. While no information is found regarding the structure, it does not meet the requirements of the code and is not for consideration for designation.



Figure 4: September 11, 1978 aerial

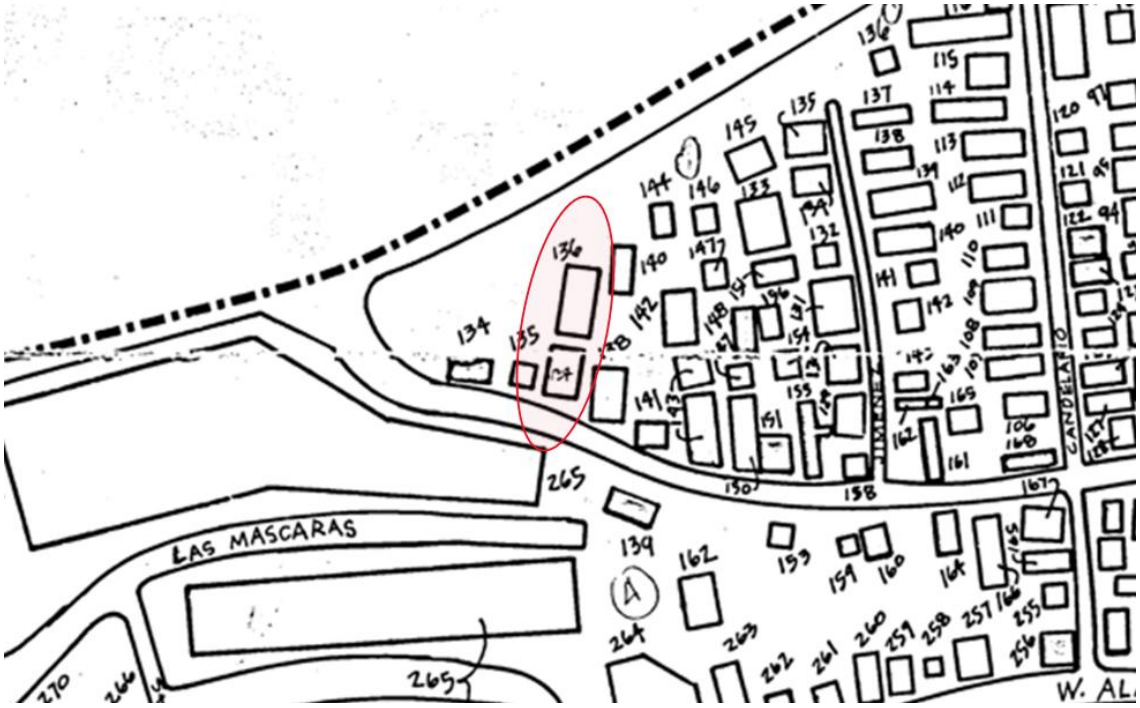


Figure 5: Historic District Structures Survey Map of Santa Fe 1983-1985

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

The property was approved for solar collectors in 1984. The case file is not on file for verification.

Under case H-92-172 was a request to install a pitched roof to the front of the building and add a second story to the rear of the building. The request for the second story was denied after the City Council adopted Ordinance No. 1992-51, granting the Historic Districts Review Board authority to limit building heights.

ADMINISTRATIVE:

No Administrative approval cases are on file for this property.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Status review with primary façade designation, if applicable for the residence.

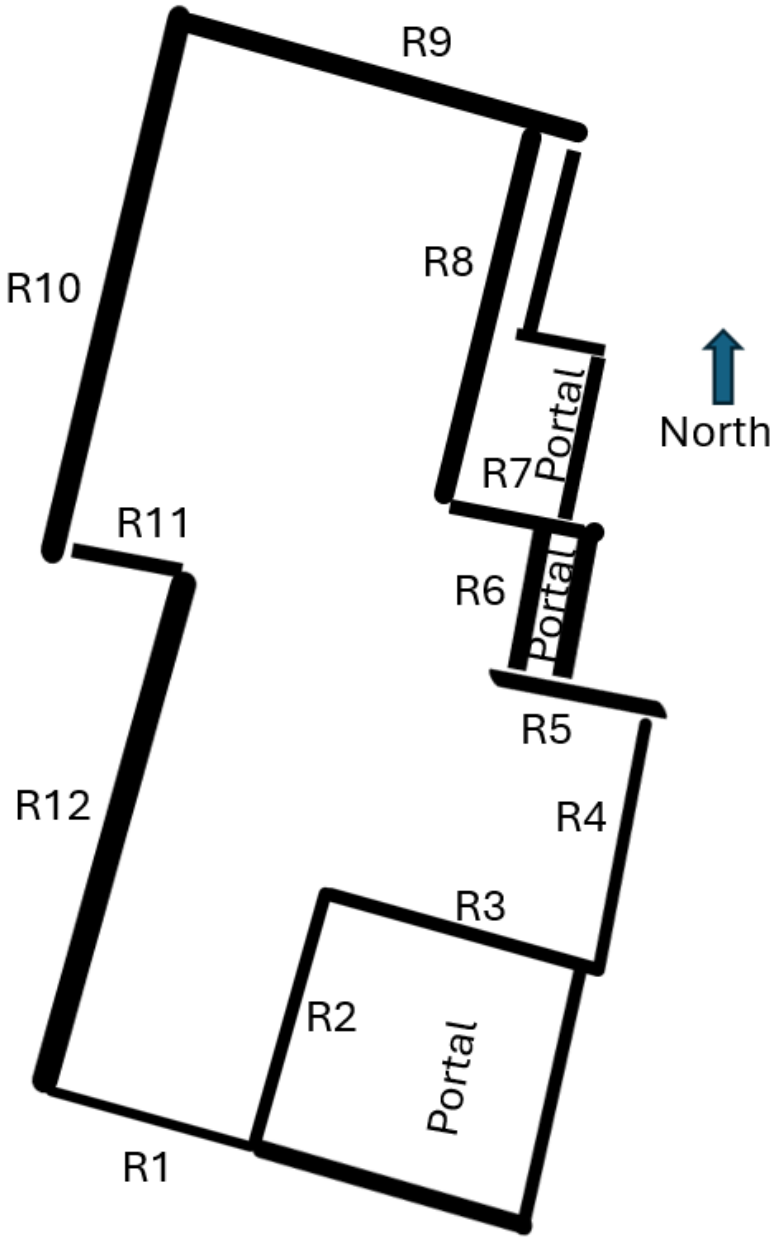


Figure 6: Façade Diagram

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.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6/20/85 by HMW	county SANTA FE	ID no. 051613137
field map SFHD # 7	number 137	UTM reference zone 12 13	easting northing

location description: 665 W. SAN FRANCISCO

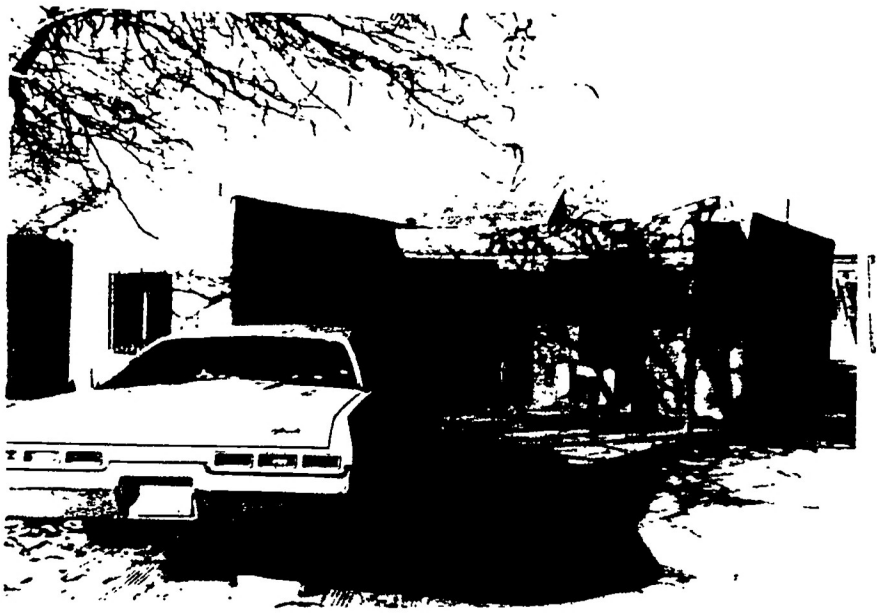
city/town: SANTA FE

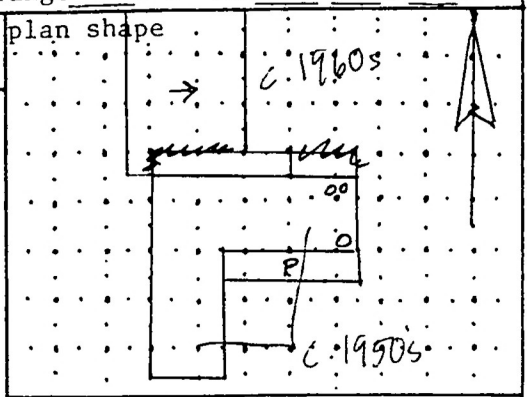
land grant/reservation:

building name:

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

film roll by SL no. SFHD 5 | negative nos. 6 | loc. of neg. HPB





style: S.P. REV.

foundation material: CONC.

wall material/surface: ADOBE / STUCCO

architectural features: ORIG L-SHAPED ADOBE HOUSE HAS ALL NEW WDWS / DOORS; SOLAR PANELS; NEW ADDITION (APTS?) TO REAR W/ PANOS ON RF.

comments: ORIG L-SHAPE FORM DISCERNIBLE, OTHERWISE TOO EXTENSIVELY REMODELLED FOR INCLUSION

date of construction: 1927-33 ___ estimate ___ actual

source: SF DIR.

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate X major
describe:

surroundings: RESIDENTIAL

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest X none
if eligible, why? N-C ALTERATIONS

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes



SOUTH ELEVATION



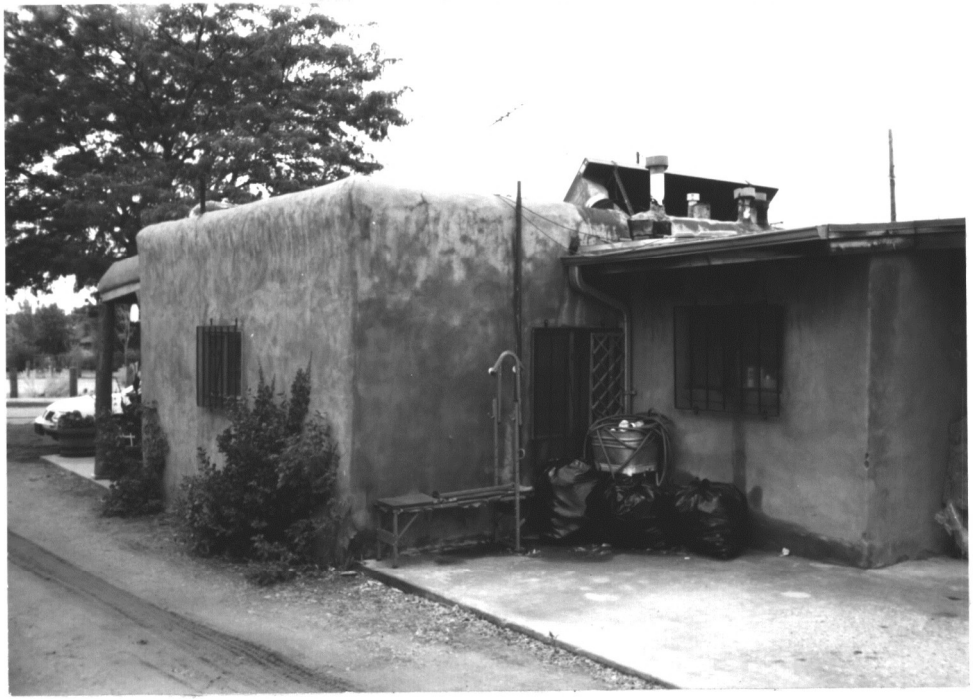
VIEW FROM SOUTH EAST



SOUTH ELEVATION



VIEW FROM SOUTH WEST



EAST ELEVATION



EAST ELEVATION



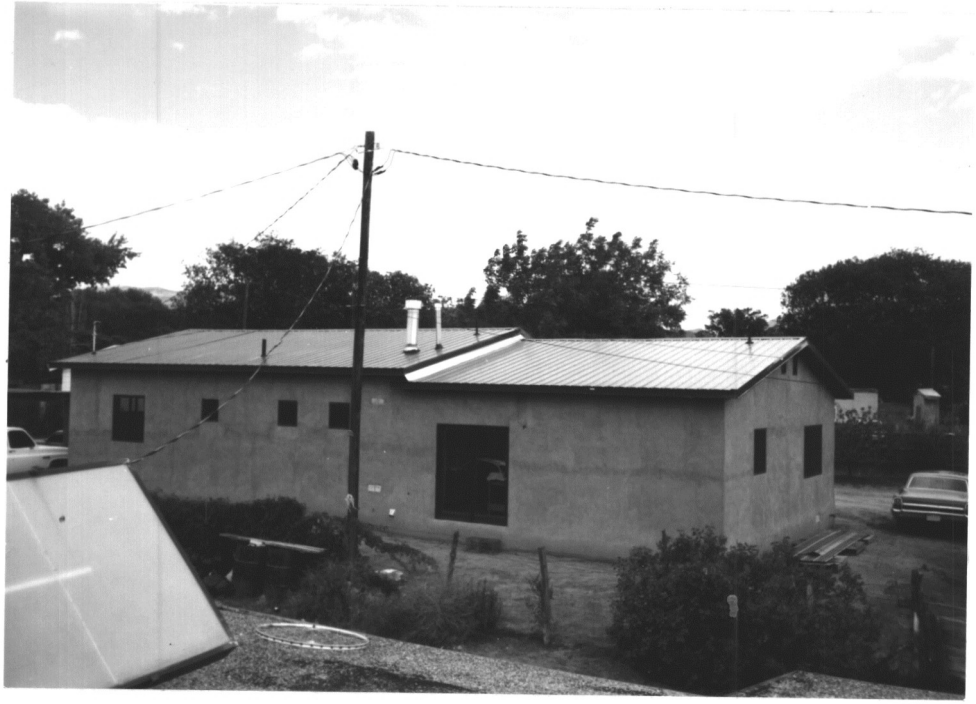
NORTH ELEVATION



VIEW TO SOUTH EAST



VIEW TO SOUTH



VIEW TO EAST



VIEW TO WEST



SAN FRANCISCO TO EAST



SAN FRANCISCO TO EAST



SAN FRANCISCO TO WEST

RE: 665 West San Francisco Street

October 8,2025

Dear Historic Districts Review Board,

I am requesting a status review for my property at 665 West San Francisco Street. The building currently has no designated historic status. Based on staff's recommendation, a Historic Cultural Properties Inventory form was prepared for the property.

According to the consultant, John Murphey, the house should be classified as Non-contributing due to the substantial alterations made to its footprint and fenestration after 1984. I concur with this assessment and support the recommendation for a Non-contributing determination.

Sincerely,
Dominic Bertani
dominic@dmsalon.com




Paseo De Peralta
Fiesta St
Roots in Santa Fe
Women's clothing store
Las Quintanas
Dolina Bakery & Cafe
Breakfast
Cañada Rincon
W San Francisco St
Jimenez St
Candelario St
VRBO
Elena St
Duran St
Dolores St
Quintana St
Villa Alegre St
Villa Alegre Apartments
Zia Credit Union
Bonifacio Montano
Callejón Tisnado
Goldleaf Framemakers of Santa Fe
Picture frame shop
Desert Sky
5.0 (2)
4-star hotel
Salvation Army
Las Crucitas St
Villa Alegre St
W Alameda St
Footbridges

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 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:
Veronica Trujillo House	665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 16002365

5. Property Type:
_x Buildings: House
_x Structures: Front Wall
__ Site __ Object

6. Date of Survey:
September 28, 2025

7. Previous Survey Date(s):
__Yes:
_x_No: No Survey to Date

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6904241,-105.9537393



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south elevation and privacy wall. Camera facing north.

11. Brief Description of the Property:

Driving past at the speed limit, one might mistake 665 West San Francisco Street for a traditional gabled residence. While portions of the building date from the 1940s, its present form took shape after 1984, when the original flat-roofed volumes were expanded and unified beneath a single pitched roof. That renovation also introduced new windows and doors and added a deep front porch. Extensively altered, the building holds no historic status within the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1940, with multiple additions and post-1984 consolidation
_x_Known _x_ Estimated Source: building permit notice; 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
parcel lines are not accurate

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Current owner:

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

Current owner: The Riley Living Trust – Dominic Bertani

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Veronica Trujillo House	665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ 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 _x_Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	1
Sliding	Aluminum	1-1	5
Sliding	Vinyl	1-1	4

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	?	?	2

Note: Based on visibility and access during survey

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1984; new exterior wall construction; change of portal to porch; consolidation of separate masses under new pitched roof; aerials, survey plat and visual evidence.
#3 Date: Unknown, recent; replacement of windows with aluminum and vinyl units; visual evidence.

 (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: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: A current plat is not available.



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

South – Front Elevation

The south (front) elevation provides an introduction of what has changed to this home (Photos 2 & 3). Based on a 1978 aerial photograph (Fig. 3), the street-facing elevation comprised at that time a projecting cubic volume with an adjacent flat roof *portal*, which likely sheltered the front entry.

With the introduction of the gable roof, the portal was removed, and the sheltered area was moved outward to match the original projecting volume. This change greatly altered the home's Pueblo-style composition. What was once a portal is now a deep, shadowy porch with a poured concrete floor and a textured plaster ceiling (Photo 3).

Other changes observed on this elevation are the introduction of aluminum or vinyl windows, most obscured—along with doors—by steel security grilles.

East Elevation

The east elevation faces a gravel driveway that provides access to the rear units of the property (Photos 5-7). The 1978 aerial photograph shows this side of the building composed of three stepped wall planes that receded northward. After 1984, these were consolidated into a single, uniform wall plane. The remodeled elevation contains a mix of vinyl and aluminum sliding windows. Near the north end is a recessed entry leading to the rear portion of the house. The altered roof form is evident along this elevation, with a manufactured boxed soffit visible beneath the eave.

North Elevation

At the northeast corner of the rear elevation is a triangular cutout of uncertain purpose (Photo 7). The remainder of the façade is flat and pierced by two aluminum windows (Photo 8).

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West Elevation

Facing a board fence, the west elevation—apart from the new roofline—is the only side of the building whose wall plane was not directly altered by the post-1984 renovation (Photo 9). The front portion of the house includes several non-historic windows (Photo 10). At the rear, a single window opening appears to have been modified, as indicated by the surrounding gray-coat stucco (Photo 11).

Interior

The interior of the building was not made available during the site visit but it is understood that at least one room has exposed vigas.

Privacy Wall

A tall, curving stuccoed CMU privacy wall with a steel gate defines the front of the property (Photos 1 & 2). Comparison with the 1984 survey plat indicates that the wall was constructed after that date.

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Historical Overview

Battles With the City

On the night of January 11, 1993, Veronica Trujillo, a 55-year-old employee of US West Communications, appeared before the Historic Design Review Board with a petition to add a second story with a pitched roof to her modest adobe on West San Francisco Street.

The proposal had already been tabled the previous December (H-1992-172), as the Board grappled with a surge of applications for two-story buildings. Just two nights after that December hearing, the City Council adopted Ordinance No. 1992-51, granting the Board new authority to limit building heights despite considerable public opposition.[1]

With that ordinance in place, Trujillo's chances were slim. The official minutes of the January hearing remain buried in City records, but the fact that the house has no second story makes clear that her project was denied.[2] A year later, during a district-wide update, the HDRB recommended her house be classified as Non-contributing.[3]

Poverty Programs Backfire

Trujillo had already clashed with the City of Santa Fe long before her proposed second story addition.

In 1976 she sued the Santa Fe Urban Development Agency, a federally funded urban renewal program, for leaving repairs to her home unfinished.[4] The lawsuit tied her to a larger history of poverty-related initiatives in the West San Francisco Street neighborhood. In the late 1960s, the City had designated the area for the Model Cities

[1] Richard Faudree, "City Council Approves Height Limit Amendment," *Santa Fe New Mexican*, December 17, 1992, 1.
[2] Thomas Lechner, email communication with John W. Murphey, October 1, 2025. Lechner, an architect, took the project to the HDRB in 1993.
[3] "Notice of Public Hearing," *Santa Fe New Mexican*, January 14, 1994, C-3.
[4] "City, Development Unit in Home Repair Lawsuit," *Santa Fe New Mexican*, April 30, 1976, 6.

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Program, a "War on Poverty" effort meant to offset the damage of earlier urban renewal projects.

The Urban Development Agency, which succeeded the Model Cities Program, combined infrastructure projects with subsidized home repairs. The United States Department of Housing and Urban Development later investigated the City of Santa Fe for mishandling this housing rehabilitation program.[5]

A Life on West San Francsico Street

Born in 1937, Veronica Trujillo grew up on the west end of West San Francisco Street, likely in the flat-roofed adobe she later came to own.

In 1952 Max Trujillo, deeded the property his wife Eloisa and their three children: Veronica, Eddie and Dahlia.[6] The tract was narrow and elongated, extending from West San Francisco Street north to the Arroyo de las Mascaras.

Max and Eloisa had built a house there in 1940,[7] and by 1948—when the first aerial photographs are available—the lot had two flat-roofed buildings (Fig. 1). The property accommodated not only the Trujillo household but two additional families.

In the 1950s, Max and Eloisa probably occupied the front house. Max worked for the City of Santa Fe, while Eloisa managed the household.[8] Their children also contributed: Veronica was employed at Lazar of Santa Fe, a shoe store on Don Gaspar Avenue, while Eddie worked as a floor layer for Roy's Floor Covering.[9] Sharing the property were Fritz and Helen Quintana, a couple in their thirties, and Antonio and Margarita Baca with their two children who had both been born in California.

[5] Howard Houghton, "SF Mismanagement of HUD Fund Charged," *Santa Fe New Mexican*, November 12, 1976, 1.
[6] See Appendix.
[7] "Building Permits," *Santa Fe New Mexican*, August 2, 1940, 3.
[8] U.S. Census Bureau, Enumeration District: 26-11; Description: Santa Fe city - That part of Ward 3 in Election Precinct 17, Santa Fe Bounded by Denver & Rio Grande Western Railroad; Rosario, Park Ave., San Francisco, Election Precinct line; Santa Fe River; Ambrosio, Alameda, Camino De Las Crucitas.
[9] This represents post-census employment, based on city directory entries.

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		5. Date of Survey: September 28, 2025

At different times, other families occupied the property; in 1944 it was the Romeros, who had come down from Truchas to Santa Fe.[10] Others on the property carried the Trujillo name, likely also from Rio Arriba County. Taken together, these moves suggest a small chain migration within the region.

Seeking Work, Acquiring Land

Veronica's parents had found the property at the end of West San Francisco Street in the late 1930s, during the Great Depression. Both had been born in rural Rio Arriba County—Max in Chimayó and Eloisa in Truchas, where her father operated a farm.[11] They came to Santa Fe with their young children looking for work.

Max found employment on the new municipal golf course, a project funded by the WPA in the summer of 1939. The 1940 census, the first record of the family in Santa Fe, showed that he had worked only 32 weeks in 1939 but was fully employed at 48 hours per week at the time of enumeration.[12]

With his new wages he acquired the property but defaulted on the mortgage. The State of New Mexico took over the land, returning it to the family through a tax deed in 1948.[13]

Before their arrival in 1939, the tract had been an empty, sandy lot.

A House Consolidated

At some point after 1984 (Fig. 4), and possibly in connection with the HDRB scrutiny of the early 1990s, Trujillo consolidated the house's scattered pieces into a straightened footprint, topping it with the gabled roof it carries today. The earlier compound plan house, still visible in the 1978 aerial photograph (Fig. 3), was erased.

[10] "Obituary, Romero, Ben," *Santa Fe New Mexican*, September 24, 1945, 6.
[11] This is based on a review of the 1920 and 1930 federal census enumerations.
[12] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 4B; Enumeration District: 25-15.
[13] See Appendix.

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Veronica Trujillo died in 2023, having deeded her portion of the property in 2018 to her sister Mary (formerly Dahlia) Riley and her husband Pat Riley of Inglewood, California. Veronica's later years had been marked by tragedy: she lost her youngest son, Kenneth, in 2018, and her older son, Jacob, had been murdered twenty-two years earlier.

Shaped by city rules and her own frustrated hopes, Veronica Trujillo's house offers not architectural cohesion but instead a story of struggle and persistence.

Evaluation of Historical Status

The house has undergone substantial changes to its footprint and fenestration since 1984, resulting in a loss of historic integrity. The front privacy wall was also constructed after 1984 and is therefore too recent to qualify as a Contributing structure.

Consequently, both the house and wall are recommended as Non-contributing elements within the Westside-Guadalupe Historic District.

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APPENDIX

Land Gained and Swapped

Max C. Trujillo established residence on West San Francisco Street when a building permit for $200 was issued for a house on the lot in July 1940. In 1945 the property was sold to the State of New Mexico for delinquent taxes; after the redemption period lapsed, the State conveyed it back to Trujillo by tax deed in 1948 for $30.55. The tax deed relies on earlier tax-roll descriptions naming neighboring owners rather than surveyed metes and bounds, and although it cites Book 5, Page 523 for the Treasurer's conveyance to the State, that reference does not appear in the county's scanned records.

In 1952 Max quitclaimed the property to his wife, Eloisa, and their children Eddie, Veronica, and Dalia, establishing shared family ownership. Eddie conveyed his share to Veronica in 1994, while Dalia—known after marriage as Mary D. Riley—transferred her half interest in 1996 into the Riley Living Trust, bringing the Rileys into the chain through family inheritance rather than outside purchase.

In 1998 Pat and Mary Riley conveyed Lot 2 back to Veronica, but by 2002 ownership was again divided equally between Veronica and the Riley trust. That arrangement remained until 2018, when Veronica quitclaimed her final share to Pat and Mary Riley, giving them full ownership. Following Pat Riley's death in 2022, his interest was transferred through probate to his widow, Mary Riley, who now holds sole title to the property.

Simplified Chain of Title

1. 1948 – Max Trujillo acquires the land by tax deed.
2. 1952 – Max quitclaims to Eloisa and children (Eddie, Veronica, Dalia).
3. 1994 – Eddie conveys his share to Veronica.
4. 1996 – Dalia (now Mary D. Riley) conveys her half share into the Riley Living Trust.
5. 1998 – Pat and Mary Riley deed property back to Veronica.

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6. 2002 – Veronica and the Riley trust each hold half of Lot 2.
7. 2018 – Veronica quitclaims her final share to Pat and Mary Riley, consolidating ownership.
8. 2022 – After Pat Riley's death, his interest passes to Mary Riley by probate deed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations



Figure 1: October 25, 1948, aerial photograph.
Circled structure may be the original core home.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: February 2, 1968, aerial photograph.
House consisted of compound plan footprint of flat-roof volumes.

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Figure 3: September 11, 1978, aerial photograph.
Compound footprint plan has been simplified to fewer roofed areas.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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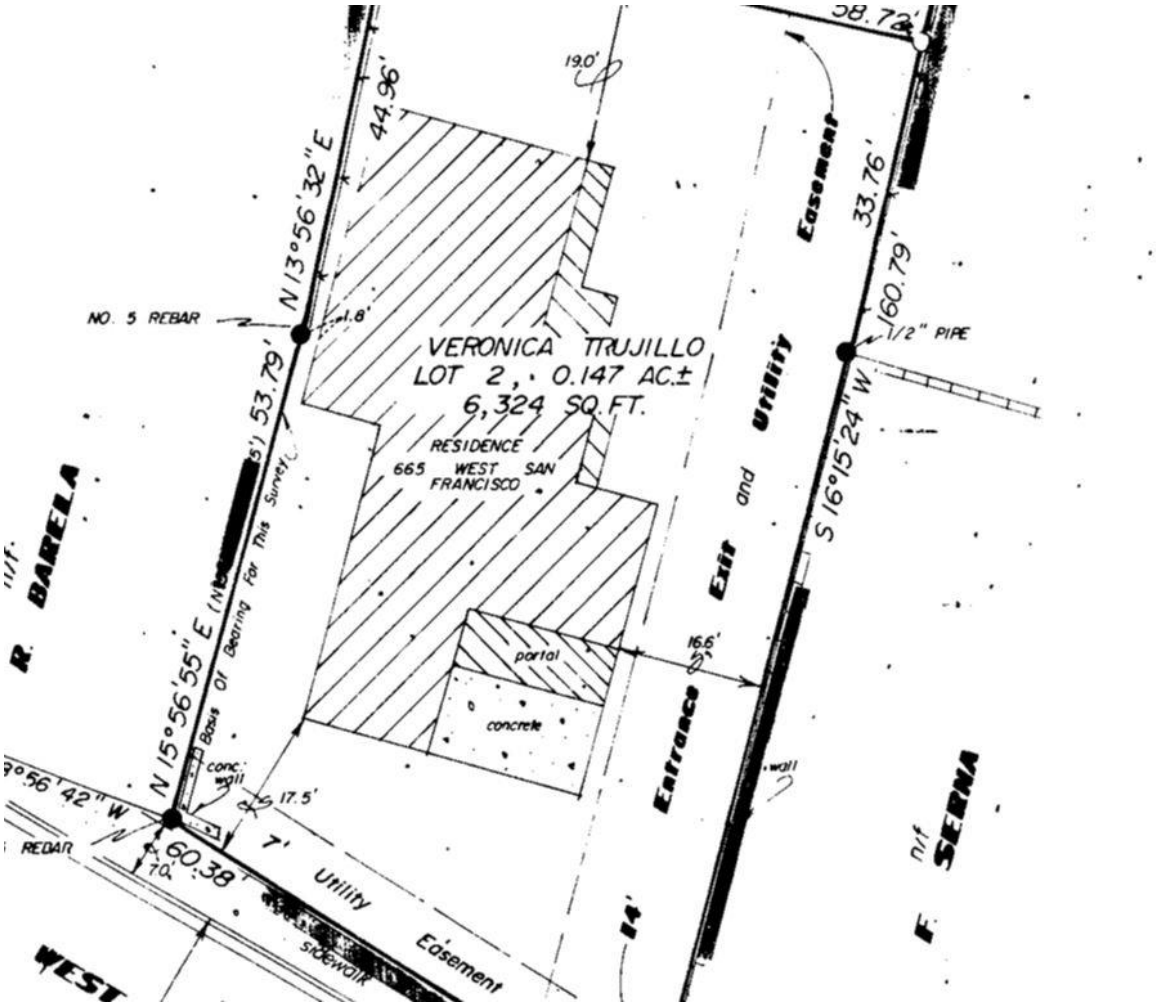

Figure 4: 1984 survey plat. Compound footprint with flat roof form remains in place. Note there is no privacy wall at front (south) of property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025, unless otherwise noted)



Photo 2: Setting. Camera facing north. Photo by Kris Murphey, September 12, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South (front) elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South (front) elevation. Porch. Note probable infilled entry door. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 5: East elevation. Hatched line indicates new wall construction. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 6: East elevation. Hatched line indicates new wall construction. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 7: East and north elevations. Hatched line indicates new wall construction. Camera 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: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 8: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 9: West elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 10: West elevation. Camera facing northeast. Photo by Kris Murphey, September 12, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

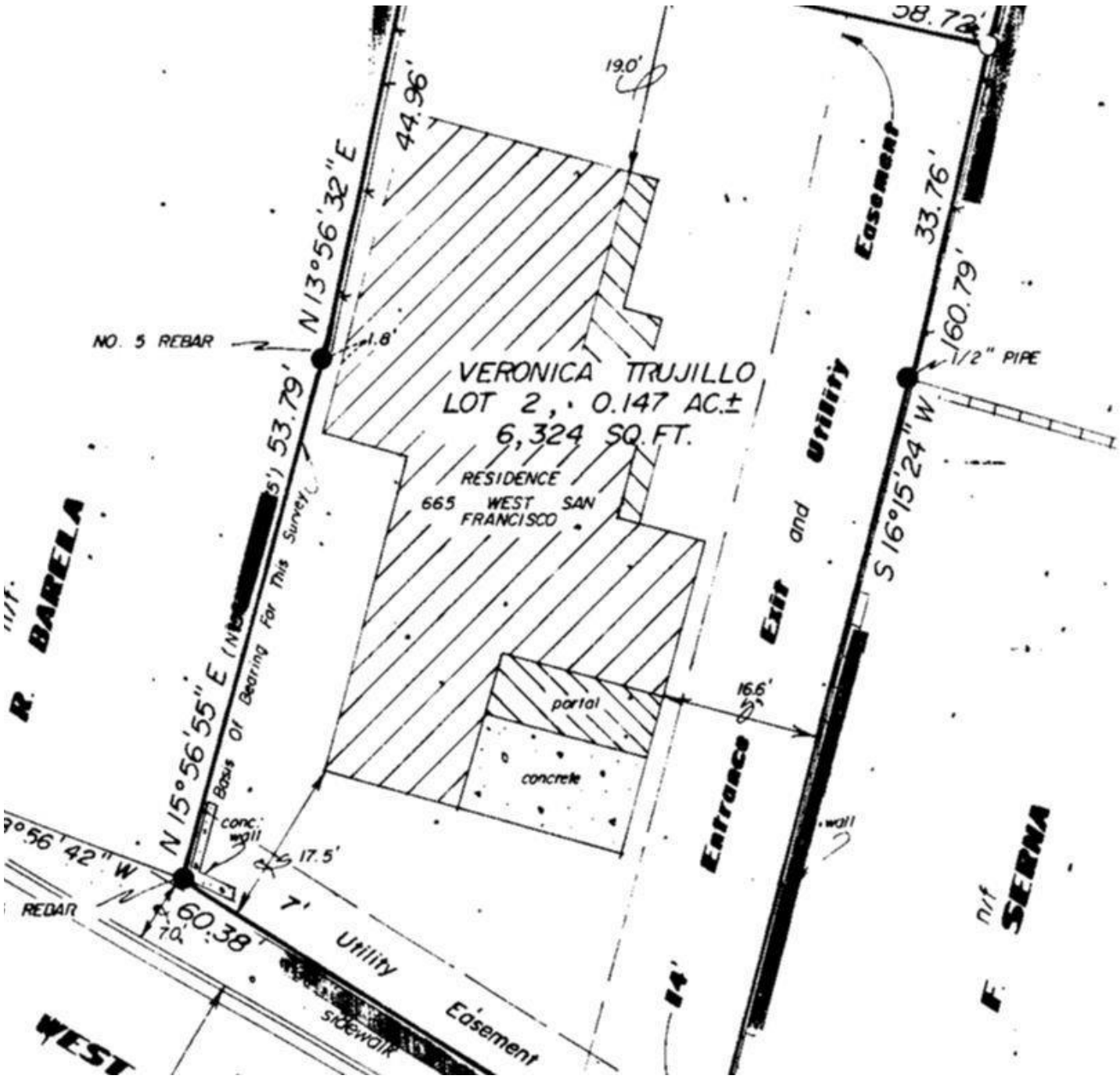
For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Veronica Trujillo House	2. Location: 665 West San Francisco Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: September 28, 2025



Photo 11: West elevation. Camera facing southeast.







58.72'
19.0'
44.96'
N 13°56'32" E
33.76'
160.79'
NO. 5 REBAR
1.8'
1/2" PIPE
VERONICA TRUJILLO
LOT 2, 0.147 AC.±
6,324 SQ.FT.
RESIDENCE
665 WEST SAN FRANCISCO
53.79'
S 16°15'24" W
Basis Of Bearing For This Survey
R. BARELA
Exit and Utility Easement
portal
16.6'
concrete
N 15°56'55" E
conc. wall
17.5'
wall
REBAR
60.38'
7'
Utility Easement
sidewalk
14'
F. SERNA

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 92-172 Meeting Date January 11, 1993

Project Address 665 W. San Francisco District Westside-Guadalupe

Agent Thomas Lechner Address 435 S. Guadalupe Phone 986-1583

Owner Veronica Trujillo Address 665 W. San Francisco Phone 983-8595

PUBLICLY VISIBLE FACADES: ( ) NORTH (X) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 137 AREA NO. 7 AGE c.1930s w/additions

( ) SIGNIFICANT ( ) CONTRIBUTING (X) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Install pitched roof to front of building; add second story to rear of building. Tabled at 12/14/92 H-Board meeting.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on January 20, 1993, acted on the above referenced case. The decision of the Board was to (✓ approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

memo

DATE: January 11, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 92-172 ADDRESS 665 W. SAN FRANCISCO

REFERENCE ATTACHMENTS (Chronologically):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	____	Proposal Letter
X	District Guidelines	X	Vicinity Map
X	State Historical Survey Sheet	X	Site Plan/Floor Plan
X	Minutes of 12/14/92 HDRB	X	Photographs
X	Other ORIG. PROPOSAL, 1ST REVISION	X	Elevations
		____	Other

STAFF RECOMMENDATIONS:

The applicant has provided additional revisions to his submission that includes the addition of a pitched-roof second story on the building. The height of the front portion has been revised to measure 20' from grade to ridge and will house attic space and a bathroom facility. The height of the rear portion has been reduced by over a foot and will measure 21'6" from grade to ridge.

The roof has also been revised to include dormers.

Staff recommends the HDRB review these revisions in the context of the concerns raised at previous meetings.

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

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

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

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

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

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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

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

G. 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 fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6/20/85 by HMW	county SANTA FE	ID no. 051613137
field map SFHD # 7	number 137	UTM reference zone 12 13	easting northing

location description: 665 W. SAN FRANCISCO

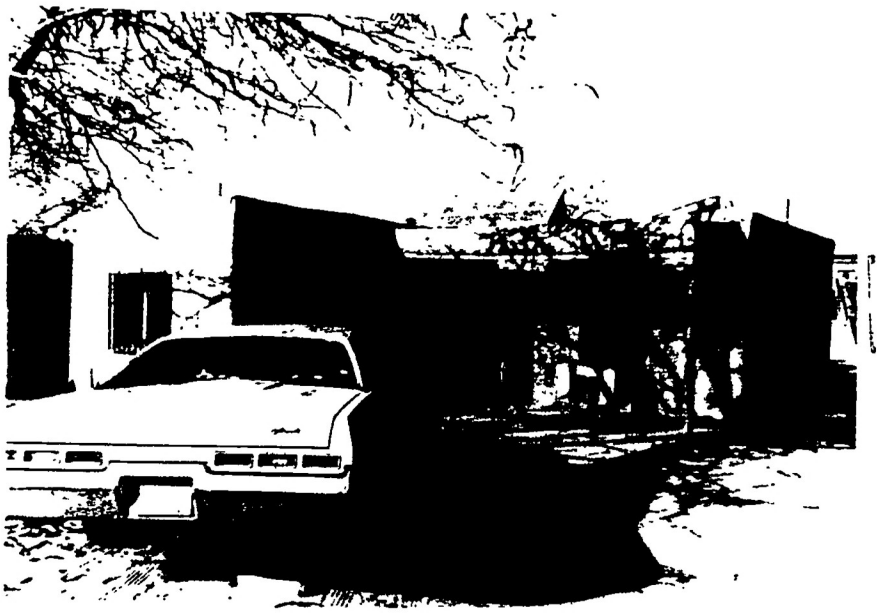
city/town: SANTA FE

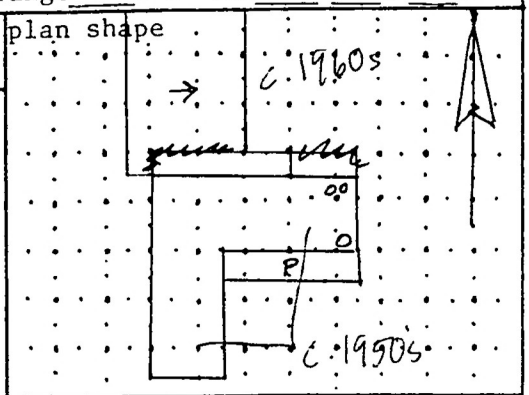
land grant/reservation:

building name:

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

film roll by SL no. SFHD 5	negative nos. 6	loc. of neg. HPB





style: S.P. REV.

foundation material: CONC.

wall material/surface: ADOBE / STUCCO

architectural features: ORIG L-SHAPED ADOBE HOUSE HAS ALL NEW WDWS / DOORS; SOLAR PANELS; NEW ADDITION (APTS?) TO REAR W/ PANOS ON RF.

comments: ORIG L-SHAPE FORM DISCERNIBLE, OTHERWISE TOO EXTENSIVELY REMODELLED FOR INCLUSION

date of construction: 1927-33 ___ estimate ___ actual

source: SF DIR.

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate X major
describe:

surroundings: RESIDENTIAL

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest X none

if eligible, why? N-C ALTERATIONS

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

THOMAS E. LECHNER - ARCHITECT
435 S. GUADALUPE #3 SANTA FE, NEW MEXICO 87501 505-986-1583

DECEMBER 10, 1992

MARY GRZESKOWIAK
URBAN DESIGN REVIEW SPECIALIST
CITY OF SANTA FE, NEW MEXICO

RE: 665 W. SAN FRANCISCO

DEAR MARY

ATTACHED PLEASE FIND ONE 1/4" SCALE PRINT AND SEVENTEEN 8 1/2" x 11" COPIES.

IF THE SECOND FLOOR SCHEME IS REJECTTED I AM PROPOSING THE APPROVAL OF ROOFING THE FRONT PORTION OF THE BUILDING AT THIS TIME.

IF YOU HAVE ANY QUESTIONS PLEASE GIVE ME A CALL

SINCERELY

TOM LECHNER

THOMAS E. LECHNER - ARCHITECT
435 S. GUADALUPE #3 SANTA FE, NEW MEXICO 87501 505-986-1583

November 23, 1992

Historic Design Review Board
City of Santa Fe
P. O. Box 909
Santa Fe, New Mexico 87504-0909

Re: A residence roof and second floor addition at 665 W. San Francisco

Dear Members of the Board,

Attached with this letter please find changes to the above referenced project.

The zoning department brought to my attention that the West Deck was in violation to the zoning setback requirement of 10 ft. from the property line for second story use. Therefore please note on the revised drawings that the west deck has been deleted.

Sincerely

Thomas E. Lechner - Architect
Agent for the owner



SOUTH ELEVATION



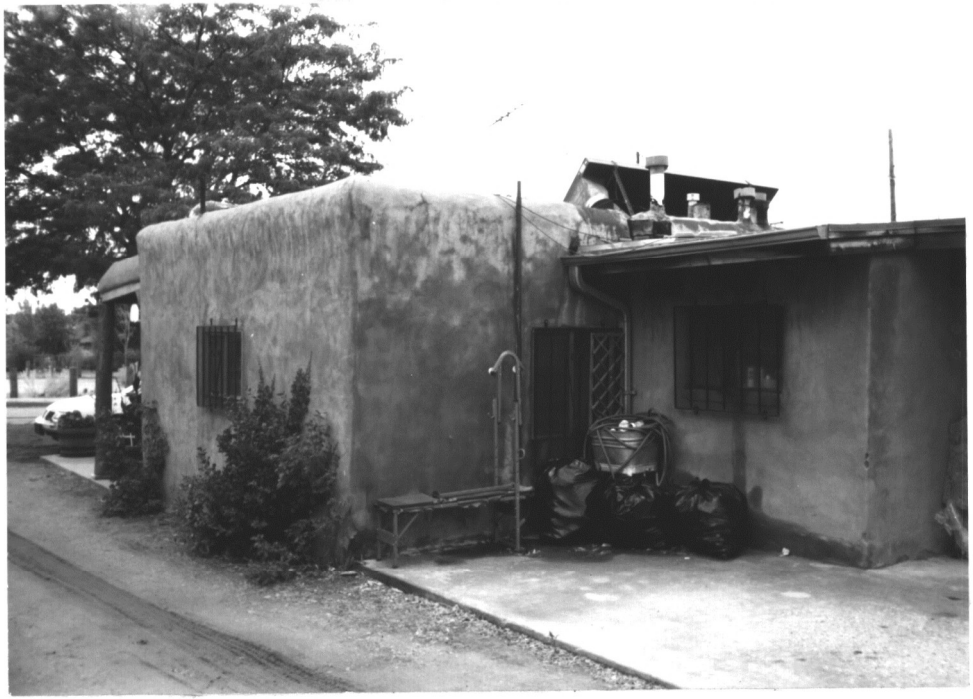
VIEW FROM SOUTH EAST



SOUTH ELEVATION



VIEW FROM SOUTH WEST



EAST ELEVATION



EAST ELEVATION



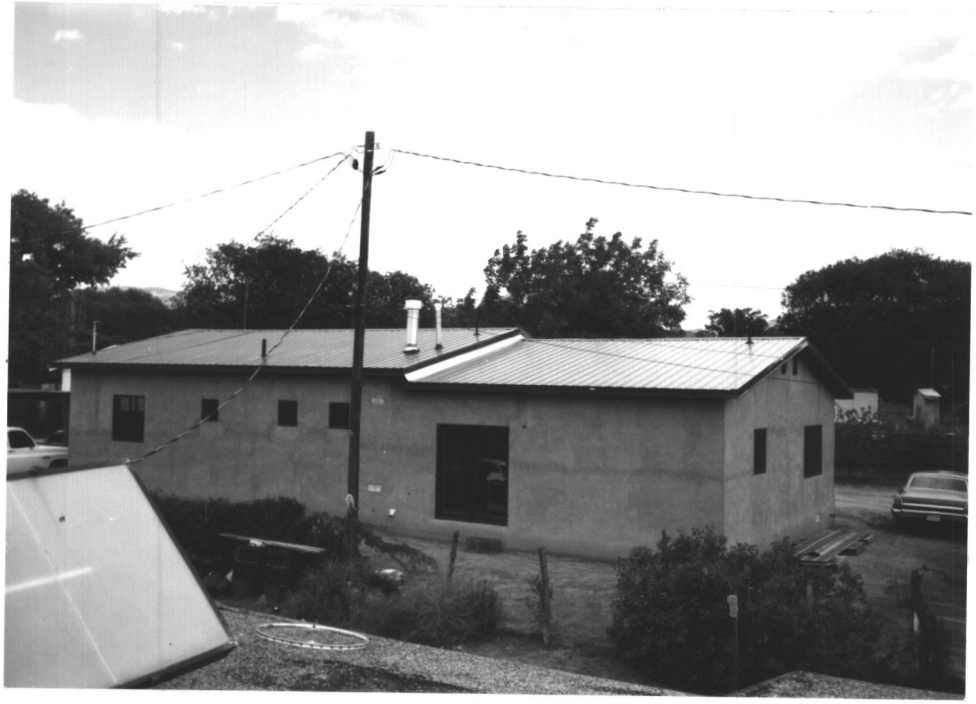
NORTH ELEVATION



VIEW TO SOUTH EAST



VIEW TO SOUTH



VIEW TO EAST



VIEW TO WEST



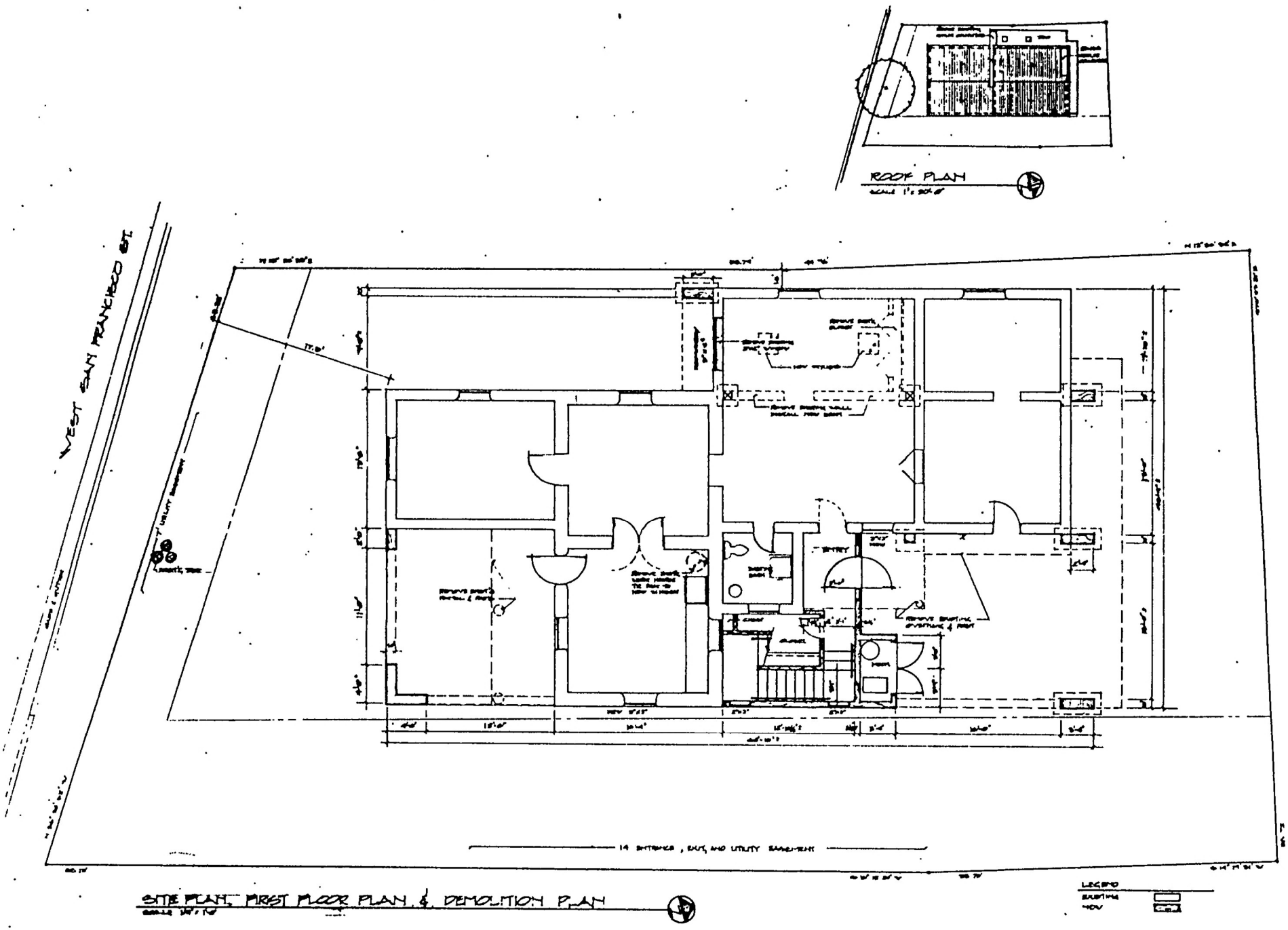
SAN FRANCISCO TO EAST



SAN FRANCISCO TO EAST



SAN FRANCISCO TO WEST



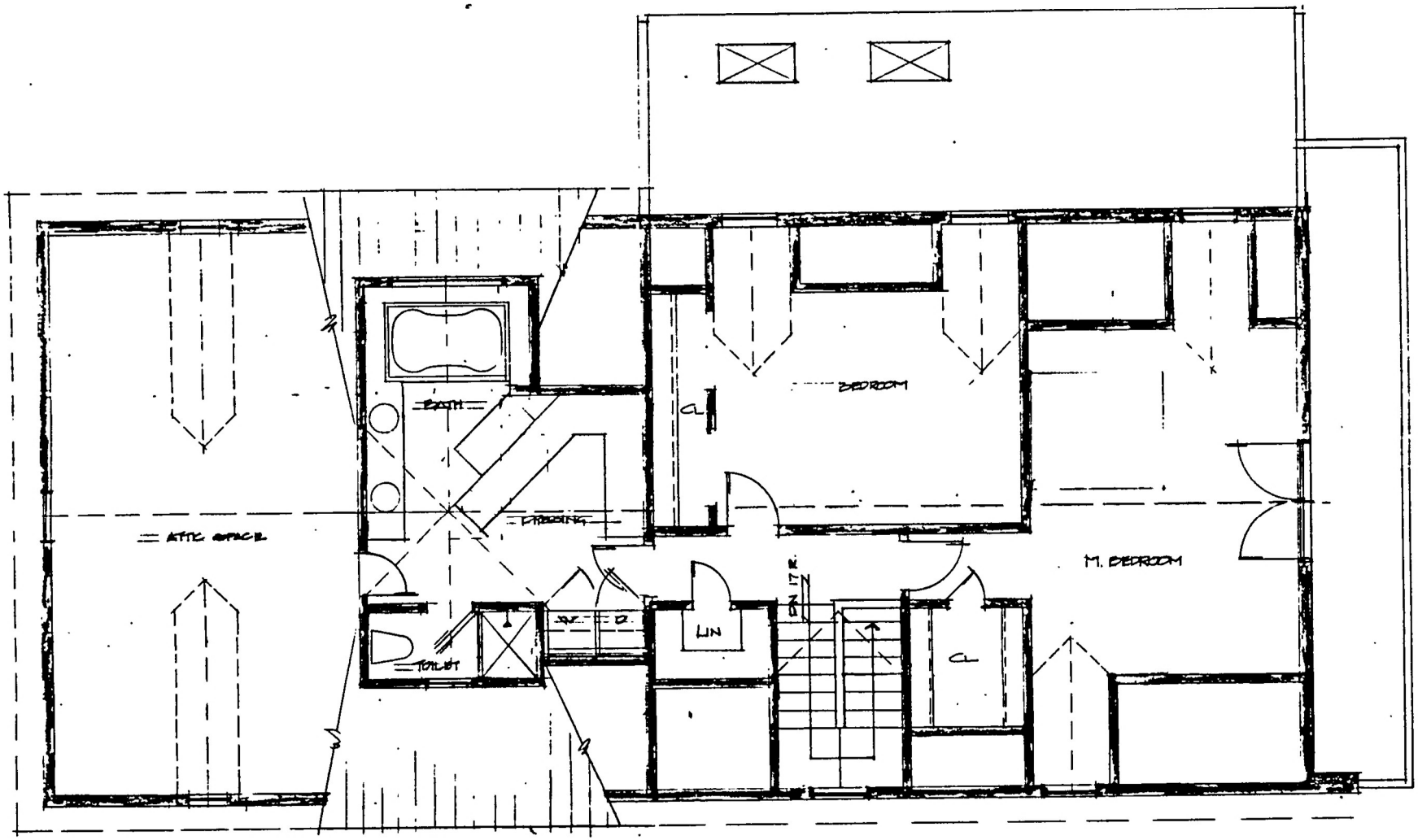
THOMAS E. LECHNER ARCHITECT

SECOND ADDITION
TRUJILLO RESIDENCE
665 W. SAN FRANCISCO

NOV 4, 19

SHEET TITL
SITE PLAN
1ST FLOOR P

A1

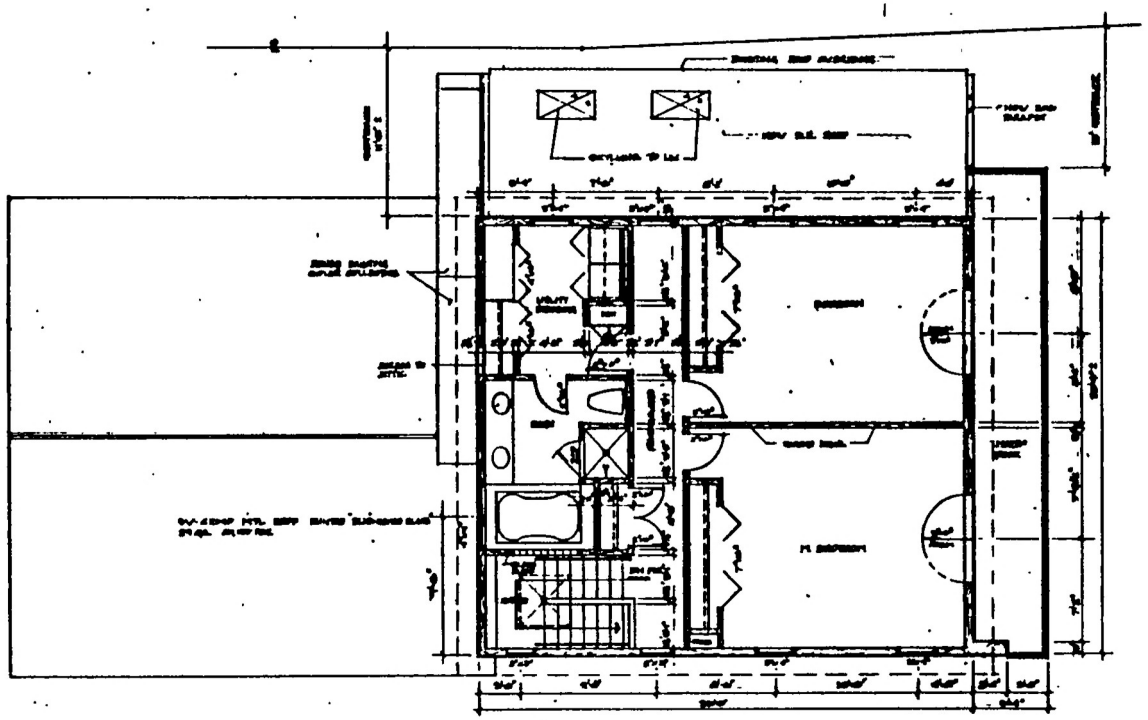


SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

981 SQ FT HEATED

ROOM FINISH SCHEDULE



SECOND FLOOR PLAN

THOMAS E. LECHNER - ARCHITECT

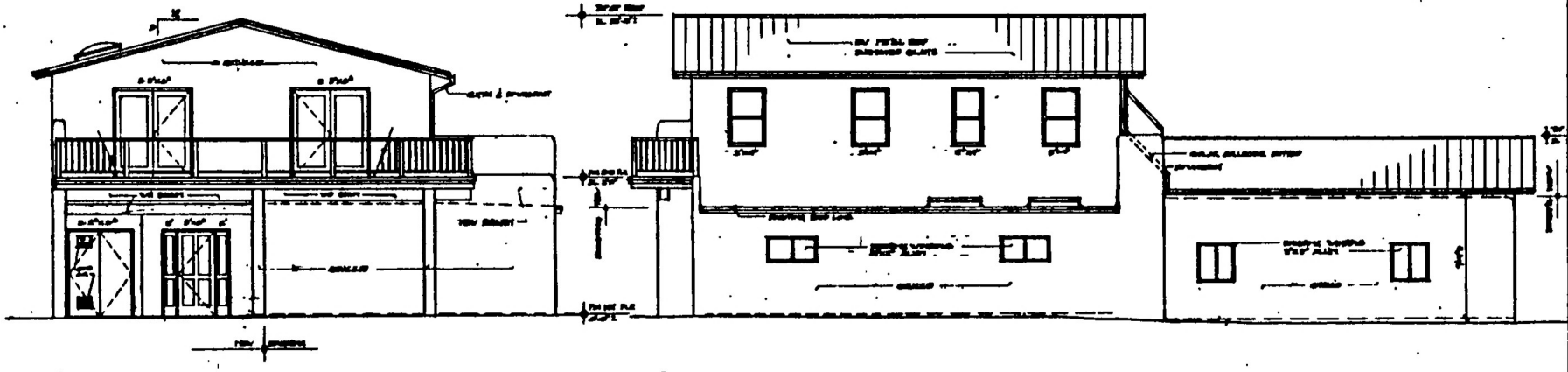
ADDITION
TRUJILLO RESIDENCE
225 VEGA FRANCISCO
SANTA FE, NEW MEXICO

NOV 19, 1992

SECOND FLOOR PLAN

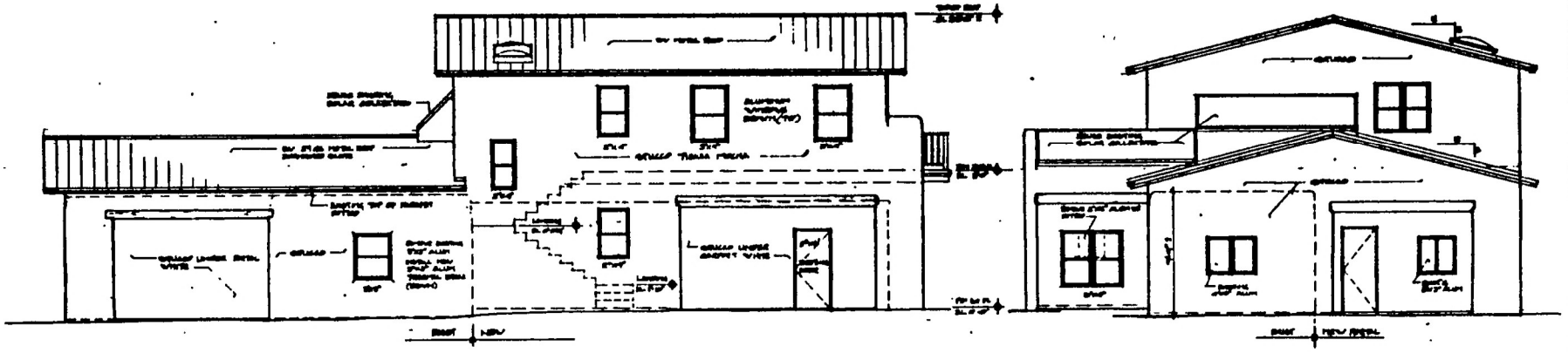
A2

original proposal



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

THOMAS E. LECHNER ARCHITECT

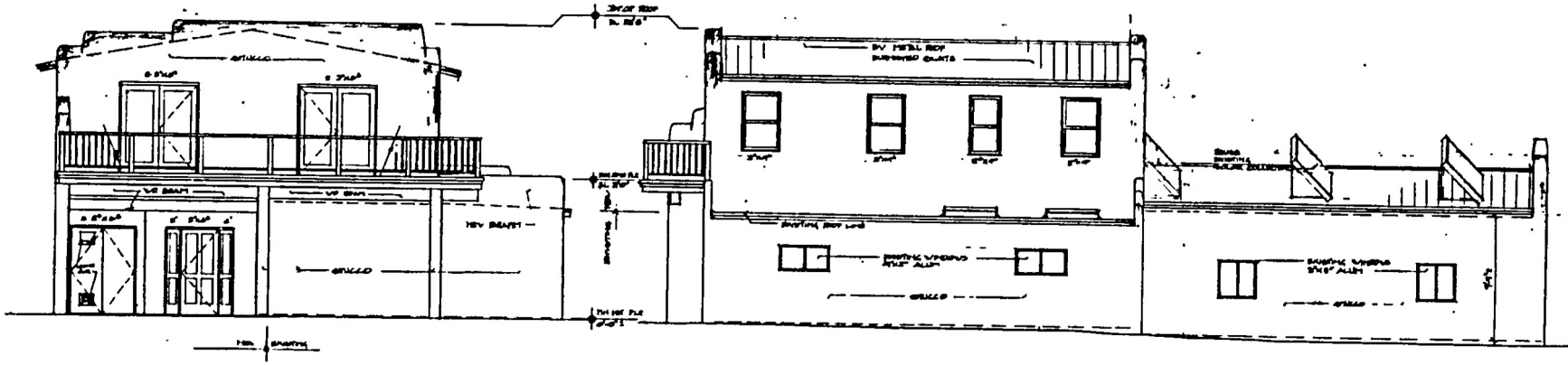
SECOND STORY ADDITION
TRUJILLO RESIDENCE
660 VEGA FRANCISCO
SANTA FE, NEW MEXICO

NOV 19, 1992

SHEET TITLE
EXTERIOR ELEVATIONS

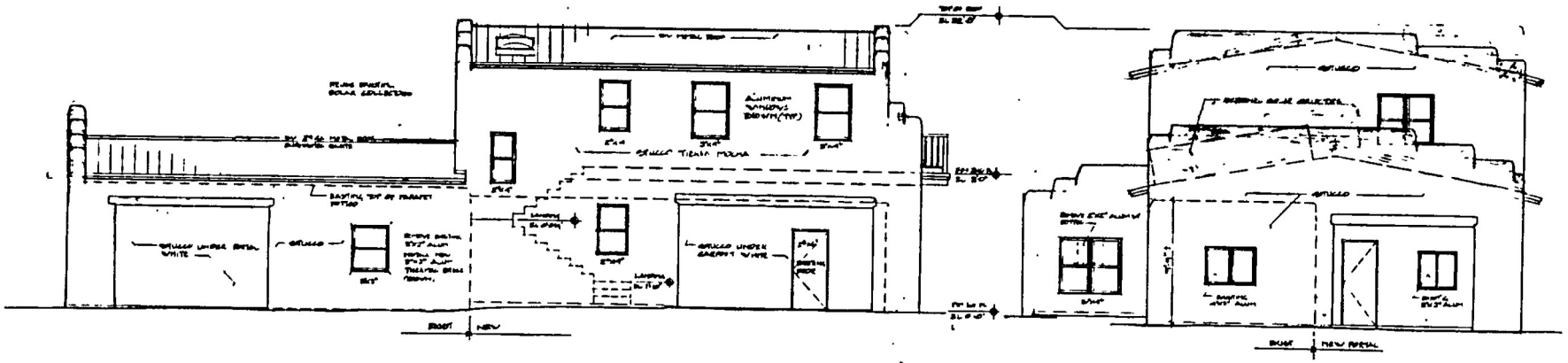
A3

revised (1ST revision)



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

THOMAS E. LECHNER ARCHITECT

SECOND STORY ADDITION
TRUJILLO RESIDENCE
660 V SAN FRANCISCO
SANTA FE, NEW MEXICO

NOV 17, 1992

SHEET TITLE
EXTERIOR ELEVATIONS

A3

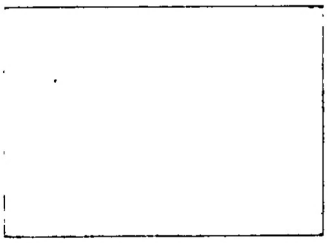
metal sales
manufacturing corporation

6260 Downing St. • Denver, CO 80216 • [illegible] 289-1020 • Nationally (800) 289-7663 • FAX # (303) 289-1605
4001 Produce Rd. • Louisville, KY 40218 • [illegible]969-9318 • Nationally (800) 999-7777 • FAX # (502) 964-8777
22651 Industrial Blvd. • Rogers, MN 55374 • [illegible]428-8080 • Nationally (800) 328-9316 • FAX # (612) 428-8525
8111 West 29th St. • Rock Island, IL 61201 • (309) 787-1200 • Nationally (800) 747-1206 • FAX # (309) 787-1833
1306 South Powell Rd • Independence, MO 64057 • (816) 796-0900 • Nationally (800) 747-0012 • FAX # (816) 796-0906
1285 Pine Dale Industrial Rd. • Orwigsburg, PA 17961 • (717) 366-2020 • Nationally (800) 544-2577 • FAX # (717) 366-1648
352 East Erie • Jefferson, OH 44047 • (216) 576-9070 • In OH (800) 233-5719 • Outside OH (800) 321-5833 • FAX # (216) 576-9242
6600 Suemac Pl. • Jacksonville, FL 32205 • (904) 783-3660 • In FL (800) 342-9943 • Outside FL (800) 874-4419 • FAX # (904) 783-9175
20213 84th Ave. South • Kent, WA 98032 • (206) 872-5750 • In WA (800) 742-7900 • Outside WA (800) 431-3470 • FAX # (206) 872-2008
East 2727 Trent Ave. • Spokane, WA 99202 • (509) 536-6000 • In WA (800) 541-2323 • Outside WA (800) 572-6565 • FAX # (509) 534-4427
4314 Hurricane Creek Blvd. • Antioch, TN 37013 • (615) 641-7100 • In TN (800) 221-6761 • Outside TN (800) 251-8508 • FAX # (615) 226-1439

Building Products Colors

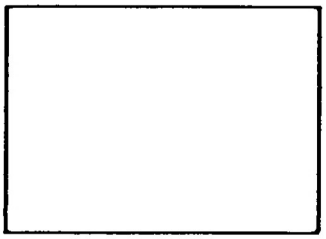
TRUJILLO RESIDENCE


BLACK


WHITE

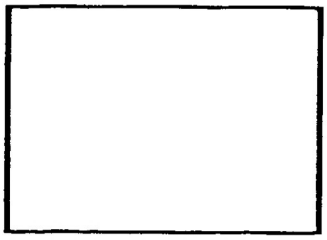

RED


TERRA-COTTA

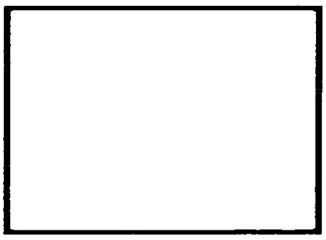

LIGHT STONE

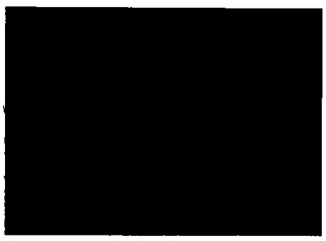

BROWN

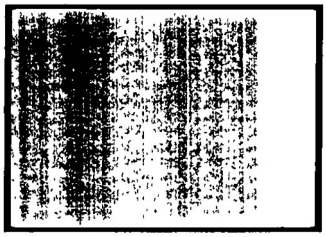

BURNISHED SLATE

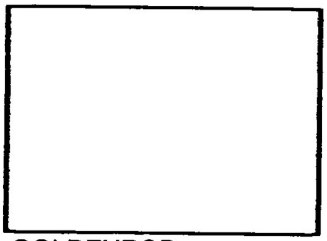

ASH GRAY


CHARCOAL


MOCHA TAN


FOREST GREEN


PATINA GREEN


GOLDENROD


OCEAN BLUE


HAWAIIAN BLUE

All colors are a siliconized polyester finish. Trim is available in all colors.

COLOR AVAILABILITY BY PRODUCT GROUP

29 Ga. Bi-Rib, Pro-Panel II, Classic Rib

- BLACK
- RED
- BROWN
- ASH GRAY
- MOCHA TAN
- GOLDENROD
- WHITE
- LIGHT STONE
- BURNISHED SLATE
- CHARCOAL
- FOREST GREEN
- OCEAN BLUE

26 Ga. Span-Line 36, V-Line 32; *29 Ga. Super-Panel

- * WHITE
- TERRA-COTTA
- LIGHT STONE
- BURNISHED SLATE
- CHARCOAL
- MOCHA TAN
- PATINA GREEN
- GOLDENROD
- HAWAIIAN BLUE

24 Ga. Seam-Loc 24

- WHITE
- BURNISHED SLATE

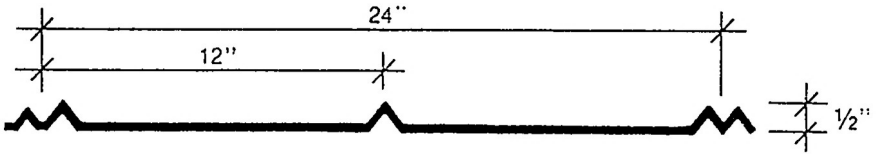
All colors carry a 20 year limited paint warranty.

Lubbock Plant, PO Box 10133, FM-40 (2 Mi East of Loop 289), Lubbock, TX 79408, 806/747-4291
Oklahoma City Plant, PO Box 95998, 7000 S Eastern Avenue (at I-240), Oklahoma City, OK 73143, 405/672-7676
San Antonio Plant, PO Box 69, 8677 I-10 East, Converse (San Antonio), Texas 78109, 512/661-2409
DFW Plant, PO Box 2609, 2900 Red Hawk Dr., Grand[illegible], Texas 75053, 214/988-3300
Atlanta Plant, 2280 Monier Ave., (Lithia Springs, GA 30057) PO Box [illegible], Atlanta GA 30036 404/948-7568

MBCI
METAL BUILDING COMPONENTS, INC.

AGRI-LINE PRODUCT INFORMATION

5V — CRIMP



SECTION PROPERTIES										
PROD. NAME	NOM. THICK IN.	WT. PSF	F_y (KSI)	NET GIRTH IN.	PANEL TOP IN COMPR.			PANEL BOTTOM IN COMPR.		
					I_x in^4/ft	S_x in^3/ft	F_b ksi	I_x in^4/ft	S_x in^3/ft	F_b ksi
5V — CRIMP	.012	0.57	80	24	0.0020	0.0044	36.0	0.0011	0.0051	23.0
	.014	0.67	80	24	0.0024	0.0051	36.0	0.0014	0.0066	21.2
	.016	0.76	80	24	0.0027	0.0058	36.0	0.0017	0.0082	19.8
	.020	0.95	80	24	0.0034	0.0073	36.0	0.0023	0.0120	17.3

ALLOWABLE UNIFORM LOADS IN POUNDS PER SQUARE FOOT																									
NOM. THK. IN.	LIVE LOAD (STRESS)							LIVE LOAD DEFL. (L/180)							WIND SUCTION (UPLIFT)										
	2'	2.5'	3'	3.5'	4'	4.5'	5'	2'	2.5'	3'	3.5'	4'	4.5'	5'	2'	2.5'	3'	3.5'	4'	4.5'	5'				
.012	43	27	19	14	11	8	7	42	21	12	8	5	4	3	42	27	19	14	11	8	7				
.014	50	32	22	16	12	10	8	50	26	15	9	6	4	3	50	32	22	16	13	10	8				
.016	56	36	25	18	14	11	9	56	29	17	11	7	5	4	58	37	26	19	15	12	9				
.020	71	45	32	23	18	14	11	71	37	21	13	9	6	5	75	48	33	24	19	15	12				
.016 NOM. THK. Allow. Int. Bearing @ 3" = 0.462 K/FT Allow. End Bearing @ 2" = 0.144 K/FT.																									
.020 NOM. THK. Allow. Int. Bearing @ 3" = 0.682 K/FT Allow. End Bearing @ 2" = 0.244 K/FT.																									

NOTES:

1. Section Properties and Allowable Stresses are calculated in accordance with the 1980 AISI Specification for Light Gauge Structural Members.
2. Steel minimum yield strength is 80 KSI conforming to ASTM A446-76 or A611-72, Grade E.
3. Values shown as allowable loads are based on panel covering 3 equal continuous spans. Multiply by 0.8 for simple or 2 span allowable loads.
4. Allowable loads for wind have been increased by 33%. Panel weight has not been deducted. Minimum bearing length must be checked.
5. For agricultural structures, the UBC and SBCCI building codes require a minimum of 10 PSF roof live loads.
6. Wind loads should be based on velocities of 50 year mean recurrence interval or 10 PSF-whichever is greater.
7. Multiply live load values by 1.33 for allowable wind loads.

NOTE: Special Installation Instructions

Roofing and Siding

Both roofing and siding should be started vertically at the end of the building, opposite from the direction of the prevailing wind. Girt spacing should be no more than 36" for normal sidewall application. It is recommended that purlin spacing be no more than 24" for normal application with a slope of at *least* 2½" per foot of run. The recommended slope is 4" per foot of run for large buildings. See table for end lapping data.

End Lapping Data

Pitch—Rise per foot of run	Lap Length	Maximum Run Length
2"-2½"	12" Lap	15'
2½"-4"	9" Lap	33'
4"-6"	6" Lap	55'

No end lap should be less than 6".

For complete weather proofing, caulk all side and endlaps, regardless of the pitch. The maximum recommended run is 55'. Sidelaps should be caulked at the top of the rib, while endlaps should be caulked at the end of both the top and bottom sheet.

How to Nail

For best results use 1¾" galvanized steel ring or screw shank nails with neoprene washers. Select nail lengths for roofing and siding that do not go completely through purlins and girts. Do not overdrive so as to dimple or distort.

Estimating Nails—As an average, estimate 1 pound of nails per square of roofing and siding.

How to Apply with Drill Screws

Generally, 1" screw fasteners are placed in the flat area of the sheet at 9" on center. Do not overdrive so as to dimple or distort. 1½" woodgrips are used for the lapping rib. If purlins are placed over 24" apart, stitching screws are recommended on the lapping rib in between the purlins.

Estimating Screw Fasteners—As an average, estimate 70 screw fasteners per square of roofing and siding.

Cutting

Because the bottom side is flatter, it is recommended that roofing and siding be cut from the bottom. A power saw, nibbler, snips, or profile shears may be used.

Storage Instructions

If metal roofing or siding is not going to be used immediately, it should be stored in a dry area. It should be unbundled and stood on end against an interior wall.

If materials must be stored outside, protect with canvas or waterproof paper. If plastic is used, *do not* cover air tight.

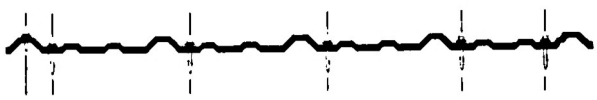
Application Precautions:

Avoid installing directly over green or damp lumber, porous insulation, or other damaging materials. The use of a moisture barrier is recommended in such situations. Strong chemicals, such as fertilizer, manure, some soils and lime may **cause** damage. Storage or application near such materials should be avoided.

Pro-Panel® II Nailing Recommendations



Pro-Panel® II Screw Fastener Recommendations



Chair Woods, also a member of the subcommittee, stated that she had been very surprised at the lack of land available for expansion on this property. She noted that, if the addition was placed on the back of the studio, it would "look huge" from Alameda, and she suggested that this was probably the best location.

Present and sworn was the applicant, Mr. John Midyette, who presented the revised plans and informed the Board that he had brought the portal 6' forward, eliminated the roof overhang and eliminated the grills on the windows. He said that other revisions include deletion of a portion of the glass facing Alameda and addition of a portal and buttresses. He noted that he cannot add to the west, because he could not accommodate parking.

Ms. Rios asked if the proposal would be higher than the neighbor to the west. Mr. Midyette noted that this was his mother's property and said that the proposal would be lower than the buildings across the street. Ms. Rios asked what the interior ceiling heights were and Mr. Midyette stated that these were 8'. Ms. Rios asked what the square footage was of the second story addition and Mr. Midyette stated that it was 1200 sq. ft. Ms. Rios then asked if there have been any comments from the neighbors and Mr. Midyette responded that the neighbors "do not have a problem".

There were no speakers from the floor on this request.

Mr. Drew moved approval of **Case #H-92-168**, as resubmitted, with the condition that:

1) an 18" stepdown be placed on the eastern end of the three-car portal.

The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Case #H-92-169. 126 Kearney Avenue. Core Historic District. Jay Bush and Peggy Rudberg propose two-story, single-family residence. Tabled at 11/23/92 H-Board meeting.

This request remains on the table.

Case #H-92-172. 655 W. San Francisco. Westside-Guadalupe Historic District. Thomas Lechner, agent for Veronica Trujillo, proposes to install pitched roof to front of building; add second story to rear of building. Tabled at 11/23/92 H-Board meeting.

Mr. Cohen moved to take this case off the table. The motion was seconded by Mr. Drew and passed by unanimous voice vote.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "E").

Ms. Rios reported that the subcommittee had met and she believed that the applicant could increase the square footage of the structure with a one-story addition, but the applicant prefers a second story. She added that the architect had also stated that it would be more expensive to build the addition without the second story.

Chair Woods informed the Board that she had spoken with Board member Martinez, who felt strongly opposed to the second story proposal and thought there was room to add to the house without the second story.

Present for the applicant and sworn was Mr. Thomas Lechner, who presented elevations for the Board's perusal and stated that expansion on the lower floor would cost an additional $45,000, because there would have to be modifications made to electrical, plumbing, mechanical and doors and windows. He added that there would only be space for parking left.

Chair Woods inquired if the second story is to be set on the existing adobe and Mr. Lechner responded in the negative, stating that the second story would be placed on spot footings and columns.

Also present and sworn was the applicant, Ms. Veronica Trujillo, who stated that she wants to go up because she does not want to use the yard, which is small and the only parking place.

The Chair asked why Ms. Trujillo wanted a pitched roof and Ms. Trujillo responded that she has had a lot of problems with leaks.

Ms. Rios commented that, while she did not want to displace a Santa Fe native, she thought there was a solution to the problem without going up. She stated, in regard to the figure of an additional $45,000 cost, that she was not sure this was the case.

Mr. Romero inquired if any thought had been given to keeping the addition in the same style. Mr. Lechner stated that there would be screening of solar and skylights.

Ms. Rios remarked that, while she was sympathetic to the applicant, she did not think the proposal has been thoroughly studied. Mr. Cohen expressed agreement, noting that a wonderful old house could be ruined.

Mr. Bennett commented that he would agree with other Board members and said that he would like to see a style which blends in with the existing neighborhood.

Ms. Rios suggested that it might be helpful to the applicant to appoint another subcommittee of the Board, which would include members that are an architect and builder. She asked the applicant if she had any time constraints. Ms. Trujillo stated that she was not planning to begin until April and the biggest immediate problem was the front porch and roof.

There were no speakers from the floor on this request.

Mr. Romero moved to table Case #H-92-172, for appointment of a subcommittee. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Chair Woods appointed Mr. Romero and Mr. Drew to work in subcommittee with the applicant.

Case #H 92-171. 110 N. Guadalupe. Core Historic District. Thomas Lechner, agent for Campbell, Carr, Berge & Sheridan, proposes to remove existing portal and replace with larger portal

Ms. Grzeskowiak presented staff's report (attached as Exhibit "R").

Ms. Grzeskowiak called the board's attention to a revision submitted by the applicant in which the directory wall sign located on the Guadalupe Street side of the building was reduced to 20 square feet to meet code requirements. As a result of this revision, she continued, staff had no concerns with this overall proposal. [Exhibit "S," attached.]

Thomas Lechner, agent for the applicant, came before the board and was duly sworn. He presented renderings of the proposal for the board's perusal.

There were no persons wishing to address the board from the floor.

Mr. Drew moved for approval of Case #H 92-171, as submitted. The motion was seconded by Ms. Rios and carried unanimously.

Case #H 92-172. 665 W. San Francisco. Westside-Guadalupe Historic District. Thomas Lechner, agent for Veronica Trujillo, proposes to install pitched roof to front of building; add second story to rear of building

Ms. Grzeskowiak presented staff's report (attached as Exhibit "T").

Ms. Grzeskowiak distributed copies of a letter from the applicant's agent deleting the west deck as a result of a violation of the ten-foot side yard setback requirement from the property line for second stories. [Exhibit "U," attached.]

Before the board was Thomas Lechner, previously sworn, who presented drawings and elevations of the proposal.

Mr. Lechner noted that this property has been in the Trujillo family since the 1930s and is co-owned by Veronica Trujillo and her sister Dalia. He said they want a more permanent roof over the house as a result of continued maintenance problems with the existing one.

Mr. Lechner stated that to renovate the existing structure would be cost prohibitive—that it would be easier to have a second story as a solution to not only the roof maintenance problems, but to give the owners additional needed space.

In response to questioning from Mr. Martinez, Mr. Lechner stated that the lot is 6,000 square feet and the existing coverage is about 1,500 square feet. He said the new second story addition would add another 1,061 square feet.

Mr. Martinez asked Mr. Lechner why he couldn't expand the first floor rather than adding a second floor given the size of this lot. Mr. Lechner explained that this would be impossible because the 6,000 square feet includes an ingress/egress easement to a rear property measuring 14 feet by 118 feet, and there is also space needed for parking.

Mr. Lechner clarified for the chair that the long, narrow rectangle on the south elevation was one of two solar collectors in the design.

Chairman Woods asked Ms. Grzeskowiak to address the screening of solar collectors in this district. Ms. Grzeskowiak, reading from Section 14-74.3(b), noted: "The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way or other public place, solar equipment shall be screened as follows: 1) raising the parapet; 2) setting back from the edge of the roof; 3) framing the collector with wood; 4) in the case of pitched roof, by integrating the collector into the pitch; 5) in the case of ground solar collectors, by a wall of vegetation; 6) in the case of wall collectors, by enclosing by end or other walls; and 7) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors."

Mr. Lechner confirmed that the south elevation faced San Francisco Street.

Chairman Woods described the collector for the board, stating that it should be understood what this device looks like.

Mr. Lechner described the second solar collector for the chair, who commented that both would be very much visible on San Francisco Street. Mr. Lechner agreed, but said the problem was that integrating it in with the slope to meet code would face it in the wrong direction. The chair commented that perhaps a parapet and flat roof should be attempted instead. Mr. Lechner replied, "The problem is, because of the maintenance and the longevity and the problem with the owner, it would actually be a hardship." The chair asked Mr. Lechner if he was saying that this was a hardship situation and Mr. Lechner responded, "For the collectors, yes."

Chairman Woods told Mr. Lechner that she was having a difficult time with all aspects of this proposal, including the pitched roof.

Mr. Martinez stated that he didn't have a problem with the pitched roof given the number of pitched roofs in the immediate area, but did have a problem with the second story. He said the applicant should come up with a plan to remodel and expand the existing building. Mr. Lechner responded that he didn't believe the applicant could afford to do that.

Mr. Drew said, "Let me see if I understand this. You're going to add a new second story over a run-down first story which is not going to be remodeled?" Mr. Lechner stated, "Not at this point." He explained that he planned to isolate the second-floor structure. Chairman Woods commented, "So it has its own structure, just built on top like a hat?" Mr. Lechner responded that this was essentially correct.

Mr. Cohen stated that he was troubled by this proposal, adding, "That doesn't look like Santa Fe style to me."

Mr. Lechner said he had come up with this design in response to his client's needs. Mr. Drew remarked, "What this looks like is driving from Española out to Chimayó and Santa Cruz, somebody who had exactly what you're describing—a one-story adobe, and somebody said, 'Well, what the hell, let's put a second story and a pitched roof on the thing, and buy some metal windows.' " He said he could understand Mr. Lechner's need to serve his client, but pointed out that the H-Board likewise has a need to serve the

community. Mr. Lechner remarked, "I think what we're finding out is, if we're going to start dictating certain things, we're going to be forcing more people out of this town."

In response to questioning from the chair, Mr. Lechner stated that he now wished to plead hardship "across the board" on his client's behalf.

There were no persons wishing to address the board from the floor.

Ms. Rios expressed concern about the solar collectors and their general appearance.

In response to questioning from Mr. Romero, Mr. Lechner stated that a housing project and a two-story house is directly across the street, and there is another two-story just down the street.

Mr. Lechner clarified that Veronica Trujillo lives in this house with her son. Mr. Cohen commented that "it didn't make sense" to him that they would need a second story based on hardship. Mr. Lechner reiterated his earlier point that it would be cheaper to add a second floor than it would be to remodel the original lower portion of the house.

Mr. Romero moved approval of Case #H 92-172 based on need, hardship, the area the house is in, and its proximity to other pitched roofs and two-story buildings. The motion was seconded for discussion by Mr. Martinez.

Mr. Martinez remarked to Mr. Lechner that he tended to agree with Mr. Cohen that no case for hardship had been presented that would justify a second story. He said it would make more sense to remodel the existing structure and expand it if possible to accommodate the need for additional space. Mr. Lechner argued that he would have to raise the roof, "and all of a sudden my costs are going up."

Chairman Woods asked Mr. Romero if his motion was meant to allow the solar collectors to be installed as proposed. Mr. Romero remarked that the collectors as planned would face the south and would require a certain amount of area—otherwise, they would serve no purpose. He added that he hadn't really "connected" with the discussion about the collectors.

The motion failed to pass on a 5-1 voice vote, with Mr. Romero casting the sole vote in favor.

Mr. Martinez moved to table Case # H 92-172 and that the chair appoint a subcommittee to work with Mr. Lechner to try to work something out. The motion was seconded by Mr. Drew and passed unanimously.

The chair appointed Mr. Martinez and Ms. Rios to the subcommittee.

Case #H 92-173. 528 E. Alameda (south of river). Core Historic District. Martin Kuziel, agent for Harold & Maureen Zarember, proposes two one-story additions on south (rear) and west (side) elevations

Ms. Grzeskowiak presented staff's report (attached as Exhibit "V").

Present and sworn was Martin Kuziel, agent for the applicants, who presented and detailed the plans to the board. He said the Zarembers are moving to Santa Fe from New

City of Santa Fe, New Mexico

memo

DATE: November 23, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

RE: CASE #H- 92-172 ADDRESS 665 W. San Francisco

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Guidelines	X Vicinity Map
X State Historical Survey Sheet	X Site Plan/Floor Plan
____Minutes of _____	X Photographs
____Other_____	X Elevations
	X Other roof product literature

STAFF RECOMMENDATIONS:

The application illustrates a major rehabilitation proposal to the subject property whose historical architectural integrity has been negatively impacted by previous renovation work.

To address weatherization concerns, the front portion of this residence will receive a pitched metal roof (3:12, "burnished slate", color chip provided). The "el" on the south elevation (where portal currently is) will be infilled and a new portal created under the sloped roof.

In addition, at the rear of the existing building, a second story is proposed to be placed over the existing one story addition. It too will be topped with a 3:12 pitched metal roof of the same color.

Existing solar collector panels will be retained and continue to function.

Stucco will be tierra mocha. Windows will be brown aluminum.

Staff recommends the HDRB review this submission for its appropriateness within the Westside Guadalupe Historic District.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6657

WESTSIDE-GUADALUPE HISTORIC DISTRICT
CASE SYNOPSIS

DISTRICT DESIGN STANDARDS
SECTION 3-29E-3, SFCC 1981

CASE NO. 92-172 PROJECT ADDRESS 665 W. San Francisco

PUBLICLY VISIBLE: N ( ) S (✓) E (✓) W ( )

1. MATERIALS: Applicable ( ) Not Applicable ( )

   a. Exterior Wall Materials stucco

   b. Accent Materials alum wind / metal roof

Complies ( ) Does Not Comply ( )

Staff Comments:

2. COLORS: Applicable (X) Not Applicable ( )

   a. Exterior tierra mocha

   b. Accents brown

Complies (X) Does Not Comply ( )

Staff Comments:

3. ROOFS: Applicable ( ) Not Applicable ( )

   a. Building Geometry wall dom.

   b. Roof Type & Slope pitch 3:12

   c. Wall Height up to 19'

   d. Roof Height Above Wall 4.5'

   e. Other Sloped Roof in Streetscape see photos.

Complies(X) Does Not Comply ( )

Staff Comments:

4. SOLAR FEATURES: Applicable ( ) Not Applicable ( )

a. Energy Strategies ~~[illegible]~~

b. Screening Methods

Complies ( ) Does Not Comply (~~)~~ ? visible.

Staff Comments: existing solar panels to be retained

5. EQUIPMENT: Applicable ( ) Not Applicable (X)

a. Type of Equipment

b. Screening Materials

Complies ( ) Does Not Comply ( )

Staff Comments:

6. WALLS/FENCES: Applicable ( ) Not Applicable (X)

a. Materials

Complies ( ) Does Not Comply ( )

Staff Comments:

7. GREENHOUSES: Applicable ( ) Not Applicable (X)

a. Method of Information

Complies ( ) Does Not Comply ( )

Staff Comments:

WESTSIDE-GUADALUPE HISTORIC DISTRICT
CASE SYNOPSIS

CASE NO. PROJECT ADDRESS

8. PORTALES Applicable (X) Not Applicable ( )

a. Features on Neleration

Complies ( ) Does Not Comply ( )

Staff Comments:

9. PARKING Applicable ( ) Not Applicable ( )

a. Location

Complies ( ) Does Not Comply ( )

Staff Comments:

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS

5. WESTSIDE-GUADALUPE HISTORIC DISTRICT

(Section 14-74, SFCC 1987; pgs. 1667 - 1669)

Board reviews publicly visible projects, such as new construction, additions, renovation, remodeling and demolition of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco color), that are publicly visible or not.

In order to protect the "Santa Fe vernacular" styles prevalent in this district, wall dominated buildings are required. Folded plate, hyperbolic or mansard roofs are not allowed; flat, gabled, shed, or hipped roofs are allowed when designed as wall dominated. Prohibited exterior wall materials are aluminum, metal and unstuccoed concrete/block; allowed exterior wall materials are stucco, brick or stone. (Wall dominated means that a building's geometry is more defined by walls than by roofs).

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

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

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

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as

"wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

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

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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

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

G. Greenhouses. 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 fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residen buildings, they shall be placed to the rear or side of the building. (Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 1 70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to t Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administratio Applications for erection, alteration, or demolition of walls, fences, and solar collectors an required submittals shall be reviewed by the planning division. Approval, disapproval c referral shall be indicated by the division on the application for the building permit and on eac of the required submittals, all of which shall be signed by the division staff assigned to th review. The division shall report approvals, disapprovals and referrals to the board at its nex regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

THOMAS E. LECHNER - ARCHITECT
435 S. GUADALUPE #3 SANTA FE, NEW MEXICO 87501 505-986-1583

November 4, 1992

Historic Design Review Board
City of Santa Fe
P. O. Box 909
Santa Fe, New Mexico 87504-0909

Re: A residence roof and second floor addition at 665 W. San Francisco

Dear Members of the Board,

The owners Veronica Trujillo and her Sister Dalia Trujillo Riley are third generation owners of the above referenced project.

The owners grandmother Josephita Trujillo owned the house in the thirties which only consisted of two rooms. This residence was then added to in the forties and fifties by the owners father Max C. Trujillo which reflects how the residence looks today.

The owners present proposal is to add a low pitched metal roof to the front portion of the house to eliminate a deteriorated roof and construct a roof that will eliminate maintenance in the future. A second story addition is also proposed at the back of the residence. The roof of this addition will also have a low pitched metal roof.

The materials to be used are as follows:

1. Roof: Metal roof 5 V crimp profile in a Burnished Slate Color.
2. Windows: Thermal Break Aluminum single lift finished in a Brown Color.
3. Stucco: Stucco Color shall be Tierra Mocha.
4. Solar Collectors: The existing solar collectors will be reused for heat conservation.

Thank you for your consideration.

Sincerely

Thomas E. Lechner - Architect
Agent for the owner

THOMAS E. LECHNER - ARCHITECT
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Thomas E. Lechner - Architect
Agent for the owner

City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

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*

2025-011703-HDRB, 424 San Antonio St., Downtown & Eastside Historic District, non-statused, Christopher Purvis, agent for Laura Bird, requests a status review with primary façade designation, if applicable, for the main residence and accessory structure.

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: [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be designated as contributing with the east elevation (R1) including the interior of the portal, north elevation, (R6) and south elevation (R2), excluding the 1995 addition as the primary façades, and designate the accessory structure as contributing with the east (G1) as the primary façade, and designate the yard wall excluding the picket fence as contributing, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to two motions will be required in this case.

Status (for each structure):

a. In case 2025-011703-HDRB, for 424 San Antonio, designate the main residence as non-contributing/contributing/significant, and designate facades (numbers from façade diagram) as primary façade(s).
b. In case 2025-011703-HDRB, for 424 San Antonio, designate the accessory structure/garage as non-contributing/contributing/significant and designate facades (numbers from façade diagram) as primary façade(s).

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: Property Location

BACKGROUND & SUMMARY:

Streetscape:
San Antonio Street is a rural-feeling dead-end lane. It was developed in the 1920s over former farmland; the street remains unpaved and without sidewalks. The first several hundred feet of the west side contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of yard walls and fencing. The houses tend to be light to medium brown stucco with white or turquoise trim color. The yards all have landscaping, including trees that shade the area. Typical driveway access is to the side of the residence with a garage set back behind the residence.



Figure 2: Property image

Site Description:
Sitting near the center of the lot, the small Pueblo Revival-style residence is one of four houses constructed by the Fenyes-Cutin family along San Antonio Street. It was constructed around 1931, primarily of adobe, and features an inset portal centered on the front east-facing façade. A frame addition was constructed in 1995 on the southwest corner. The single-story residence is flat-roofed with parapets and is stuccoed in a pale brown color. The windows are older wood casement windows that are inset by about 14 inches with top-mounted projecting steel hinges with large, exposed knuckles. In front of each window is a wood frame that once held screens and now holds metal storm units. The doors are wood with lites above panels. The front portal has an exposed viga ceiling. The west end of the north elevation holds a single viga projection. The configuration of the windows on the north elevation indicates that the interior has had alterations that resulted in a different use of space. The west elevation holds the 1995 addition, which stands out from the rest of the house due to the window inset of only four inches, smoother wall plane, and the more modern doors and windows.

A 362 sq. ft. single vehicle garage was constructed in the northwest corner of the lot around the same time as the residence. The garage is constructed of adobe and finished in stucco that matches the residence. The garage door is a white carriage-style door. The south elevation houses a single window and a post-1978 addition of a utility room. There are no other fenestrations.

A low 21" high adobe wall topped with a white picket fence with four-sided conical tops that raise the height by another 21" sits on the east property line. The picket fence turns to run along the driveway. While the yard wall holds layers of stucco, the fencing has a single layer of paint, suggesting it is a newer addition to the yard wall.

The property is a part of the 1926 Fenyes subdivision, which was created by Eva Scott Fenyes and her daughter Leonora Scott Curtin and her daughter Leonora Francis Curtin on strips of previous farmland in a 1922 five-acre purchase of the Acequia Madre tract. The houses along this tract were previously addressed on Acequia Madre but were changed to San Antonio as the subdivision developed. The residence at 424 San Antonio was previously known as the Fenyes residence, and the House of the Three Wise Women.

The residence at 424 San Antonio is listed as non-statused on the GIS map, as contributing in a 1991 HCPI, and as significant in the staff report from case H-95-071, which approved an addition to the southwest corner of the structure. The garage unit, yard wall, and picket fence are not statused in any of the documents. According to the 1991 HCPI, the residence is listed on both the National Register of Historic Places and on the State Register of Cultural Properties. As of 2025, this property is not listed on either register. Therefore, a status review is required to reconcile the inconsistencies in the record and to determine the status of the garage, yard wall, and picket fence.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for the property.

HDRB:
An addition was constructed on the southeast corner of the residence as approved under case H-95-071. The requested portal to the front of the residence, in this case, was denied.

ADMINISTRATIVE:
The roof was replaced in 2019 as approved under 2019-000947-ADMIN.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, of the main residence.
2) Status review with primary façade designation, if applicable, for the accessory/garage structure.
3) Status review of the east front yard wall with picket fence.

The historic associations and the architecture of the house are notable; however, several alterations to both the interior and exterior have been made. Therefore, staff find that the residence should be designated as a contributing structure. The single projecting viga on this northern elevation indicates that the exterior of the structure may have been altered at some point, and the west and south elevations each hold an addition from 1995. The highest integrity of the structure is in the east elevation. Staff recommend that the unaltered east façade, the north facade for the window openings, and the south façade, excluding the 1995 addition, be designated as the primary facades.

Further, we recommend that the garage also be designated as a contributing structure with the east, which contains the original layout of the garage and the original openings, as primary.

The stucco yard wall is historic, even though we believe the picket fence is not; therefore, we recommend that the yard wall, excluding the picket fence, be designated as contributing.

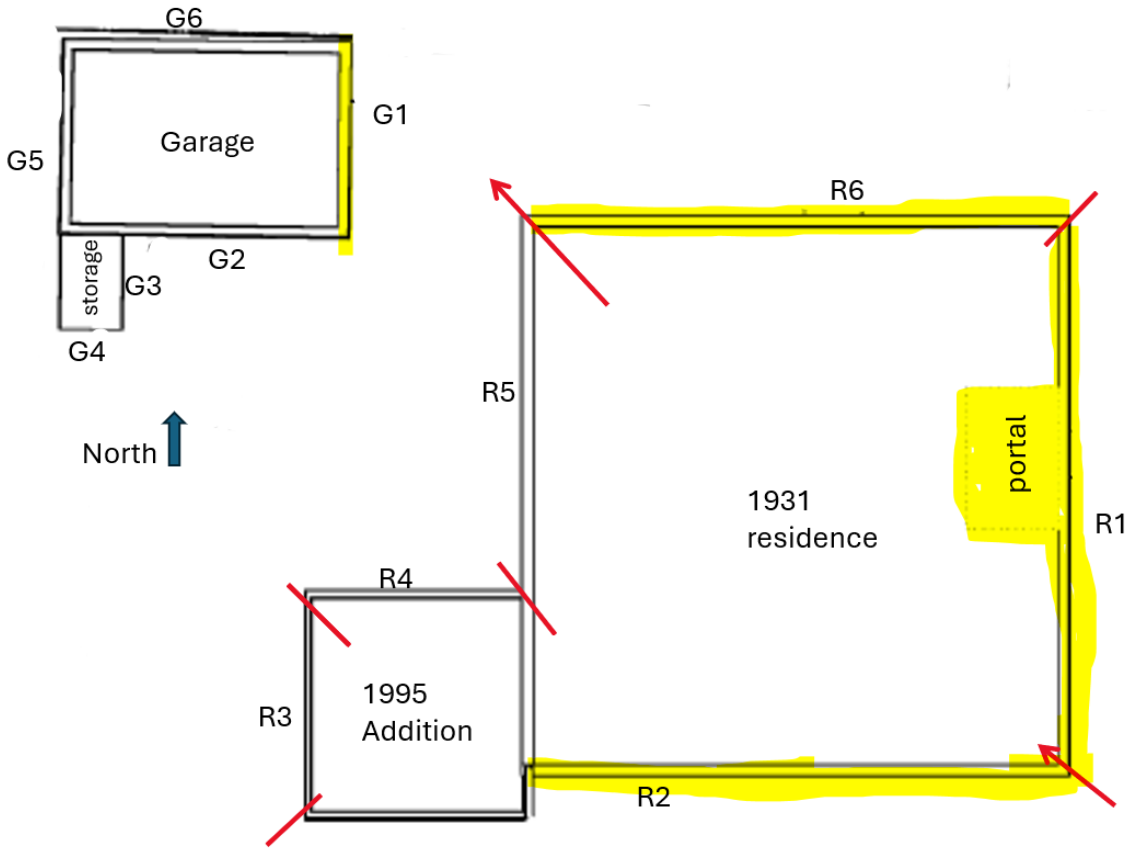


Figure 3: Façade Diagram

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.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H3208

IDENTIFICATION

ADDRESS: 424 SAN ANTONIO ST.
CAMINO DEL MONTE SOL NAT HIS. DIS

ID NUMBER: 051600021

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Care Taker

BUILDING DATA

ARCHITECTURAL STYLE:

SP. PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? DETATCHED 1 CAR GARAGE

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: NONE VISABLE

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

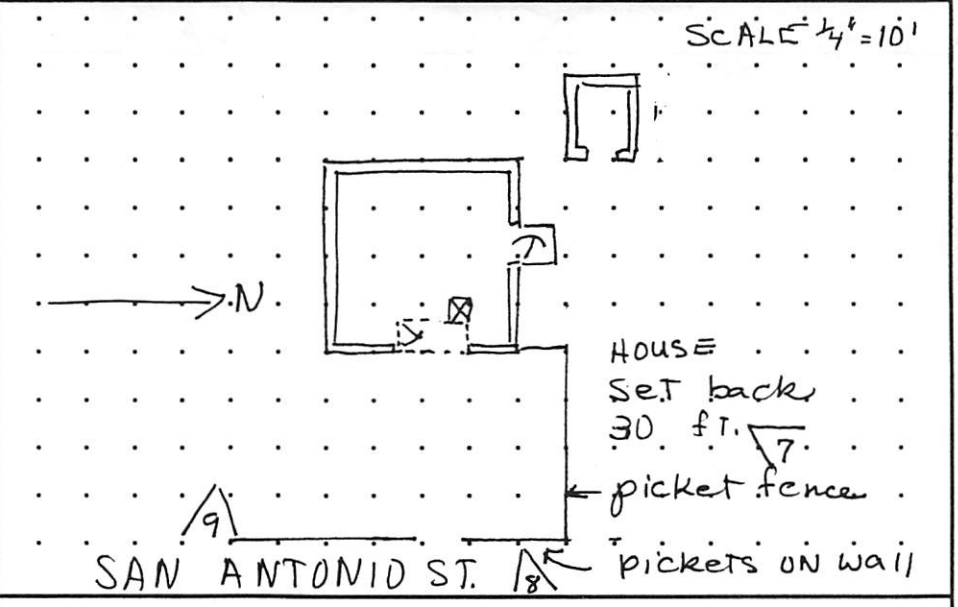
BUILDING THREATENED?

____ YES X NO

PHOTO



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 CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT

X NOTE WORTHY ~~SIGNIFICANT~~ X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 7-18-91 BY AC

NEGATIVES WITH NMHPD ROLL # 8 NEG # 7 TO 9

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	EXCELLENT NEW STUCCO 9-91
FOUNDATIONS	NOT VISABLE	
DOORS	GLASS PANES OVER WOOD PANEL	
WINDOWS	6 PANE WOOD CASEMENT PAIRED	
PORTALES	INSET PORTAL - FRONT EAST SIDE	
CANALES	NORTH - SOUTH - EAST	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	UNUSUAL WHITE PICKETS 2x4's	SHORT PICKETS ON TOP OF CONCRETE WALL - EAST SIDE
ARCH. DETAILS		
OTHER	4 PALOHEIMO RENTALS 404-424-426-428	FENCE CONTINUES SO, IN FRONT OF 424 SAN ANTONIO

COMMENTS PALOHEIMO RENTAL - OTHER 4 RENTALS ARE TERRITORIAL REVIVAL (PALOHEIMO/CURTAIN - SEE #019)

ADDITIONAL PHOTOGRAPHS



#7 W. FACE



#9 E. FACE

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600021
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description 424 San Antonio

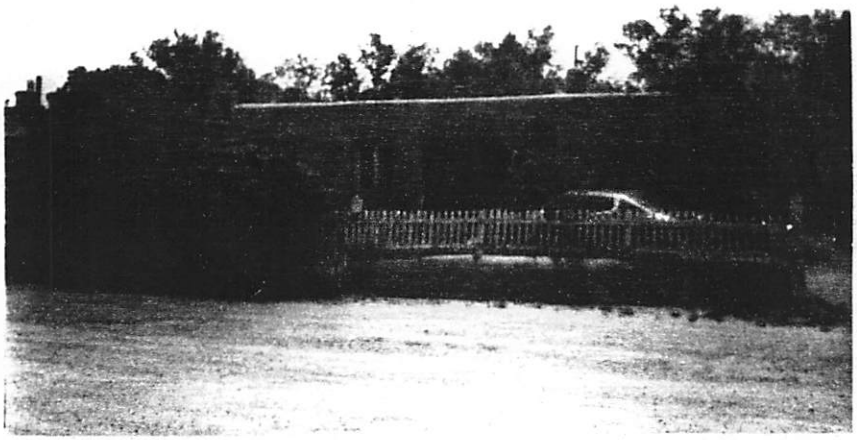
city/town Santa Fe

land grant/reservation ~~X~~

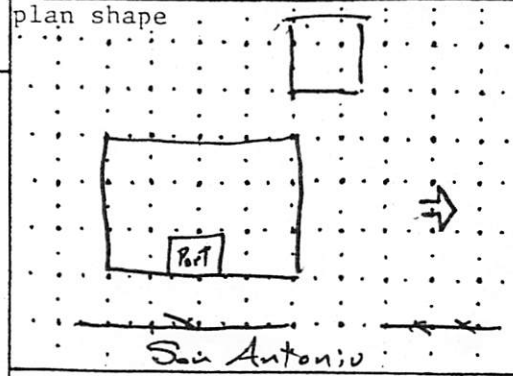
building name

legal description tnsp 17 N S range 9 E W sec 25 NE ¼ NE ¼

film roll by mb no. 2	negative nos. ~~10, 11~~ 9, 10	loc. of neg. (HPB)



plan shape



date of construction
Pre 1925 estimate _____ actual

source
1928 City directory

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ X good
___ fair ___ deteriorating

degree of remodeling
___ X minor ___ moderate ___ major
describe:

style Spanish Pueblo [redacted] Vernacular

foundation material
Not vis

wall material/surface
Stucco

architectural features
Windows - 6 lite w/ casement - white - lintels stuccoed.
3 masonary chimneys.
All but one vigas cut flush w wall.
Canales - 2 metal - 1 wood

surroundings
Residential

relationship to surroundings
___ X similar ___ not similar

district potential
___ X yes ___ no

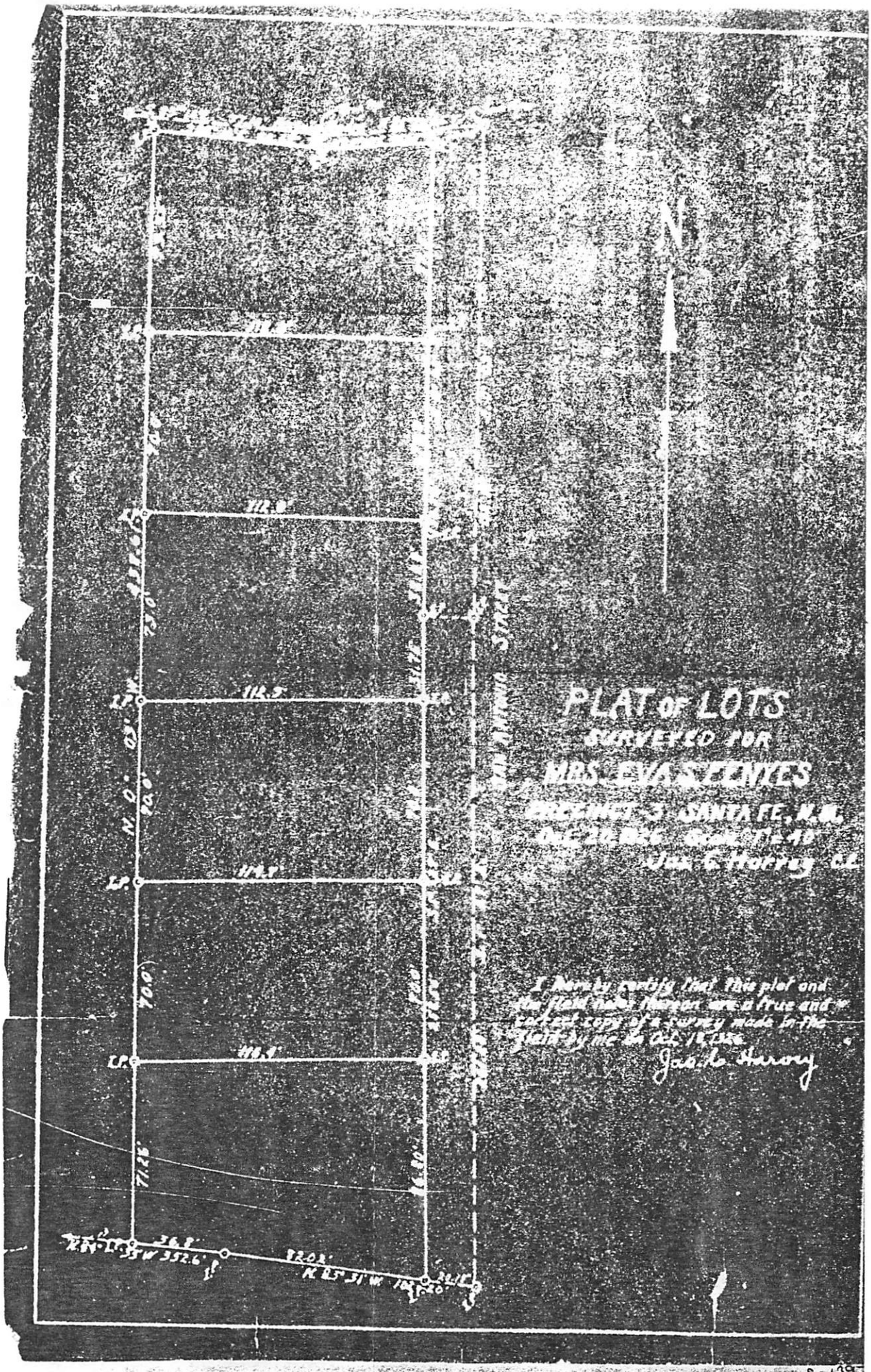
significance
___ ✓ eligible ___ ~~X~~ of interest ___ none

if eligible, why? significant: 1991 resurvey

comments
wall — wall capped w white picket fence
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia
Streetscape

associated buildings? ___ X yes
what type?
Garage
if inventoried, list ID nos.

see back? ___ yes


PLAT OF LOTS
SURVEYED FOR
MRS. EVA S. FENTES
PRECINCT 3 SANTA FE, N.M.
Jas. C. Harvey C.E.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field by me on Oct. 18, 1926.
Jas. C. Harvey
N
112.5'
112.5'
114.5'
114.5'
70.0'
71.26'
36.8'
82.02'
N 85° 31' W
N 0° 03' W
73.0'
70.0'
Van Buren Street

S-139

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Wednesday, October 15, 2025

RE: 424 San Antonio
Enclosed
HDRB application
A-1 Site , Floor Plans Elevations
Pictures of Building

Dear Lani McCulley and
Members of the Historic Districts Review Board

This House is listed as significant in the downtown and east side district . The original building was built in the 1940's. and had an addition post 1995 attached to the rear of it.It had its entire roof removed and replaced in 2019

The current garage/studio has apparently not been assigned a status . We can tell from attached 1967 aerial that the building was there then.We request a status review and primary elevation assignment

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: December 11, 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:
Fényes-Curtin Family – Rental House	424 San Antonio Street Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: H-3208 4. County: Santa Fe Parcel # 10550912

5. Property Type:
_x Buildings: house and garage
_x_Structures: fence and wall
__ Site __ Object

6. Date of Survey:
November 26, 2025, JWM

7. Previous Survey Date(s):
_x_Yes: July 18, 1991, Ann Carson
June 6, 1983, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6793165,-105.9330012



10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing west.

11. Brief Description of the Property:

One of four houses constructed by the Fényes–Curtin family along the west side of San Antonio Street, the dwelling at 424 San Antonio was erected around 1931 as an early expression of the Pueblo Revival style. Built primarily of adobe, it features an inset *portal* centered on the front façade. A frame addition was added at the southwest corner in 1995, but the house has otherwise undergone no major alterations. A one-bay garage of similar vintage occupies the northwest corner of the lot. Along the east edge of the property stands a low adobe wall topped with a recent white picket fence. The status designations for the house and garage are unclear. No status has been assigned to the wall and fence.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before c.1931
__Known _x_ Estimated Source: deeds and city directories

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services

For: Current owner:

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

Current owner:
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing: __ Non-contributing: _x_ No Status: fence/wall
Per City of Santa Fe official designation map * Status designation for the house and garage unclear; conflict between older survey forms and City GIS.

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

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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-3208
Fényes-Curtin Family – Rental House	424 San Antonio Street Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 26, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __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 House and Garage

Operation	Material	Glazing	Number
Casement (older)	Wood	6 – various pairings	11
Casement (addition)	Wood	6-6	2
Casement (clear and obscured)	Wood	1	2
Sash (garage)	Wood	5	1

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	Light over Panel	Wood	2
Single-Leaf	4-light over Panel	Wood	1
Garage	Carriage	Wood	1

12. Chimneys _x_ 3: outside south; inside, east; inside, west.

13. Porches _x_
Type: _x_ Entry: inset __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1995; bathroom addition at southwest corner; City of Santa Fe data.
#2 Date: Post-1978; introduction of utility room on south elevation of garage; aerial photograph.
#3 Date: Unknown; replacement of casement window on north elevation; visual evidence.
#4 Date: Unknown; replacement of roof and canales; aerial photographs and 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	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

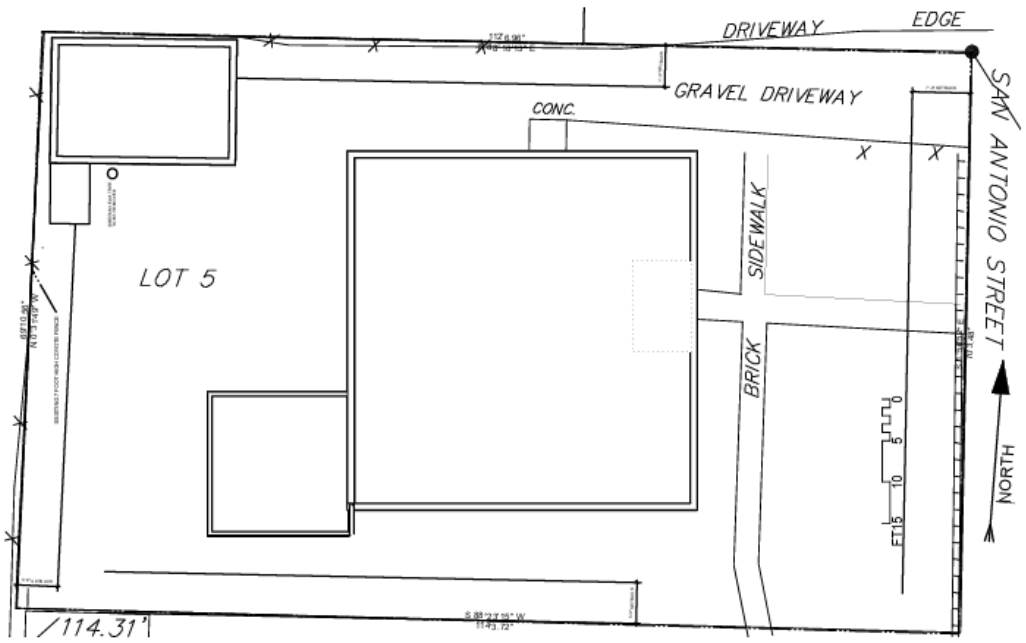
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Current site plan. Courtesy of A. Christopher Purvis.



1 SITE PLAN
Scale: 1/16" = 1'-0"

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Architectural Description Continued

Setting

The house is located approximately 250 feet south of Acequia Madre, on San Antonio Street, a purposely rural-feeling dead-end lane. Initially developed in the 1920s over former farmland, the street remains unpaved and without sidewalks (Photo 2). The first several hundred feet of the west side contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of fencing. Four of these houses were constructed by the Fényes–Curtin family, who owned the estate-like "Acequia Madre House" to the west.

The subject house sits near the center of its lot and is approached from the street by a patterned-brick walkway (Photo 3). It is surrounded by gravel landscaping, with a few mature trees—including old apricots—providing shade and character. A coyote fence encloses the rear of the property and opens toward the Acequia Madre House property (Photo 4).

East (Front) Façade

The house presents a simple, flat south façade to the street, relieved only by a centrally inset portal (Photo 3). This planar composition precedes the later Pueblo Revival tendency to break up façades with projecting volumes. At the south end of the elevation are two window openings that light the living room. Each contains a pair of wood casements that appear to be original. The windows are set approximately 14 inches back from the exterior wall and each sash carries six lights divided by narrow muntins (Photo 5). They open on exterior, top-mounted projecting steel hinges with large, exposed knuckles—hardware indicative of an early vintage (Photo 6). In front of each window is a wood frame that once held summer screens and now contains metal storm units.

The inset portal is approximately eight feet deep and features a square-block floor and exposed viga ceiling (Photo 7). To the south is the primary entry door, a wood ¼-light over vertical-panel door with a screen (Photo 8). The door opens directly into the living room. Along the north side of the portal is a 110-inch-wide opening fitted with a bank of wood casements that provide light to the dining room. The portal is large enough to

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accommodate a few chairs but offers limited additional space. The north end of the façade contains a rectangular opening fitted with three six-light casements, similar in design to those at the opposite end.

North Elevation

Facing the driveway leading to the garage, the north elevation is the working side of the house, accommodating the kitchen and a secondary bedroom (Photo 9). At the east end is a wide opening fitted with a bank of wood casements. These windows look into the kitchen, which may have served a different function historically. Near the center of the elevation, a set of concrete steps leads to a recessed entry (Photo 10). The doorway contains an older wood panel door—matching the front entry door—although its glass panel has been removed and the opening boarded. A single viga projects above.
To the west is a more recent vinyl–metal casement, and beyond it, a boarded window opening. The elevation terminates at the far west with a pair of six-light wood casements.

West Elevation

The west elevation overlooks the backyard and, beyond it, the Acequia Madre House, with which this property is historically associated. This façade combines the original 1931 building with the 1995 addition (Photo 11). The older section contains wood multi-light casements set at the same depth as the front façade of the house. The 1995 addition projects approximately 17 feet to the west and is constructed of wood frame. It has a modern door on its north side and wood six-light casements on its west and south elevations. These later windows are set approximately four inches back from the wall.

South Elevation

The south elevation combines the original 1931 building with the 1995 westward addition. In the older portion, a pair of wood casement windows flanks a prominent, tapered exterior fireplace mass (Photo 12). Moving westward from the chimney, the elevation contains a sequence of deeply set window openings fitted with older wood casements that match those found on the front façade. These openings vary slightly in size but share the same inset depth and multi-light configuration typical of early Pueblo Revival work.

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The 1995 addition, visible at the far west end of the elevation, is identifiable by its smoother wall plane and shallower casements (Photo 13). Though compatible in scale and finish, the addition reads as a later volume when compared with the sculptural wall surfaces and pronounced window recesses of the original construction.

Garage

Located at the end of the gravel driveway, the one-bay garage measures approximately 362 square feet (Photo 14). It is constructed of adobe and finished in stucco to match the house. The garage door consists of 5-inch-wide tongue-and-groove boards painted white; the door opens outward on metal strap hinges. The south elevation includes a single wood window of historic vintage (Photo 15). Attached at this elevation is a stuccoed frame utility closet measuring roughly 56 by 86 inches (Photo 16). No other fenestration appears on the building.

Front Fence/Wall

Extending along the front property line is a picturesque combination of low wall and picket fence (Photo 17). The wall portion is approximately 21 inches high and constructed of adobe, finished with multiple coats of stucco, and is currently painted pink (Photo 18). Above it rise panels of pickets made from 1½-by-2½-inch boards with four-sided conical tops; these pickets add another 21 inches in height. The fence portion turns the corner and continues along the driveway (Photo 19).

Historic aerial photographs indicate that a wall existed in this location, but the picket fence appears to have been replaced over the years (Fig. 7). The current fence boards are attached with modern fasteners and exhibit only a single paint layer, suggesting they are of recent construction.

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Historical Overview

On November 4, 1926, Eva Scott Fényes, a wealthy arts patron from Pasadena, California, deeded to her daughter, Leonora Scott Curtin, a narrow strip of her five-acre parcel along Acequia Madre. The conveyed land lay along the west side of San Antonio Street, a developing residential corridor built over former farmland and apple orchards (Fig. 1). Fényes had acquired the larger parcel, holding her summer home, in 1922 from Charles B. and Bertha M. Barker, who in turn had obtained it in 1914 from the Ortiz y Baca family.

The portion deeded to Leonora, together with the adjacent section retained by her mother, was platted later in 1926 as the Fényes Subdivision (Fig 2). Over the following years, the subdivision developed into a collection of Pueblo and Territorial Revival rental homes along the west side of San Antonio Street, all owned and managed by the family.

Three Wise Women

Eva Scott Fényes (Fig. 1) was born in 1849 in New York City. A well-traveled cosmopolitan, she first visited Santa Fe in 1889 with her first husband, William S. Muse, a Marine Corps lieutenant. After divorcing Muse, she traveled to Egypt, where she met and married Adalbert Fényes, a Hungarian nobleman, physician, and inventor. The couple settled in the Pasadena Colony, where they built an 18-room Beaux-Arts mansion in 1906.

Beginning in the 1910s, Eva and her daughter, Leonora Scott Curtin, spent summers in Santa Fe, often renting houses along Palace Avenue or Canyon Road. They were later joined by Leonora's daughter, Leonora Frances Curtin. The 1922 purchase of the Acequia Madre tract signaled Eva's intention to establish a more permanent residence in Santa Fe. The *Santa Fe New Mexican* greeted the news enthusiastically, noting that Mrs. Fényes, "a member of the multi-millionaire Pasadena social set, is going to build a home in Santa Fe."

The three women continued to divide their time between Pasadena and Santa Fe for several more seasons. In 1926, they engaged a local builder to construct a summer

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residence. Their initial plan, reported in the *New Mexican*, called for a "California type" house —likely a Craftsman or Mediterranean-influenced design—but they soon changed course, opting instead for a restrained Territorial Revival style.

They contracted with the Flying Heart Development Company, founded in 1923 by artist and home designer William Penhallow Henderson; John Evans, the only child of Mabel Dodge Luhan; and James P. Briscoe, Henderson's neighbor and the son of a Detroit sheet-metal executive who had made an early fortune in the Buick Motor Company. The house, completed later that year at an estimated cost of $15,000, was first known simply as the Fényes residence. It later became known as the Acequia Madre House, and, affectionately, the House of the Three Wise Women.

Eva Scott Fényes died on February 3, 1930, at the Fényes Mansion in Pasadena. Her seven-page will, supplemented by a codicil dated March 8, 1923, confirmed that the entire five-acre parcel in Santa Fe—including the land along San Antonio Street—would eventually pass to her granddaughter, Leonora Frances Curtin. Under the codicil's terms, the property first went to her daughter, Leonora Scott Curtin, for her lifetime, and then to Leonora Frances Curtin, who would not receive full ownership until she reached age 30.

This provision has bearing on the subject house, which was erected in the early 1930s, likely under the direction of Leonora Scott Curtin, or possibly her daughter, Leonora Frances Curtin, as she approached adulthood and eventual inheritance.

San Antonio Street

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, portions of these fields transitioned to orchards—most notably apples—before being subdivided into modest residential parcels as the city's edge gradually pushed outward from the historic core.

The land directly east of the Fényes property was acquired in the early 1920s by Augustin A. Sosaya, a little-known but important local builder active in the 1920s and 1930s, along with several other investors. Sosaya would go on to construct at least five houses on the east side of San Antonio Street, facing the Fényes-Curtin holdings. Both

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Curtin and Sosaya contributed portions of their land for the construction of the street itself.

Construction on the Fényes-Curtin side of San Antonio Street began in 1926. A newspaper account from that year noted that Eva Fényes had built “east of the Acequia Madre House,” likely referring to the Territorial Revival houses at 404 and 426 San Antonio Street. A 1927 notice suggests that contractor Charles Campbell constructed one of these dwellings. As with all houses eventually built on the Fényes-Curtin side of the street, these properties were not sold but leased, a pattern mirrored by Sosaya on the east side.

The house at 404 San Antonio was rented in 1927 to Milton Vreeland, general superintendent of the New Power and Light Company plant in downtown Santa Fe. By 1932, four houses stood on the west (Fényes-Curtin) side of the street: 404, 424, 426, and 428 San Antonio.

Lot 5 — 424 San Antonio Street

Built around 1931, 424 San Antonio Street differed from the earlier Territorial-style houses erected by the Fényes family. Instead, it adopted the Pueblo Revival style, with a façade reminiscent of the 1912 “New-Old Santa Fe” style competition winners. This shift in architectural expression may reflect the influence of Leonora Scott Curtin following her mother’s death in 1930. Both she and her daughter, Leonora Frances Curtin, were deeply engaged with preserving Hispano culture; in 1934, Leonora Frances opened the Native Market on Palace Avenue, selling furniture and goods crafted by local Hispanic artisans.

The house was rented in the mid-1930s by Hugh J. Thompson and his wife, Irene. Thompson managed Butt’s Central Pharmacy on West San Francisco Street. By the early 1940s the Thompsons had departed and were replaced by Robert L. Miller, an Army officer, and his wife, Madelaine. The Millers remained tenants through the late 1950s, at times subletting the house, including Edward Ripley, proprietor of Town and Country clothing on Marcy Street. In the 1960s, it was Geraldine Farrelly, a supervisor with the National Park Service; in the 1970s, Nello Croce, the manager of The Compound, and his wife Margaret rented the home. This pattern of leasing continued for nearly five decades, with the property later managed under the Curtin-Paloheimo Foundation (now

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the Paloheimo Foundation), the charitable entity created to steward the family's Santa Fe holdings.

In 2009, the Curtin-Paloheimo Foundation deeded the house at 424 San Antonio Street to CP-SA, a New Mexico LLC linked to the Paloheimo Foundation in Pasadena; no money was exchanged in the transfer. Later that same year, CP-SA conveyed the property to Fanta Real Estate Investments LLC, a real estate investment company based in St. Johns, Florida. Fanta Real Estate Investments LLC remains the current owner.

Evaluation of Historical Status

House

The house is significant for its architecture and historical associations. For these reasons, the recommendation is to designate it as Contributing. The east and south elevations are suggested as the primary façades, given their architectural character; however, the primary designation for the south elevation should exclude the 1995 addition.

Garage

The garage is likewise recommended for Contributing status, with the east elevation, containing the original garage door, designated as the primary façade.

Fence/Wall

Contributing status is appropriate for this structure, but only for the adobe wall base. The picket fence above it is clearly a later addition and should not be included in the designation.

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Illustrations

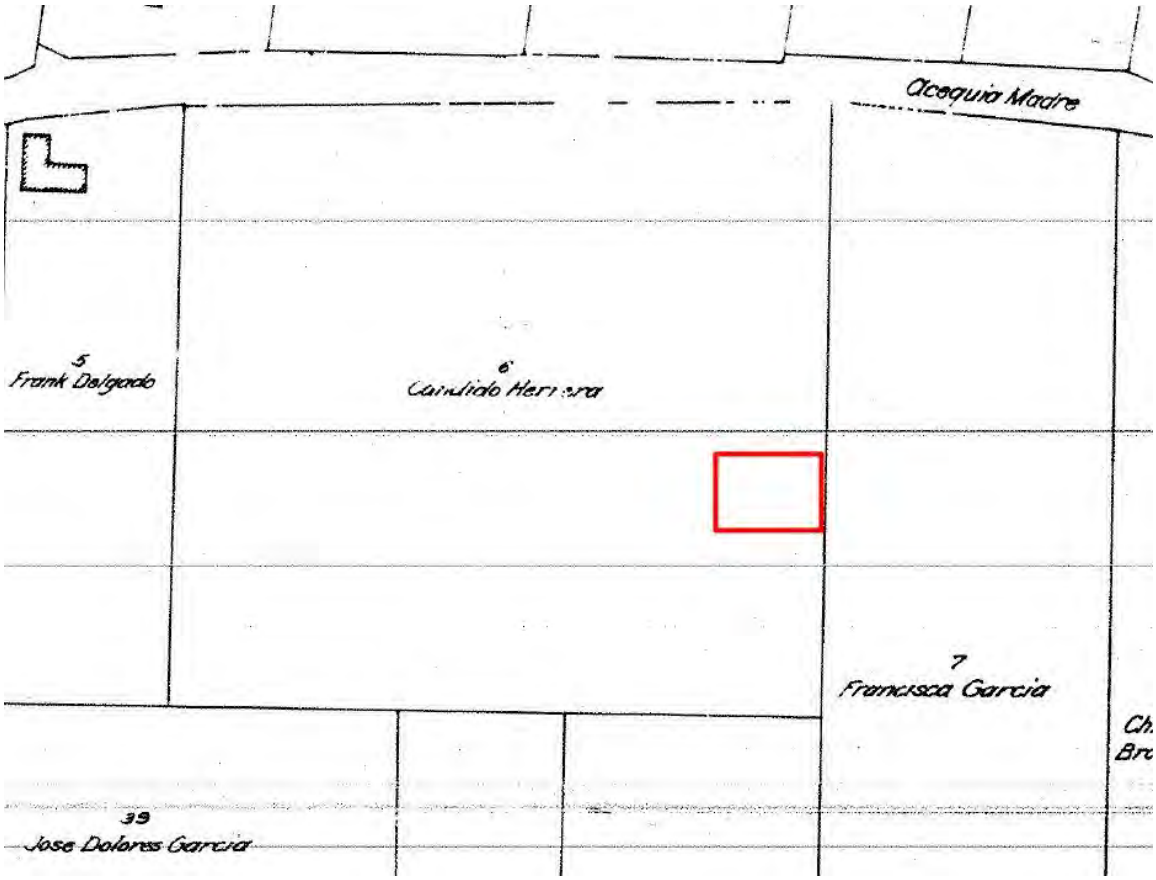

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. Approximate location of subject lot.

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Figure 2: The Three Wise Women: Leonora Scott Curtin, Eva Scott Fényes, and Leonora Frances Curtin. Courtesy of El Rancho de las Golondrinas.

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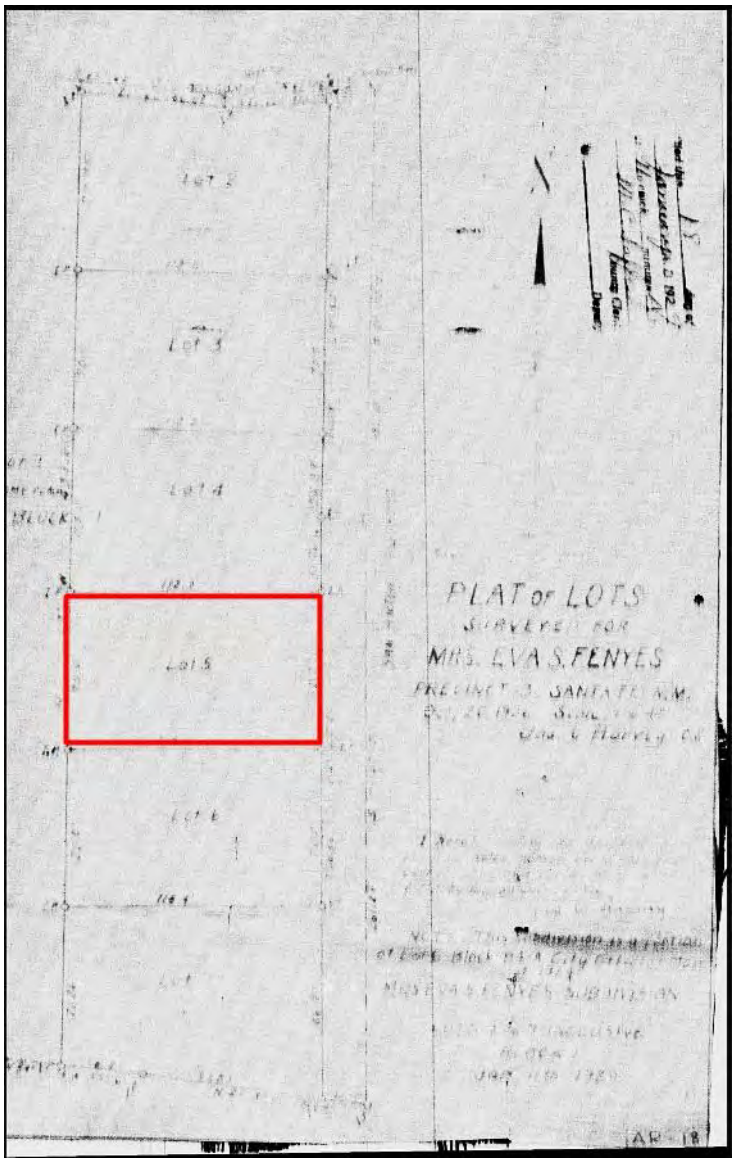

Figure 3: Fényes Subdivision, platted in 1926. Subject lot highlighted.

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Figure 4: 1935 aerial photograph. Subject lot highlighted.

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Figure 5: November 10, 1958, aerial photograph.

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Figure 6: September 11, 1978, aerial photograph.

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Figure 7: June 6, 1983, HBI survey photo; Michael Belshaw. Note different type of picket fence of top of adobe wall and absence of fence along the driveway. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey, on November 26, 2025).



Photo 2: San Antonio Street in front of property. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Fényes-Curtin Family – Rental House	2. Location: 424 San Antonio Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-3208
		4. County: Santa Fe
		5. Date of Survey: November 26, 2025



Photo 3: East (front) façade. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 26, 2025



Photo 4: Coyote fence at rear of the lot. Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: East (front) façade. Muntin profile. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 26, 2025



Photo 6: East (front) façade. Casement hinge. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 26, 2025



Photo 7: East (front) façade. Portal. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 26, 2025



Photo 8: East (front) façade. Portal, entry door. Camera facing south.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: North elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: North elevation. Entry door. Camera facing south.

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

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Photo 11: West elevation. 1995 addition at right. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 26, 2025



Photo 12: South elevation, east end. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: South elevation, west end. Camera facing northwest.

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

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Photo 14: Garage. East elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 15: Garage. South elevation window. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Garage. South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 17: Fence/Wall. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: Fence/Wall. Adobe construction and stucco layers of base wall. Camera facing down.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 19: Fence/Wall. Camera facing southwest.







1 EAST ELEVATION
Scale:

424 SAN ANTONIO



2 SOUTH ELEVATION
Scale:



2 G. EAST ELEVATION
Scale:

424 SAN ANTONIO



1 G SOUTH ELEVATION
Scale:



2 G. WEST ELEVATION
Scale:

424 SAN ANTONIO



1 G NORTH ELEVATION
Scale:

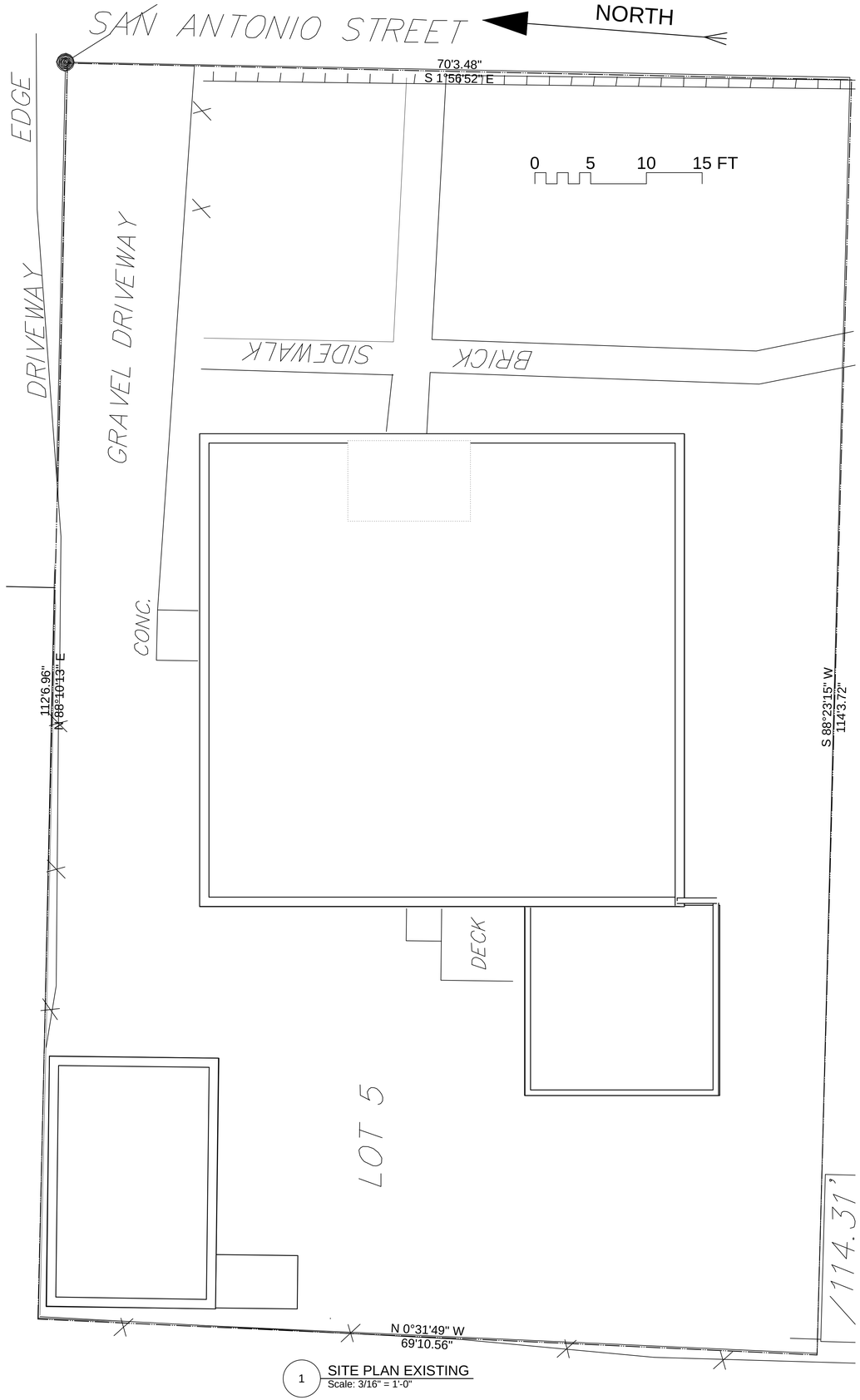


1 WEST ELEVATION
Scale:

424 SAN ANTONIO



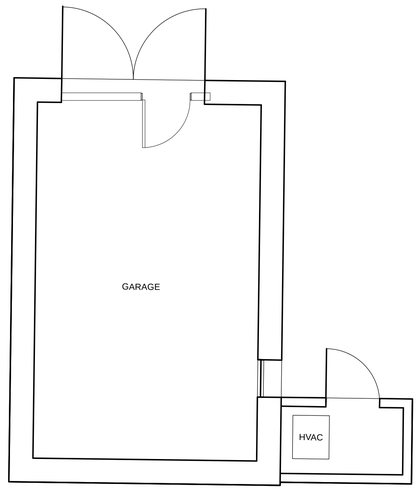
2 NORTH ELEVATION
Scale:



1 SITE PLAN EXISTING
Scale: 3/16" = 1'-0"



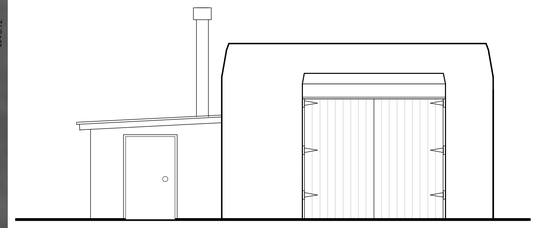
13 SITE PLAN EXISTING
Scale: 3/32" = 1'-0"



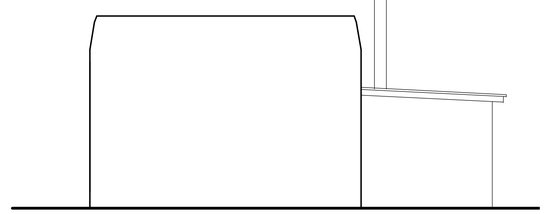
4 EXISTING DEMOLITION PLAN
Scale: 1/4" = 1'-0"



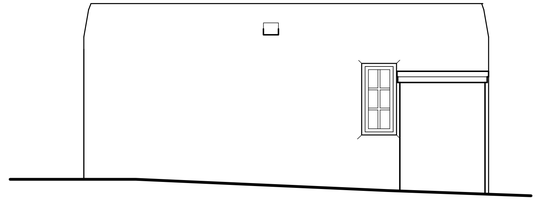
8 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



12 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



11 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



9 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PLURVIS ARCHITECTS
518 Old Santa fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Bird Home
424 San Antonio
SANTA FE, NEW MEXICO

10/15/25

A-1

JOB NO. 7889

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 **Phil Griego, Dist. 4**

Project description . : ~~ADD OF PORTAL @ E. ELEV;~~ ADD @ SW CORNER
Project number . . . : 95- 10100071
Case Number . . . . . : H-95-71
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 05/01/95

PROJECT LOCATION(S) : 424 San Antonio St

PROJECT NAMES:

OW- Paloheimo, Leonora 614 Acequia Madre
Santa Fe, NM 87501 (505) 9836538

AP- Hansen, Philip S. 424 San Antonio Santa Fe, Nm
Santa Fe, NM 87501 (505) 9882984

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on May 9, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: Windows shall have true divided lights, and the steps at the north elevation shall be stucco rather than wood.

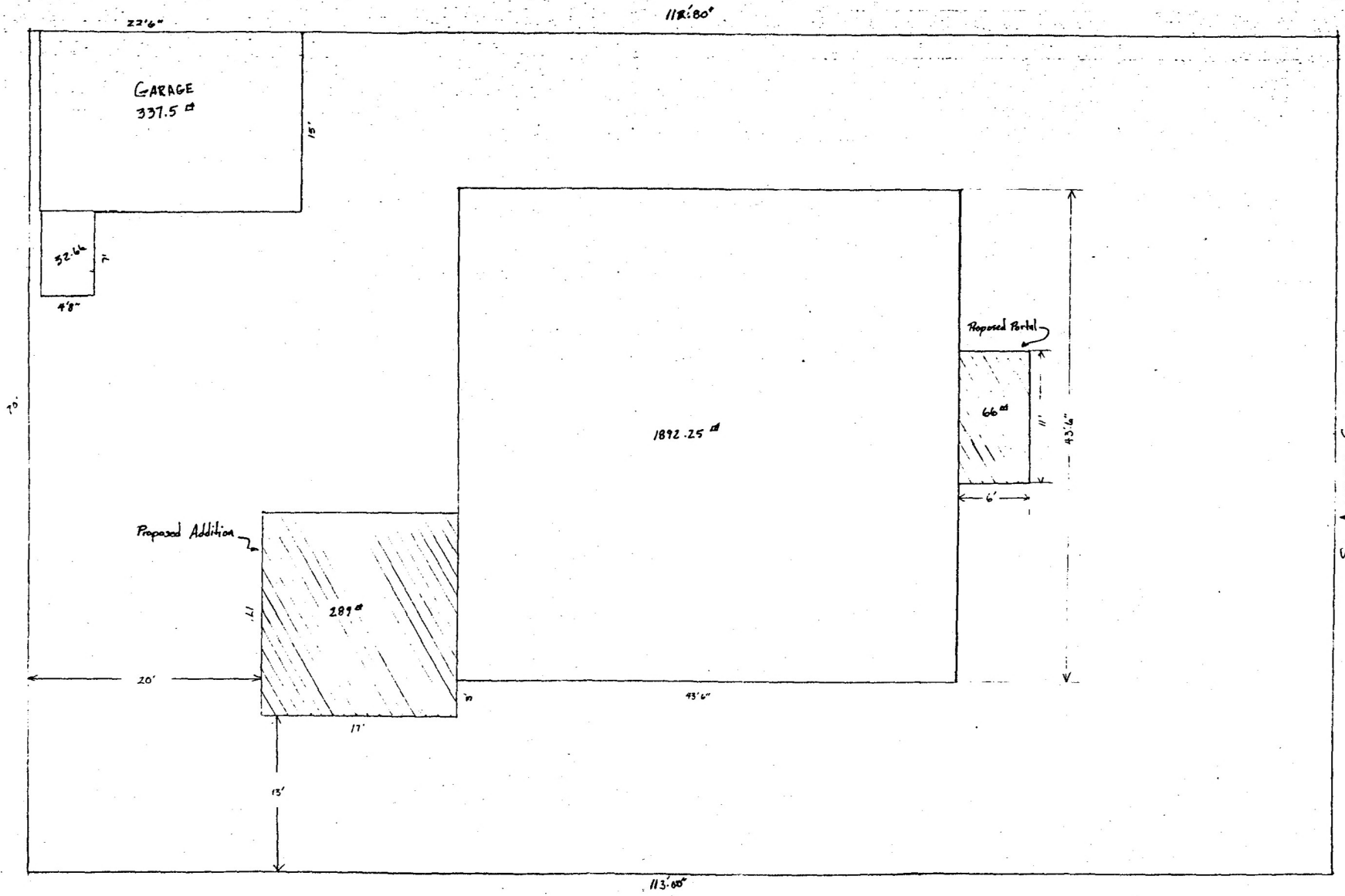
For further information please call 984-6808.

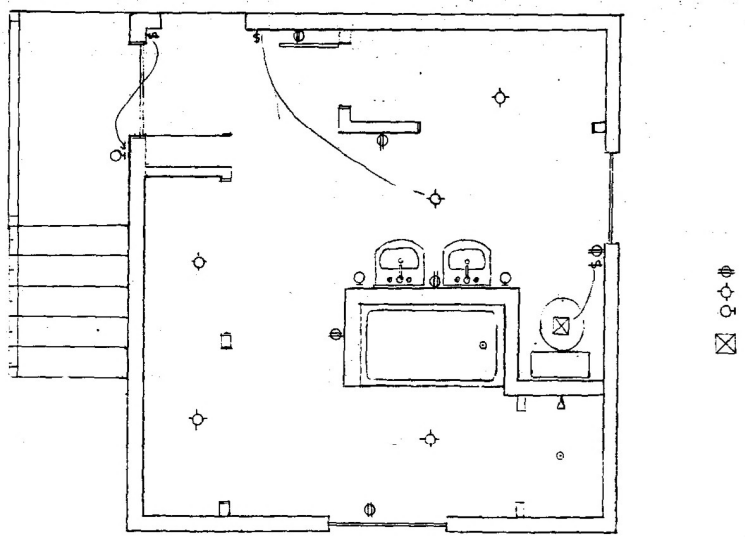
Sincerely,

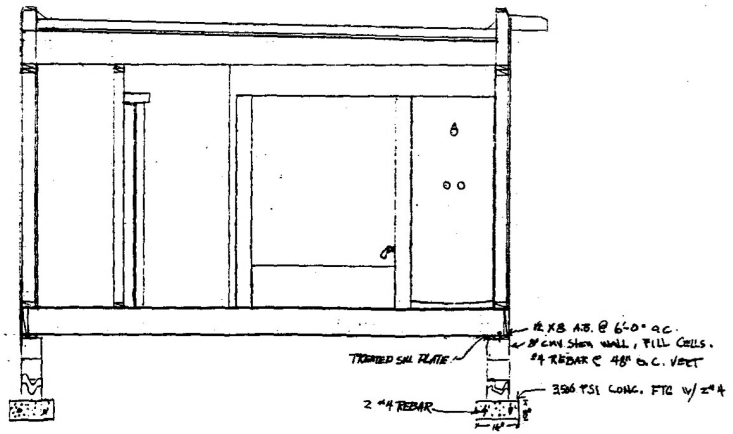
Joan Cole

Joan Cole
Planner II

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 ITS 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.


22'6"
118'.80"
GARAGE
337.5 sf
15'
32.64
7'
4'8"
70'
1892.25 sf
Proposed Portal
66 sf
11'
43'6"
6'
Proposed Addition
289 sf
17'
20'
43'6"
15'
113'.05"
SAN ANTONIO STREET

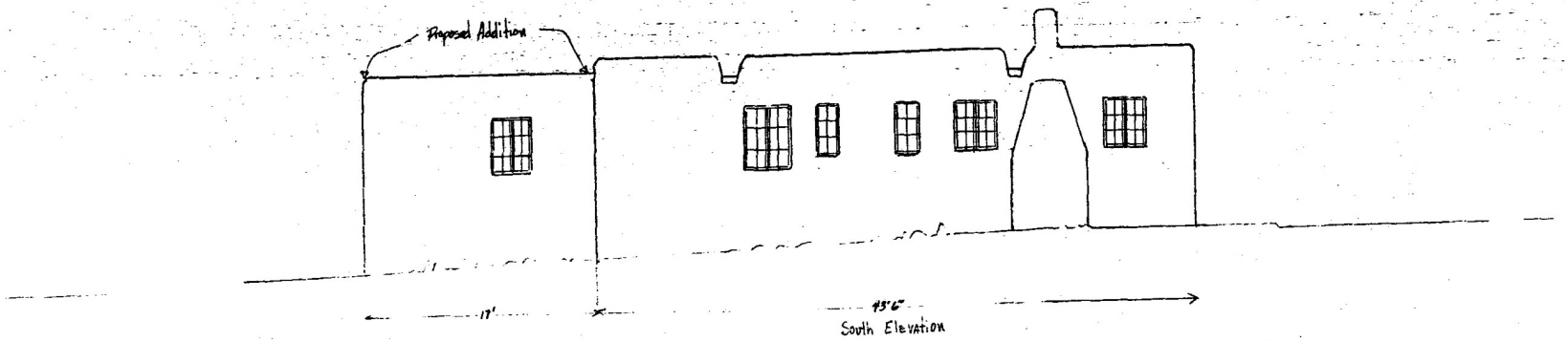




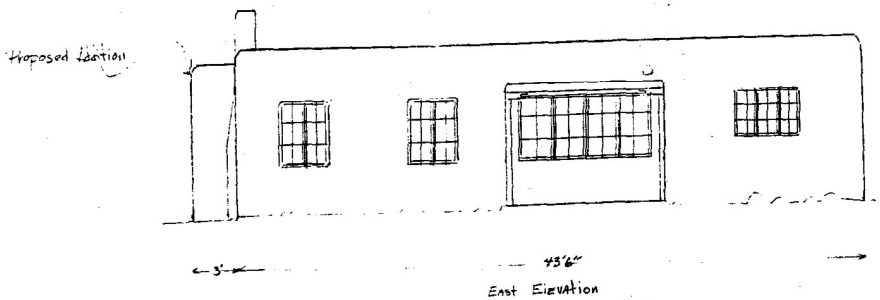
1/2" = 1' SCALE

GENERAL NOTES

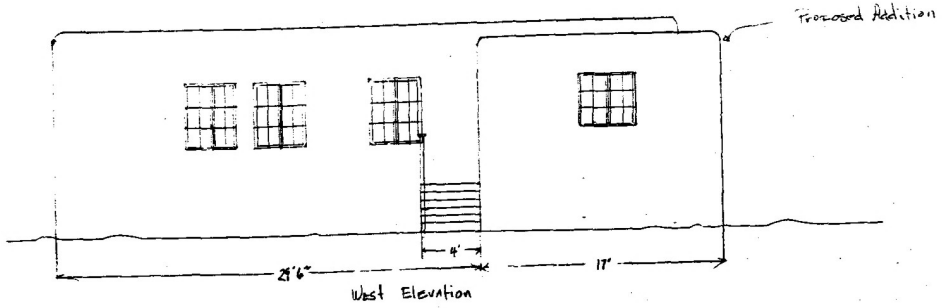
1. ALL VIGAS 12 TO 8 WILNAUK 32" O.C
2. ALL HEADERS TO BE (2) 2X12'S
3. ALL FLOOR JOIST 2X10" 16" O.C.
4. ALL EXTERIOR STUDS 2X6" 16" O.C
5. R-19 BATT INSUL.
6. 1"X8 T.G. DECKING
7. 3/4" EXT. PLYWD GLUE & NAIL TO FLOOR JOIST
8. 4" PALE CELL INSUL ON TG ROOF DECKING



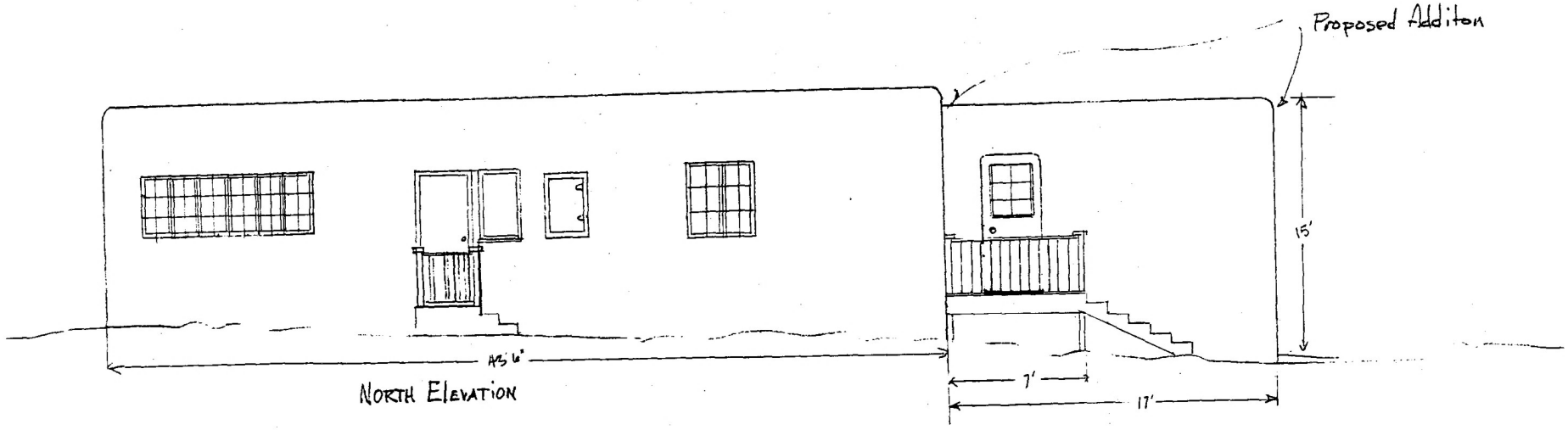
South Elevation



East Elevation
SAN ANTONIO STREET



West Elevation


Proposed Additon
15'
7'
17'
NORTH ELEVATION

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 8[illegible]4-0909

Project description . : ADD OF PORTAL @ E. ELEV; ADD @ SW CORNER
Project number . . . : 95- 10100071
Case Number . . . . . : H-95-71
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
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AP- Hansen, Philip S. 424 San Antonio Santa Fe, Nm
Santa Fe, NM 87501 (505) 9882984

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	SIGNIFICANT
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	NO
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DIST SURVEY NUMBER	21
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: May 9, 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II JC

VIA: Dennis Thompson, Planning Division Director DT by mg

CASE #H-95-71 ADDRESS 424 San Antonio

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
x	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

STAFF RECOMMENDATIONS:

The applicant proposes the addition of a portal at the E elevation and a bathroom/closet addition at the SW corner of this significant building in the Downtown and Eastside Historic District. The proposed addition to the rear of the building is approximately one foot lower in height than the existing building and extends 3'0" beyond the S wall. Its features include a flat roof with parapet and canales, multi-lite, vinyl clad wood windows (glazing to match exisiting) at the S and W facades, and door at the N. The stucco and window/door and trim colors will also match the existing. Staff has no concerns as this rear addition meets the preservation and design standards.

With reference to the historic district's ordinance, staff notes the following concern:

> Section 14-70.73B(3) of SFCC. This historic building has been altered very little over time and retains much of its original massing, scale, features, and materials, hence its significant status. According to the historic district's ordinance, a primary facade is defined as "one or more principal faces or elevations of a structure with features that define the character of the structure's architecture." The E elevation is one of the primary facades of this structure, and the addition of a portal at this primary facade is not appropriate. The applicant is aware of this issue.

Staff defers to the HDRB for its review of this project.

a:\jc\h-95-71

CITY OF SANTA FE
DOWNTOWN AND EASTSIDE HISTORIC DISTRICT CASE SYNOPSIS

DISTRICT DESIGN STANDARDS: SECTION 14-70.9 SFCC 1987

CASE NO. H-95-71 PROJECT ADDRESS 424 San Antonio

PUBLICLY VISIBLE: N (X) S ( ) E (X) W (X)

1. MASSING: Applicable (X) Not Applicable ( )

a. Building height EXISTING W elevation 15'6"; proposed add at W 14'6"; portal @ E 10'0"

b. Roof type flat w/ parapet, canales

c. Facade features windows at S & W facades, multilite, vinyl clad, WD WDWS w/ TDL

Complies (X) Does not comply ( ) Staff comments:

2. OPENINGS: Applicable (X) Not Applicable ( )

a. Percentage of opening per facade N ok S ok E ok W ok
(exception under portal)

b. 30 " maximum glass size (exception under portal) ok

c. 3 ft. minimum distance from corners ok

Complies (X) Does not comply ( ) Staff comments:

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

a. Cantilevered elements

b. 30" maximum roof overhang

Complies ( ) Does not comply ( ) Staff Comments:

4. MATERIALS: Applicable (X) Not Applicable ( )

a. Primary exterior finish stucco

b. Secondary exterior finish vinyl clad WD windows.

Complies (X) Does not comply ( ) Staff comments:

5. COLORS: Applicable (X) Not Applicable ( )

a. Exterior Stucco to match existing

b. Accents white WDW & door, trim

Complies (X) Does not comply ( ) Staff comments:

6. ROOFS: Applicable (X) Not Applicable ( )

a. Roof type and slope flat

b. 30" maximum roof overhang —

c. Parapets concealed equipment —

Complies (X) Does not comply ( ) Staff comments:

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-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;

(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)

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600021
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 424 San Antonio

city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

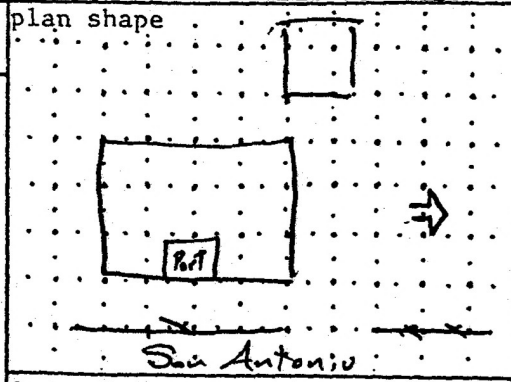
building name:

legal description: tnsp 17 N S range 9 E W sec 25 NE ¼ NE ¼

film roll by mb no. 2	negative nos. ~~10-11~~ 9,10	loc. of neg. ~~HPB~~



plan shape



date of construction: Pre 1928 estimate _____ actual

source: 1928 City directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: Spanish Pueblo Vernacular

foundation material: Not vis

wall material/surface: Stucco

architectural features

Windows - 6 lite w/casement - white - lintels stuccoed.
3 masonary chimneys.
All but one vigas cut flush w wall.
Canales - 2 metal - 1 wood

surroundings: Residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
✓ eligible ___ of ___ interest ___ none

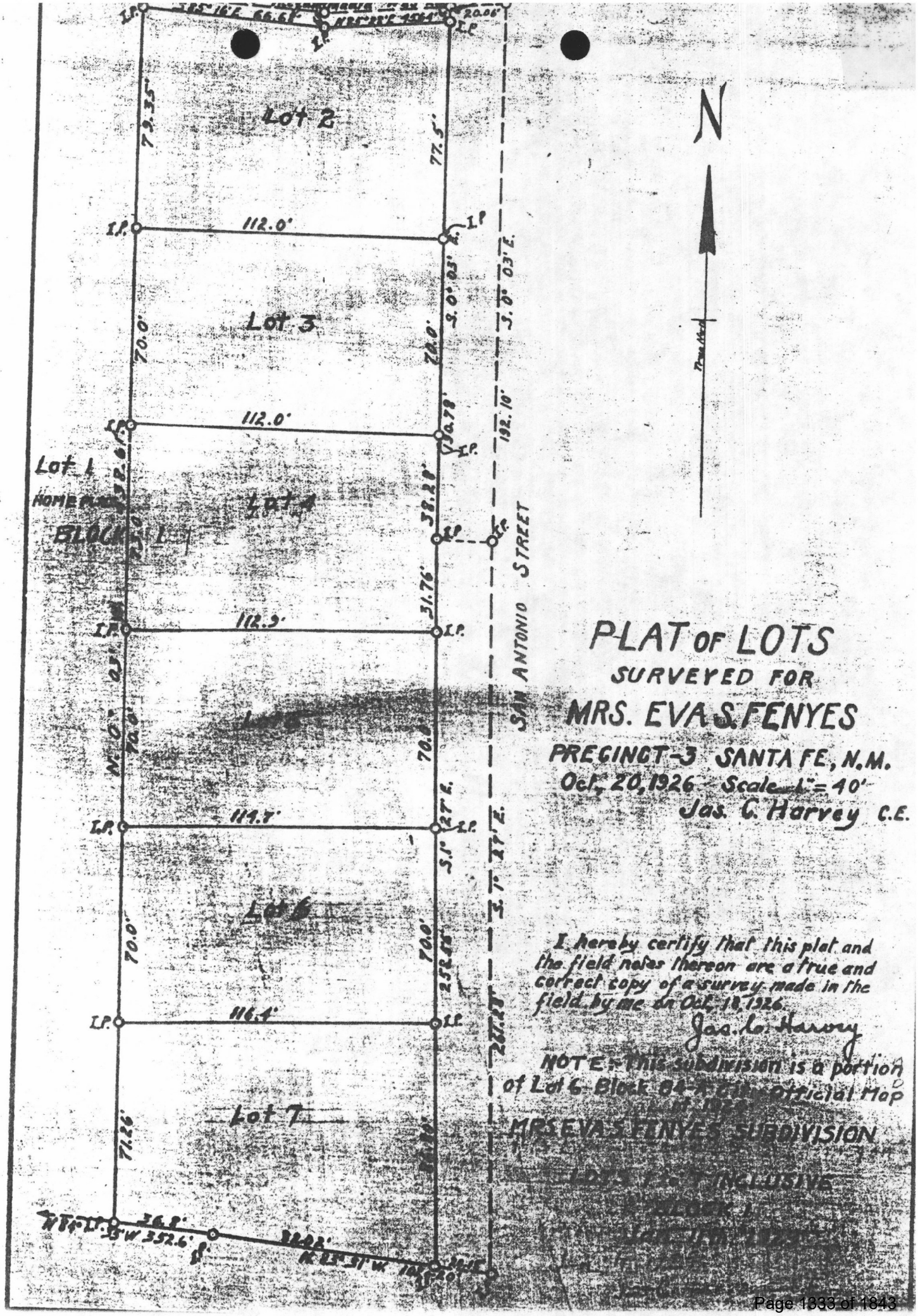
if eligible, why? significant: 1991 resurvey

comments
wall — wall capped w white picket fence
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

associated buildings? ✓ yes
what type?
Garage
if inventoried, list ID nos.

Streetscape

see back? ___ yes


N
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 1
HOME PLACE
BLOCK 1
SAN ANTONIO STREET
112.0'
112.0'
112.9'
114.7'
116.4'
79.35'
77.5'
70.0'
70.0'
70.0'
70.0'
70.0'
71.26'
192.10'
38.28'
31.76'
36.8'
352.6'
I.P.
PLAT OF LOTS
SURVEYED FOR
MRS. EVA S. FENYES
PRECINCT-3 SANTA FE, N.M.
Oct. 20, 1926 Scale 1" = 40'
Jas. C. Harvey C.E.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field by me on Oct. 18, 1926.
Jas. C. Harvey
NOTE:- This subdivision is a portion of Lot 6 Block 84-A City Official Map
MRS EVA S FENYES SUBDIVISION
LOTS 1 to 7 INCLUSIVE
BLOCK 1

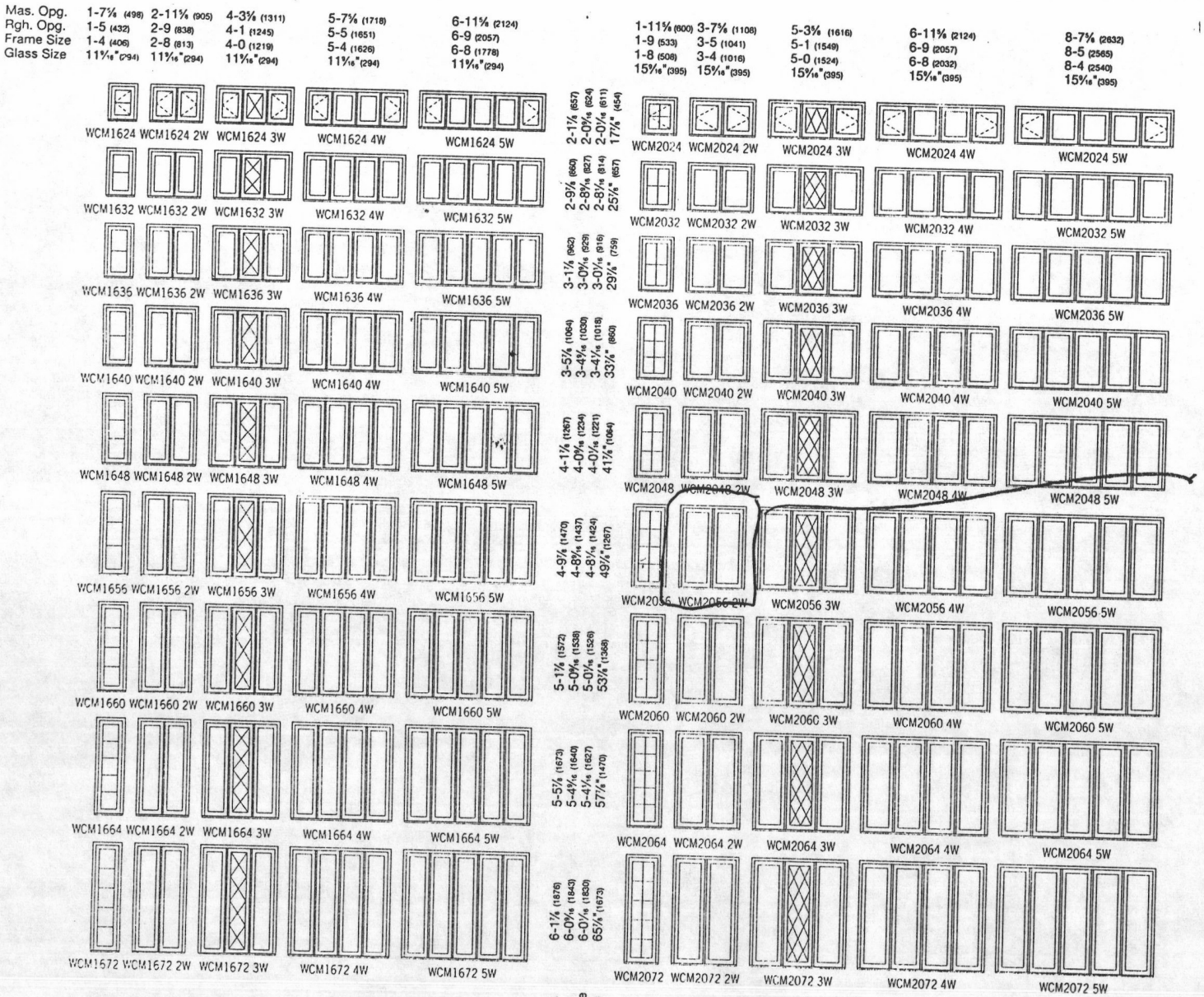
Construction Project- 424 San Antonio

The proposed addition to the house is a bathroom and a closet area. Three feet of this addition will be visible fron the San Antonio Street elevation. The addition is a 17 by 17 ft. room that will be added to the back of the house. The contours of the walls and the window openings will be similar to the existing structure. The roofline of the addition will be 10 to 12 inches lower than the existing structure. The proposed addition will have one window facing the south and one window facing the west. There will also be an exterior door to the north. The constrution material will be 2X6 frame walls with 1 in. insulation to enable the window openings and parapets to be contoured more easily, enabling the corners to be rounded in keeping with the existing pueblo style structure.

Also proposed is a portal to the front entrance of the house. There will be rounded corner posts, 4X8 in. rough sawn beam to support small vegas. 1X8 T.N.G. decking. The portal will be 6X11ft. with minimum structural pitch, with traditional composition roofing.

Architectural History- 424 San Antonio

I understand that the property was purchased in 1927 by Leanora Paloheimo's Grandmother, who was a resident of Santa Fe and Pasadena Calif.. I believe that this house may be the oldest house still standing on the westside of San Antonio St.. This house is a traditional pueblo-style adobe with vigas and interior plastered walls. The only renovation to the house has been the addition of a modern hot water boiler to provide heat to the cast-iron radiators in the house. The house has also been re-wired within the last 20 years.



NOTE: ANY UNIT IN THESE COMBINATIONS CAN BE OPERATING OR STATIONARY. OPERATING SASH ARE VIEWED FROM THE OUTSIDE.

WOOD CASEMASTER

STANDARDS:

- Insulating glass
- Finger-jointed brick mould casing
- Treated bare wood
- Bronze screen surround
- Bronze hardware.
- Concealed sequential sash locks
- 4 9/16"(116) jambs

OPTIONS:

- Jamb extensions, factory applied
- Clear brick mould casing (non finger-jointed)
- Flat casing
- Aluminum drip cap
- Screen, aluminum surround in white, brown or gray
- White or brass hardware
- Stainless steel hardware
- Flip handle operator
- Diamond or rectangular grilles
- Standard Round Top, quarter circle and elliptical transoms
- Power Drive accessories

GLAZING OPTIONS:

- Single glazing with or without removable energy panel
- Northern or Southern Low E glass with or without Argon gas*
- Simulated divided lites with 7/8"(22) or 1 1/8"(29) munts
- Rectangular and diamond authentic divided lites, single glazing with or without removable energy panel
- Rectangular authentic divided lites, insulating glass
- Bronze or gray glass
- Tempered glass (standard on one lite 72 height)

FINISH OPTIONS:

- Interior prime and/or exterior prime
- Exterior finish in: white, bahama brown, pebble gray or medium bronze
- Exterior finish in fifty standard optional colors

*All standard one lite Northern and Southern Low E glass units automatically include Argon gas.

ENERGY DATA	24 x 48 Unit "U" Factor	30 x 60 Unit "U" Factor	24 x 48 Unit "R" Value	30 x 60 Unit "R" Value	Air Infiltration Per CFM/Lin. Ft.
Single Glass	0.89	0.93	1.12	1.08	.03
Single Glass plus Energy Panel	0.45	0.46	2.22	2.17	.03
Single Glass plus Low E E.P.	0.36	0.36	2.78	2.78	.03
Insulating Glass	0.48	0.48	2.08	2.08	.03
Insulating Northern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E w/Argon	0.34	0.32	2.94	3.13	.03

Product U-Factors and R-Values are determined by computer simulation using Windows V4.0 and Frame V3.0 software applications.
U-Factor = Btu/h-ft2-F R-Value = 1/U-Value



Looking south down San Antonio towards 424 San Antonio



North side of 424 San Antonio including Garage









EXISTING WDWS & DOORS

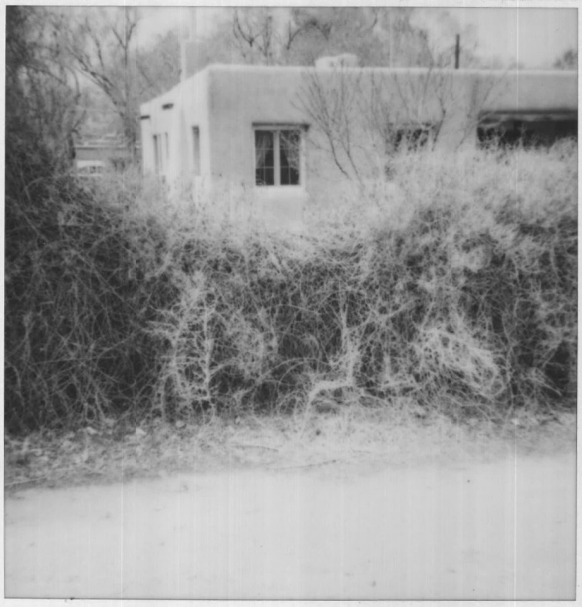


Front view from across the street (taken on 4ft. wall)



front of 424 San Antonio

South East corner of house proposed addition would be exposed on rear corner



City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

TO: **Historic Districts Review Board**

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

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

2025-011538-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing, Shane Woods and Gabe Rippel, owners, request approval for a 120 sq. ft. detached free-standing pergola to a height of 7'-8", where the maximum allowable is 15'-1".

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 (with no roof structure) and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Sample motions:

a. Approve or deny Case #2025-011538 to allow these alterations to 800 Gildersleeve Street.

b. Approve or deny Case #2025-011538 to allow these alterations to 800 Gildersleeve Street, subject to conditions.

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

BACKGROUND & SUMMARY:

The single-family residence and detached garage at 800 Gildersleeve are listed as contributing to the Don Gaspar Area Historic District. The primary facades designated on the main structure are the east and south facades and the garage's east façade. The main structure and garage were constructed sometime before 1928 in the Spanish Pueblo Revival design style as seen by the battered walls, stepped parapets, recessed openings, projecting viga tails, historic wood windows, and sculpted chimney (Rasch 2015:1).

The subject property is located at the southwest corner of the Gildersleeve Street and Berger Street intersection. The proposed pergola will be located in front of the house on the northeastern portion of the site. It will be constructed of stained cedar wood with a metal trellis. Although the applicant's letter states that it may optionally include a roof, the drawings illustrate no roof. If the applicant chooses to add a roof to the pergola structure, the project will need to be reviewed and approved by the HDRB as part of a separate case in the future.

Previous cases for 800 Gildersleeve include:

On August 26, 2025, in Case No. 2025-010948-HDRB, the Historic Districts Review Board (Board) approved the exception requests to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) replacement of historic windows, an HVAC system, stucco, infilling a door on the west of the garage, and replacing the vehicle door of the garage. This approval was the result of an issued notice of violation.

On May 24, 2016, in Case No. H-15-073C, the Board approved the installation of foam insulation on the main structure and garage, and the repair of the chimney on the main structure.

On October 13, 2015, in Case No. H-15-073B, the Board approved the addition on the south primary façade, an addition less then ten feet set back from the east primary façade, create an opening on the south primary façade, increase the maximum allowable height, increase the 50 percent historic footprint standard, with conditions to the existing stairs on the south elevation and entry portal be extended in width to match the same opening as the doors leading into the portal.

On August 25, 2015, in Case No. H-15-073A, the Board designated contributing status for the main residential structure and detached garage and designated the east and south façades as primary on the main structure and the east façade on the garage.

On October 24, 2004, in Case No. H-04-154, the Board approved the replacement of non-historic windows in an enclosed porch on a contributing structure using windows that the applicant now owns.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 120 sq. ft. detached free-standing pergola to a height of 7'-8", where the maximum allowable is 15'-1".

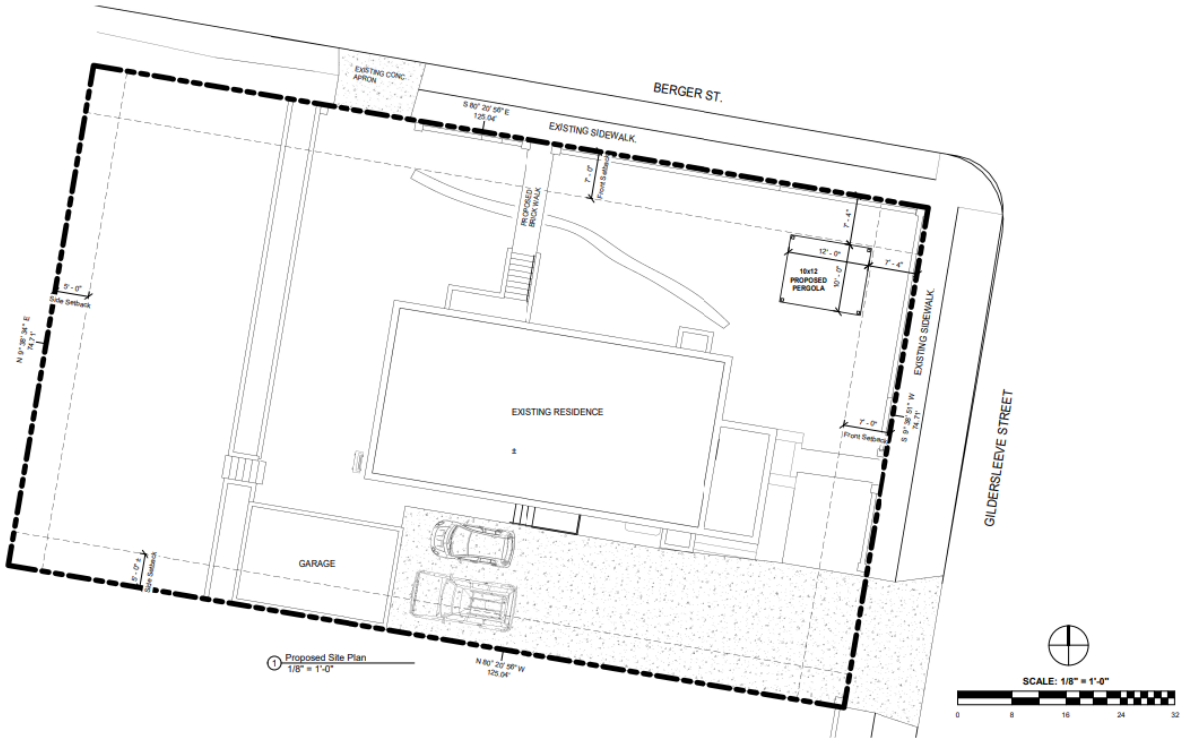


Figure 1. Proposed Site Plan.

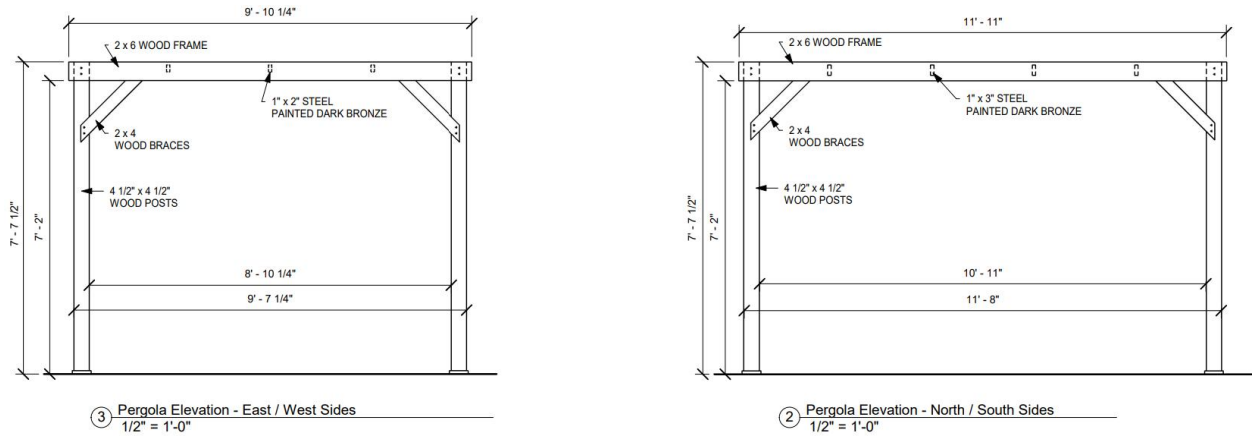


Figure 2. Proposed Elevations.



Figure 3. Overview photo of the proposed pergola.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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* is 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.

(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 outlined in Subsection 14-5.2(E) in addition to the standards outlined 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 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 outlined 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 above 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 outlined 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 on one end or the 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)

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2176

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 268	UTM reference zone 12 (13)	easting 414920 northing 3948320

location description 800 Gildersleeve

city/town Santa Fe

land grant/reservation

building name

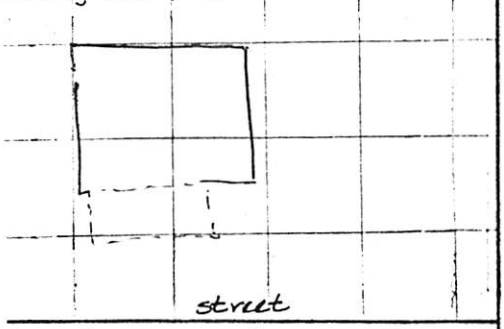
legal description tnsp ___ N S range ___ E W sec ___ ¼ ¼

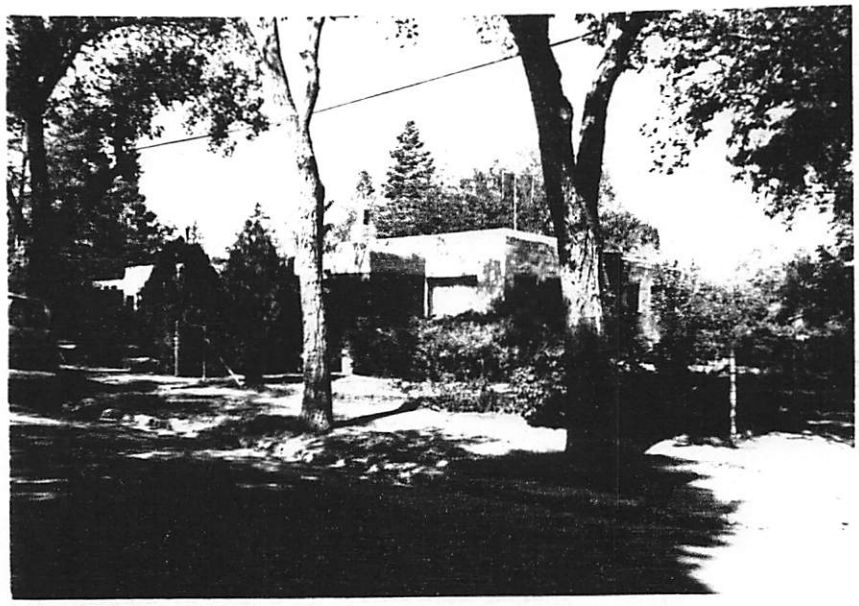
film roll by E.T. no. 9

negative nos. 32

loc. of neg. City of Santa Fe

building-site plan





ate of construction

1930 estimate 1912-28 actual

ource Sanborn City Directory

se

resent (residential)

other ___

storic (residential)

other ___

ondition

___ excellent ___ good

✓ fair ___ deteriorating

style pueblo revival

foundation material n/V

wall material/surface stucco/tile

degree of remodeling

___ minor ✓ moderate ___ major

describe: windows

architectural features

parpet, canales, vigas

portal detailing

fixed pane windows

wd. d/h

surroundings

res

relationship to surroundings

✓ similar ___ not similar

district potential

✓ yes ___ no

significance

___ significant X contributing

✓ supporting ___ intrusive

comments

St. trees

wire fence

1936 - cd - Sheets RR

1928 cd - Sheets RR bkpr. SF Bldrs Supply

1930 Sanborn

associated buildings? ✓ yes

what type? garage

if inventoried, list ID nos.

see back? ___ yes

SANTA FE
PERMITS

October 2, 2025

Gary Moquino
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 800 Gildersleeve St

Dear Gary,

I am writing to respectfully submit a request for Historic District Administrative Approval for the property located at **800 Gildersleeve Street**, a contributing structure within the **Don Gaspar Historic District**.

The proposal includes the installation of a 10 ft (depth) x 12 ft (width) cedar wood pavilion-style structure. It is a freestanding, reversible addition and is not replacing any historic material**.** It has been carefully selected to complement the existing architecture and aesthetic of the residence**,** ensuring that it aligns with the historic character of the district.

Materials:

Constructed from FSC-certified solid cedar wood, this structure serves as a versatile trellis and may optionally include a roof. Anchoring plates with expansion screws provide long-term structural stability.

This proposal includes the following documentation for your review:

1. Site Plan
2. Elevations
3. Photographs
4. Specs

Please feel free to contact me at **(505) 557-4060** or via email at **jennifer@santafepermits.com** with any questions or for additional information.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene

800 Gildersleeve

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	10-15-25	Property Owner of Record	FBF Enterprises				
Applicant/Agent Contact	Jennifer Salimbene, Agent						
Site Address	800 Gildersleeve						
Suite or Space #		Subdivision Name	Buena Vista Addition				
Lot #	15	Block #	6	Total Roof Area (square feet)	120		
Lot Coverage %	19.75	Lot Size (square feet)	9321				
Proposed Construction Description	Garden pergola						
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	R21	Overlay Districts	☐ Escarpment ☐ Flood Plain ✓ Other				
Proposed Setbacks	Front	7'4"	Rear	106	Left Side	7'4"	Right Side 57.38'
Required Setbacks	Front	7	Rear	15	Left Side	5	Right Side 5
Proposed Height	7'-8"	Max Height	24'	Parking Required	0	Provided 0	Bike Parking 0 Provided 0

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.

Jennifer Salimbene

☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

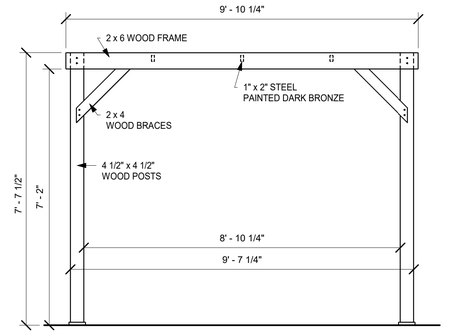
PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☒ Reviewed w/ conditions	☐ Denied

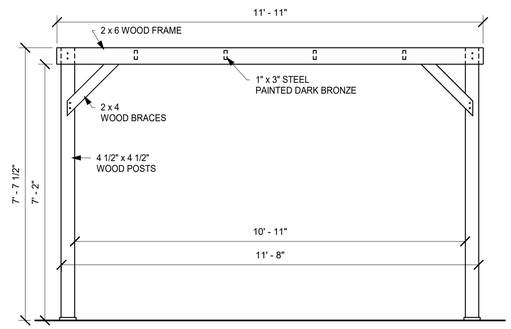
Comments/Conditions: Final permit application must comply with Zoning Standards set forth in Ch. 14 of City Land Development Code

Preliminary Zoning Review completed by: Rachael Flamm Date: 10/22/2025

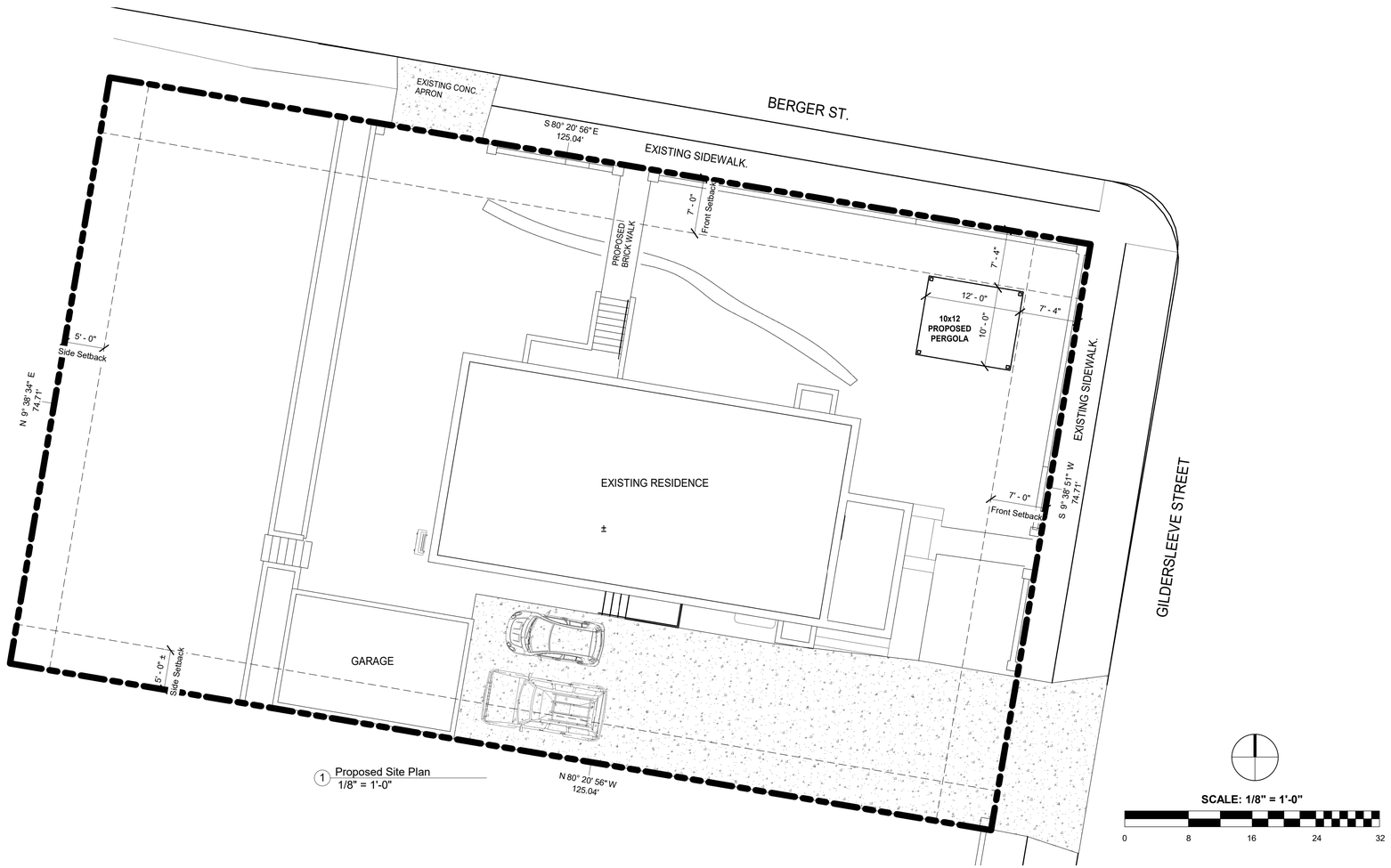
Preliminary Zoning Review #: 2025-011421-PAR



3 Pergola Elevation - East / West Sides
1/2" = 1'-0"



2 Pergola Elevation - North / South Sides
1/2" = 1'-0"



1 Proposed Site Plan
1/8" = 1'-0"

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

0 8 16 24 32

LORN TRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

STATE OF NEW MEXICO
LORN C. TRYK
NO. 1381
9/30/25
REGISTERED ARCHITECT

PERGOLA

800 GILDERSLEEVE ST.

Date:
9/30/2025
5:30:26 PM

Pergola Site Plan - Elevations

Scale As indicated

C0

D:\Lorn Tryk Architects Dropbox\800 Gildersleeve\800 Gildersleeve- Pergola 1.rvt

Size: 10 ft D x 12 ft W

Overall	11' W X 10' D X 7' 8" H
Roof	7' 8" H X 11' 11" W X 9' 10" D
Door/Entrance Height - Top to Bottom	7' 2" H
Interior Height - Top to Bottom	7' 2" H
Interior Width - Side to Side	10' 11" W
Overall Product Weight	230 lb.
Square Footage	120

Other Dimensions

Roof	11' 10" D
Posts	6' 5" H X 4 3/5" W X 4 3/5" D
Door	7' 3" H
Interior Height - Top to Bottom	7' 3" H
Interior Depth - Front to Back	10' 7" D

Documents

Owner Manual (pdf)

Details

Portable	No
Footprint Shape	Rectangular
Frame Material	Solid Wood
Roof Type	Hardtop
Roof Material	iron
Roof Included	Yes
Wind Vents Included	Yes
Snow Load Capacity	2,400 lb.
Anchor / Mounting Kit Included	Yes
Wood Species	Cedar
Year-Round Use	Yes

Weather Resistant	Yes
Product Care	Apply oil to maintain color and prolong durability, Avoid use of abrasive cleaners, Do not use any cleaning agents
Natural Variation Type	Wood Knots
Imported	Yes
Paintable	Yes
Durability	Water Resistant, UV Resistant, Wind Resistant, Weather Resistant, Rust Resistant
Roof Hanging Weight Capacity	50 lb.
Wind Rating	83 mph
Roof Color	Black
Frame Finish	Brown





City of Santa Fe

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

PROJECT DESC: 2025-010948-HDRB, 800 Gildersleeve St., Don Gaspar Area Historic District, Contributing, Jennifer Salimbene, agent for Shane Woods and Gabe Rippel, owners, request approval for the removal of historic material on a primary façade of a contributing structure. Exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

CASE NUMBER: 2025-010948--HDRB

PROJECT TYPE: Remodel

LOCATION: 800 GILDERSLEEVE ST
Santa Fe, NM 87505

CONTACTS:

Applicant	Jennifer Salimbene	PO BOX 29424 SANTA FE, NM 87507

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 26, 2025. The decision of the Board was to approve the application to replace the four windows on the south façade in-kind with respect to material and style such that the windows are wood, true divided lite, not clad, with the condition that the color be brought to staff for confirmation that it matches the existing color on the other windows on the structure, hemlock green, and that the openings match as well, the size of the windows that were unfortunately removed, and consistent with staff's recommendation approve items 2-6 as submitted, and should clarify for the record that the exception criteria as acknowledged by staff are met with this proposal.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

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:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure.

Case number: H-15-073A
Project Type: HDRB

PROJECT LOCATION (S): 800 Gildersleeve Street

PROJECT NAMES:

OW – Roxanne and Brian Morgan
Bradenton, FL 34212

15051 Upper Manatee River Road
941-747-4727

AP – Andrew Lyons
Santa Fe, NM 87504-8858

P.O. Box 8858
505-982-0453

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on August 25, 2015. The decision of the Board was to maintain the contributing historic status of the residence, designating the east and south facades (elevations 1, 2, 3, and 6) as primary, to assign contributing historic status to the converted garage with the east facade (elevation 1) as primary and to recognize the non-historic windows and doors. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, 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.**

9. Case #H 04-154. 800 Gildersleeve. Don Gaspar Area Historic District. David Perrigo, agent for Laura Boyd, proposes to replace non-historic windows in an enclosed porch on a Contributing building.

Mr. Rasch presented the staff report for this case [attached as Exhibit G]. The staff report recommended approval of the proposal as submitted.

Present and sworn was Mr. David Perrigo, who shared some of the background on the building. He said the windows were non-conforming, from the 1970's and were leaking. He said the window installer told the owner she did not need a building permit and took out the windows, demolishing them in the process, and was promptly red-tagged. He said the openings have been sitting open to the weather since Spring.

He explained that her intent now was to modify the windows to fit those openings with an exterior muntin. He explained that the new windows were a little smaller than the old ones.

Ms. Farrar said the Board needed to figure out on the primary elevation how to retain the character of the portal.

Mr. Perrigo said it had been enclosed since the 1970's. He said the work would not make it less contributing.

Ms. Farrar said it would be better to keep the front porch feel of the home. She noted that in this district there was no 30" rule.

Mr. Rasch said he did not know if the steps there were historical or not.

Mr. Bell said keeping the opening large would be best. He suggested that French doors would be a better option. He said divided light windows without changing sizes would also be better.

Mr. Perrigo said the owner bought sliding windows and all were vinyl. He said they would be going from dark brown to tan with them.

Mr. Rios said she would go with the vinyl, saying it should not be made to look like a room. Mr. Bell said "Vinyl??"

Ms. Rios said the sliding door side should match the other side. Mr. Bell said he was not in favor of aluminum or viny.

Present and sworn was Ms. Jackie Alarid, 18½ Acequia Madre, who asked the

Board if they took the owner's finances into account. Ms. Farrar said they did.

There were no further speakers from the public regarding this case.

Ms. Farrar moved for approval of Case #H 04-154 to maintain the 1970's openings on the porch using the windows which the applicant now owns. Ms. Rios seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Bell who voted against.

10. **Case #H 04-155.** 1510 Cerro Gordo. Downtown & Eastside Historic District. Susan Rundstrom, agent/owner, proposes to repair an existing exposed adobe streetscape wall and apply cementitious stucco at a Contributing property.

Mr. Rasch presented the staff report for this case [attached as Exhibit H]. The staff report recommended approval of this project with the condition that discussion occur regarding the issues concerning the 25' run - 8" vertical change and 50' run - 1' horizontal change guidelines.

Present and sworn was Mr. Richard Connerty, 228 County Road 88, La Puebla, who said his client wanted to do what is necessary to bring the wall into compliance. He pointed out that the wall was built of unstabilized adobe in 1978 and has had a lot of deterioration. He added that the lot is lower than the street. He said the wall was needed for security.

Chair Purvis asked him what he thought of having a stabilized adobe cap. Mr. Connerty said this wall was beyond that option. He said that stucco would help fortify the wall and said it needed to be strengthened. He said that was the only protection she had from a truck running through and onto her roof.

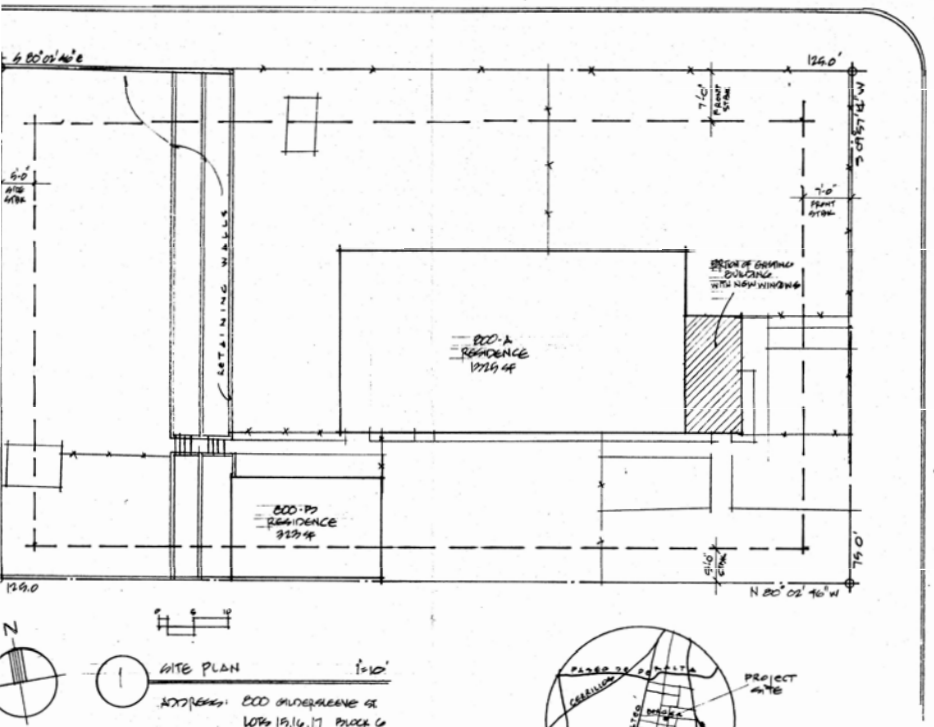
Ms. Shapiro asked him about the option of rebuilding all of the wall with stabilized adobe. Mr. Connerty said the cost of doing that would be far beyond the owner's budget.

There were no speakers from the public regarding this case.

Mr. Rasch said there was no wall height calculation done for this case. He said they also needed to consider options. He said that alterations should bring it more into compliance.

Ms. Shapiro said that Option A would require more maintenance.
Mr. Bell said he did not like the option with latillas in the wall.

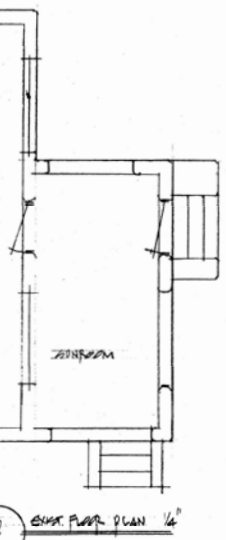
E. BERGER ST.



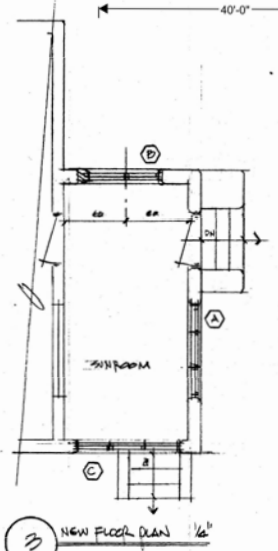
1 SITE PLAN 1"=10'

ADDRESS: 800 GILDERSLEEVE ST.
LOTS 15,16,17 BLOCK 6
PUENA VISTA ADDITION
4/5 T11N R9E

VICINITY MAP

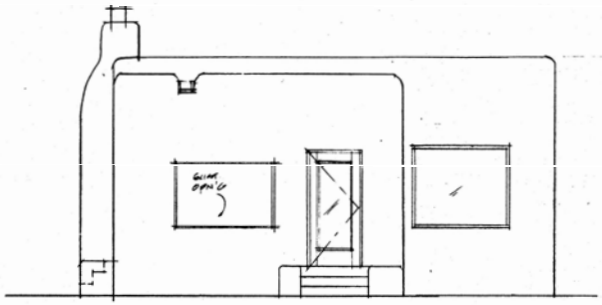


2 EXIST. FLOOR PLAN 1/4"

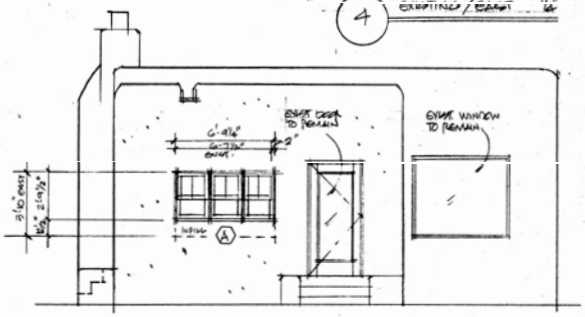


3 NEW FLOOR PLAN 1/4"

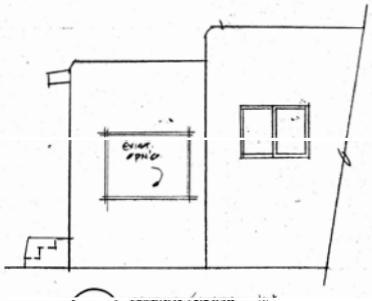
GILDERSLEEVE ST.



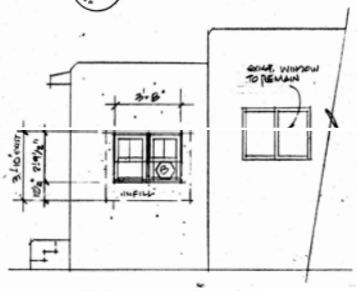
4 EXISTING / EAST 1/4"



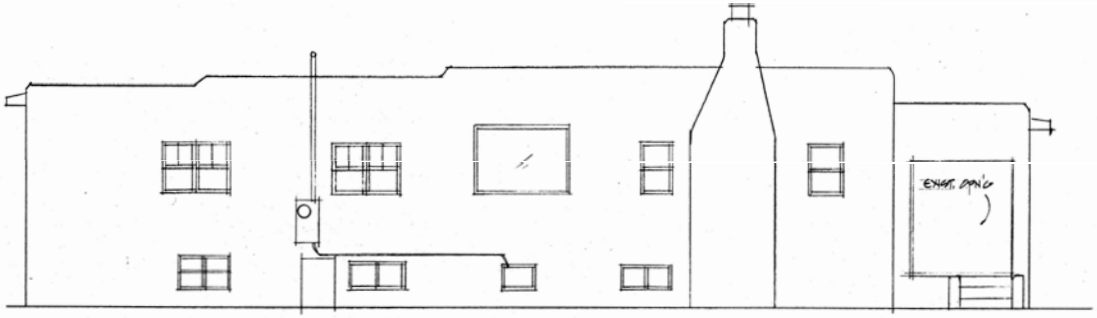
6 NEW / EAST 1/4"



5 EXISTING / NORTH 1/4"



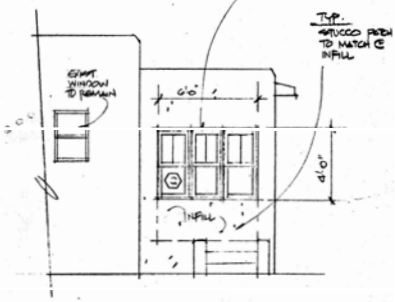
7 NEW / NORTH 1/4"



8 EXISTING / SOUTH 1/4"

TYP. WINDOWS: VINYL CLAD WINDOWS W/ EXTERIOR GRILLE/2 OVER 1 SINGLE HUNG COLOR: BROWN INSUL. GLAZING 4 9/16" JAMB

TYP. STUCCO PATCH TO MATCH @ INFILL



9 NEW / SOUTH 1/4"

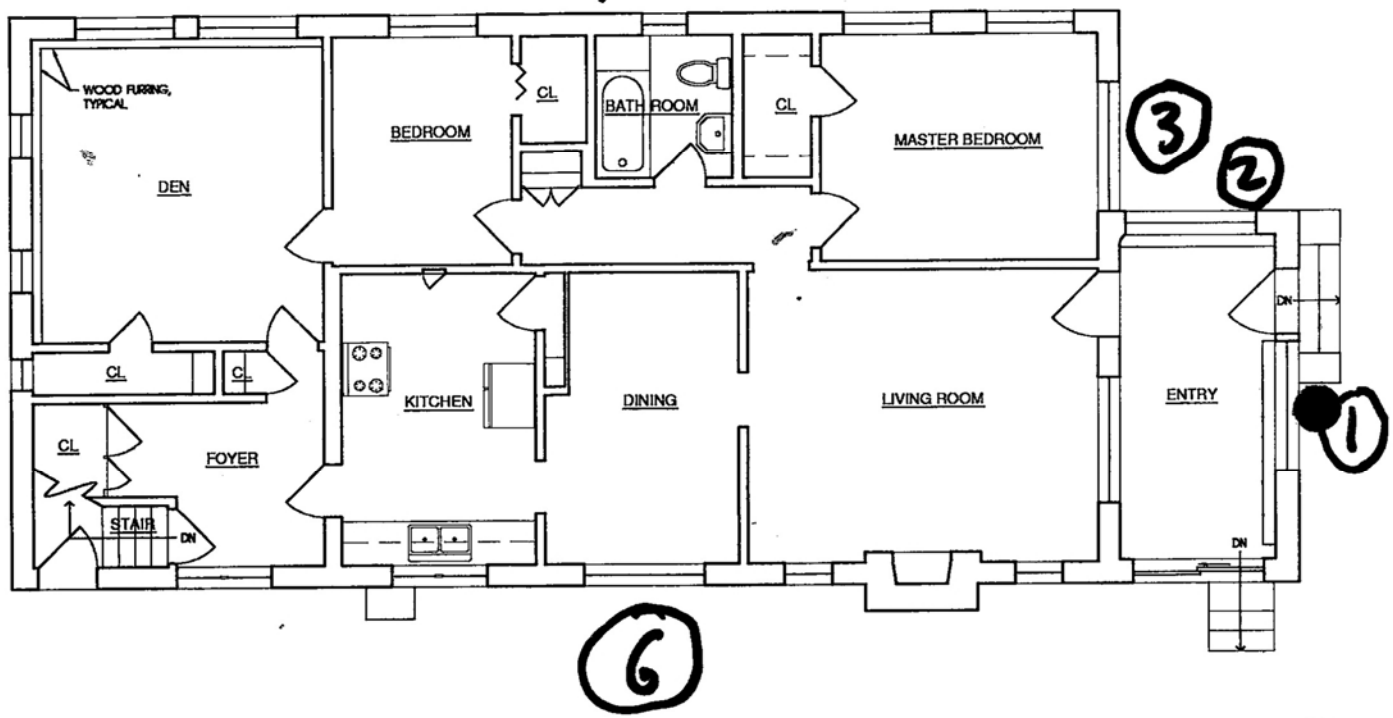
- PLANNING & LAND USE -

- [x] HISTORIC DESIGN REVIEW
- [ ] LANDSCAPE REVIEW
- [ ] ESCARPMENT ARCH. REVIEW
- [ ] APPROVAL
- [x] CONDITIONAL APPROVAL
- [ ] REJECT

REMARKS: Maintain 18" from property line on north side. Remove all existing trees on other sides.

26 OCT 04

NAME A. Christopher Hunt DATE

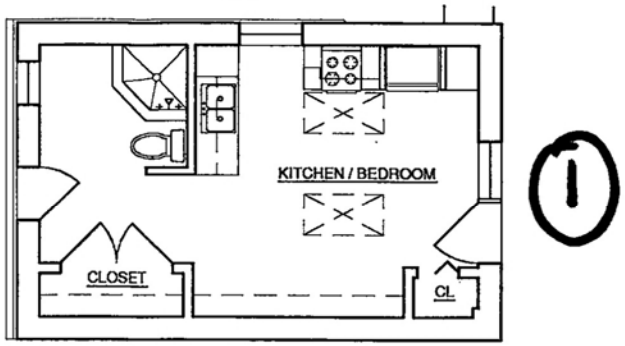


1 EXISTING FIRST LEVEL FLOOR PLAN

0' 5' 10'

PLAN NORTH

1/4" = 1'-0"



1 EXISTING CASITA FLOOR PLAN

0' 5' 10'

PLAN NORTH

1/4" = 1'-0"



800 GILDERSLEEVE



800 GILDERSLEEVE



800 GILDERSLEEVE

City of Santa Fe, New Mexico

memo

DATE: August 25, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-073A

ADDRESS: 800 Gildersleeve Street
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
____ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south facades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features sounded edges, battered walls, stepped parapets, deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

ANDREW LYONS
DESIGN AND DRAFTING LLC
P.O. BOX 8858
SANTA FE, NEW MEXICO 87504
505-982-7999
andrew@andrewlyonsdesign.com

27 July 2015

Historic Design Review Board
Historic Preservation
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Primary Elevation Designation (Main Residence) and Historic Status (Casita) at 800 Gildersleeve

Dear Board Members,

Attached you will find my submittal on behalf of the property owners, Brian and Roxanne Morgan, for the Board's review and determination of the primary elevations of the existing main residence, a contributing structure, and the historic status of the existing casita, a structure with no current status.

The existing main residence is a pen-tile and stucco structure consisting of an upper level and a partially buried basement level built in the Pueblo-Revival style. The estimated date of construction is between 1912 and 1928, and according to a previous owner's recollection the original front portal facing Gildersleeve Street was enclosed at some point in 1977. The only original-looking windows in the structure are on the south elevation, facing the driveway and parking area.

The existing casita was originally a detached garage structure constructed of concrete block, and it appears on NMDOT aerial photos dating back to at least 1958. According to the same previous owner, the garage was converted to a dwelling in the 1977 as well.

We are requesting that the HDRB determine the Primary Facades of the main residence, and the historic status of the casita.

Please don't hesitate to call me at 982-7999 if you have any questions regarding this submittal. Thank you for your time and consideration.

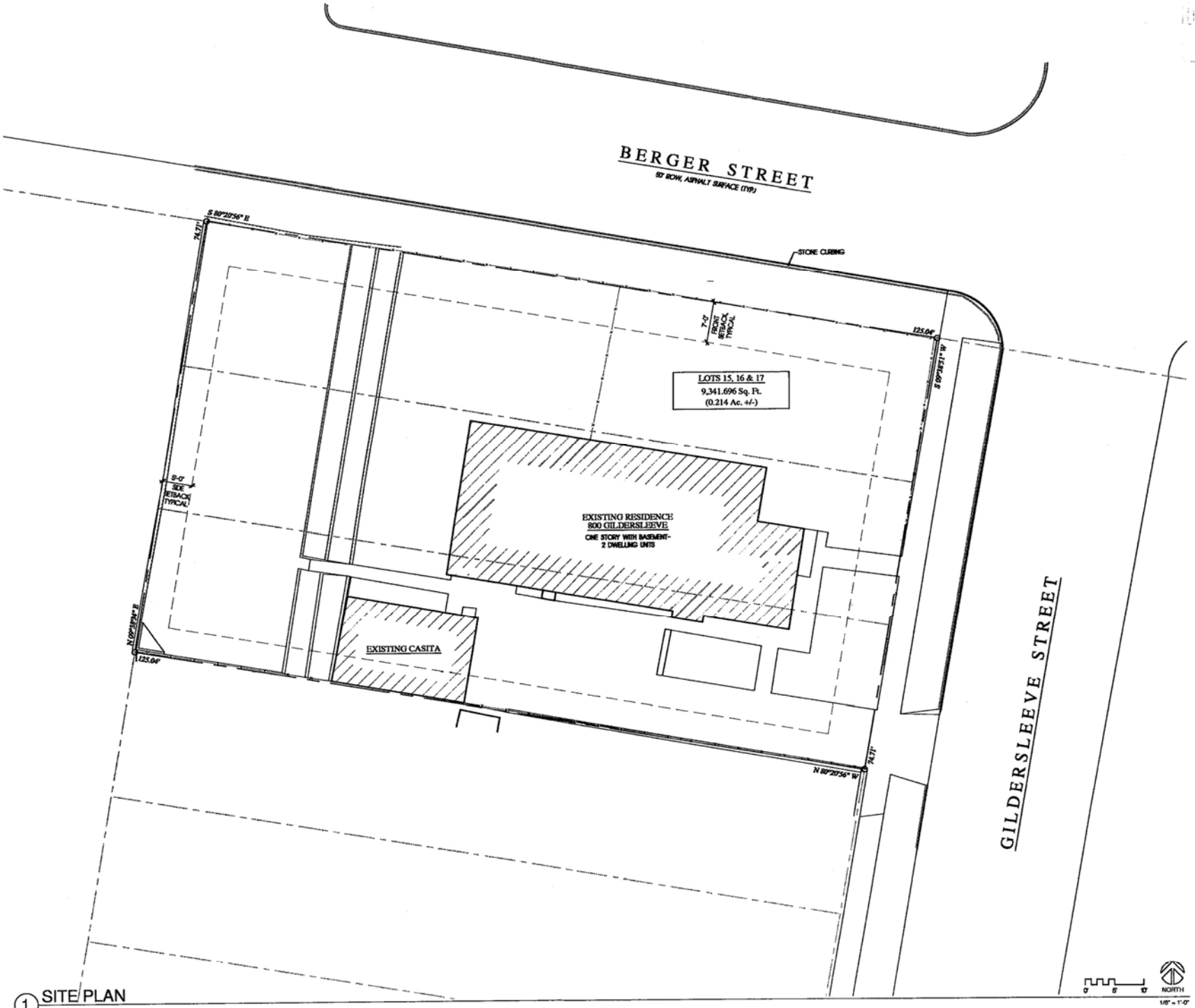
Sincerely,

Andrew Lyons

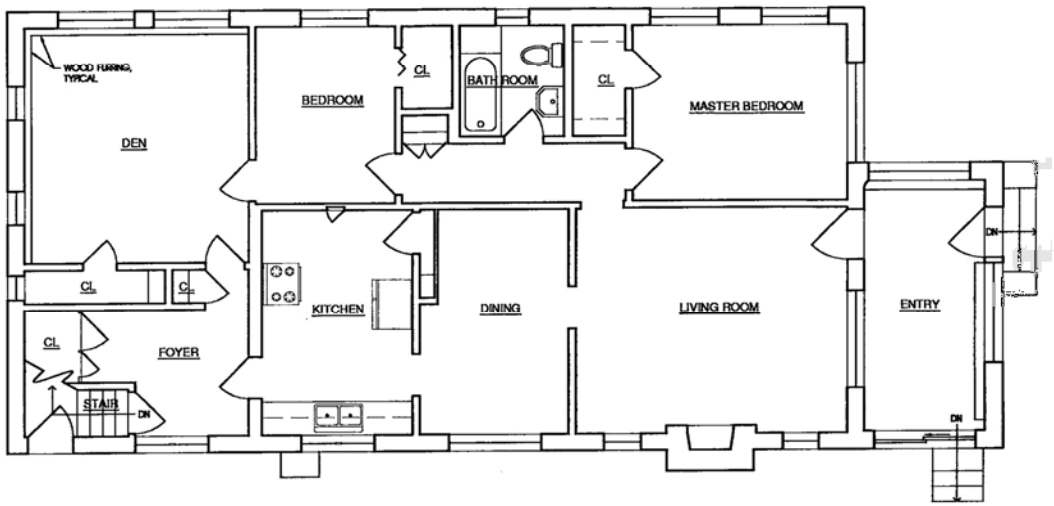
Attachments

Cc: Brian and Roxanne Morgan

JUL 2 8

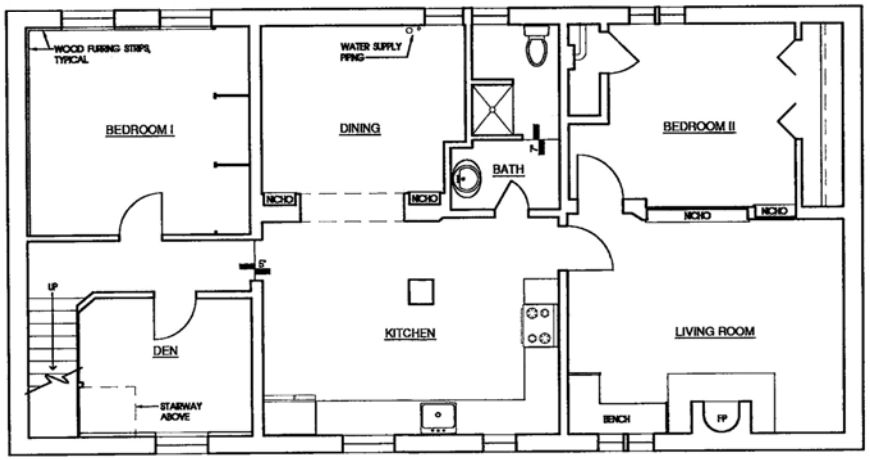


1 SITE PLAN



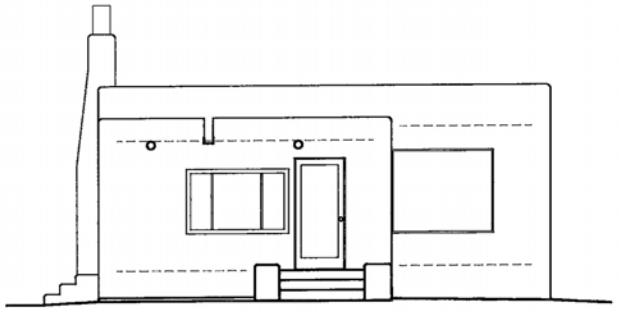
1 EXISTING FIRST LEVEL FLOOR PLAN

1/4" = 1'-0"

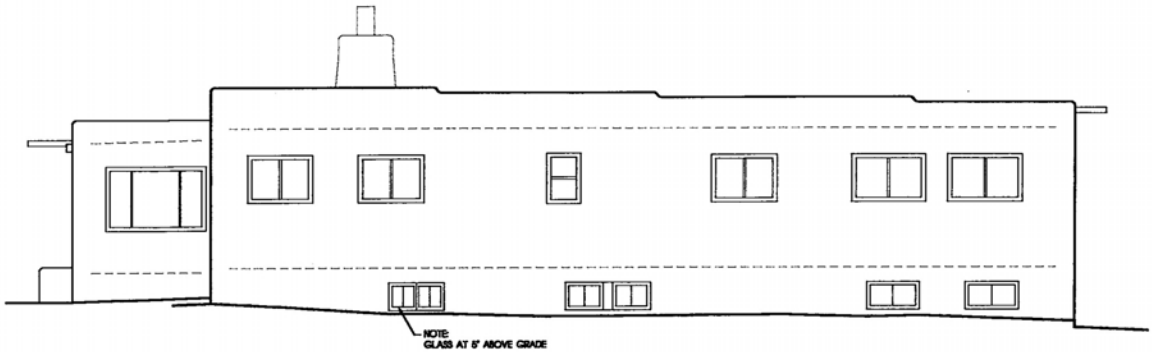


2 EXISTING LOWER LEVEL FLOOR PLAN

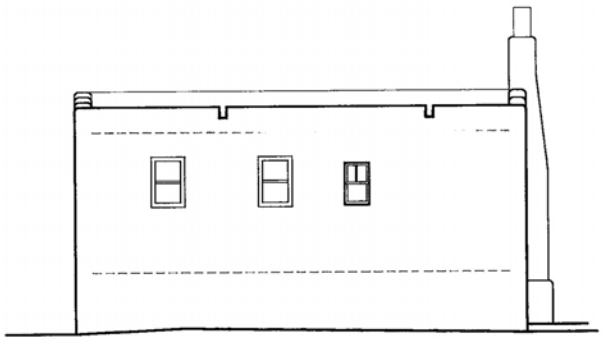
1/4" = 1'-0"



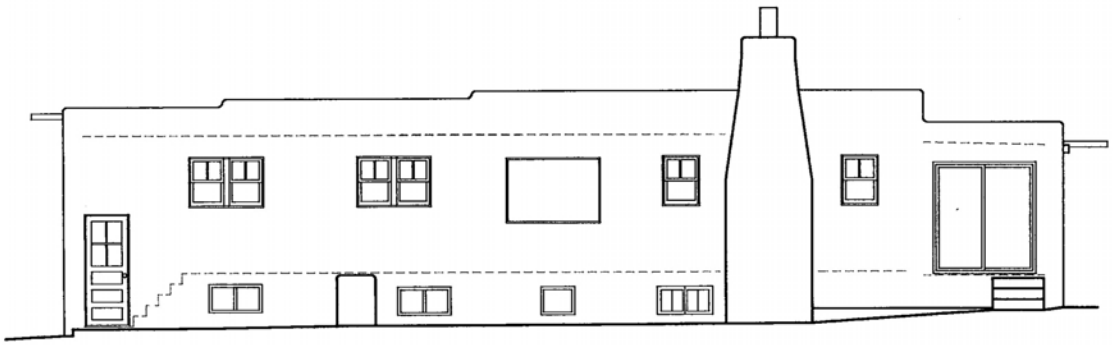
1 EXISTING EAST ELEVATION



2 EXISTING NORTH ELEVATION



3 EXISTING WEST ELEVATION



4 EXISTING SOUTH ELEVATION

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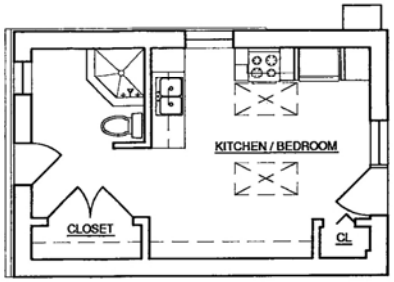
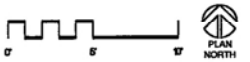
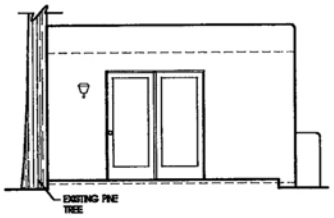


1 EXISTING CASITA FLOOR PLAN

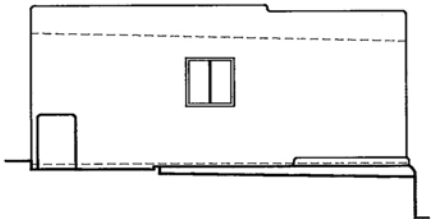


1/4" = 1'-0"



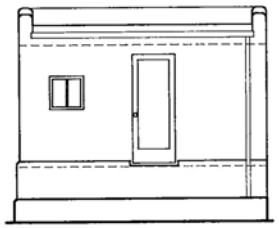
2 EXISTING EAST ELEVATION

1/4" = 1'-0"



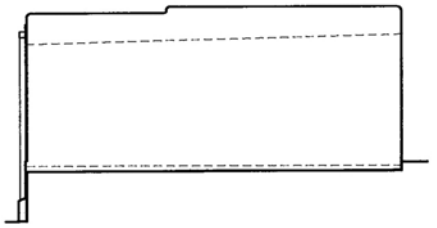
3 EXISTING NORTH ELEVATION

1/4" = 1'-0"



4 EXISTING WEST ELEVATION

1/4" = 1'-0"



5 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

back to the Board as an exception or they would come up with another location. But if it is not visible, it is easy enough for Staff to do it administratively.

Member Powell suggested they might put on garage since it is not a contributing building but they would lose some gain since that would be on the east and west in case they got into a bind.

Mr. Beili said the garage is also a contributing structure.

Mr. Rasch added that the north and east are primary, just like the residence.

Member Powell suggested putting it on the pergola instead of the house.

Mr. Beili thought it would be more visible there. Mr. Rash agreed.

Action of the Board

Member Boniface moved in Case #H-14-112 at 904 Don Gaspar Avenue to approve and acknowledge, all criteria for the roof replacement not inn-kind and maximum allowable wall height have been met, with the condition that at the time of framing, it will come back to staff for confirmation of non-visibility of solar panels, if staff decides it is visible, to come back to the Board for further consideration. Member Roybal seconded the motion and it passed by unanimous (5-0) voice vote.

5. **Case #H-15-073A. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, requests primary façade determination for a contributing primary residential structure and historic status review of a non-statused accessory structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District. The converted garage has no historic status. The residence features rounded edges, battered walls, stepped parapets,

deeply recessed openings, projecting viga tails on the east elevation of the front portal, historic wood windows and a sculpted chimney on the south façade, and a historic window on the west elevation. The converted garage has similar massing details as the residence, a shed roof to the west, and no historic doors or windows.

The applicant requests historic status review and primary elevation designation for the structures.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the contributing historic status of the residence and designate the east and south façades (elevations 1, 2, 3, and 6) as primary and to assign contributing historic status to the converted garage with the east elevation (1) designated as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Andy Lyons, P.O. Box. 8858, who said he is requesting a historic status on the main house and on the casita. Then he would take that information and do design plans for a later review.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Member Boniface noted the south part of the portal was infilled with a non-historic sliding patio door. It also appeared there was something similar to that going on the north side of that same portal. He asked if Staff was suggesting the north side of that portal would not be primary.

Mr. Rasch said that was a good question. He did not suggested the north elevation of the portal should be primary. It does have that massing interest but he didn't see anything on the north being different from the east or the west. And on any of the portal, if the Board does make the east, north or south parts of the

portal primary it would exclude the nonhistoric infills.

Member Boniface said it would include the existing opening size and width, so the applicant would need to honor the opening size. He asked if Mr. Lyons understood that.

Mr. Lyons asked him to explain further.

Member Boniface said the opening that the patio door is in, would have to remain (at its present dimensions). It could not change in size but the applicant could infill the opening with something more historically in keeping with the rest of the house. But it would have to come back to the Board for approval. If a motion was made to have that south side designated as primary and later they decided they wanted to upgrade those patio doors, they could not infill that opening.

Mr. Lyons said they could go back to the original configuration. Member Boniface agreed.

Member Boniface said he just wanted the Applicant to understand what the implications were.

Action of the Board

Member Boniface moved in Case #H-15-073A at 800 Gildersleeve Street, to retain contributing status and approved per staff's recommendation, to designate the east and south façades, elevations 1, 2, 3 and 6 as primary and to assign contributing historic status to the converted garage with the east elevation, #1, designated as primary and indicating that the Applicant has recognized non-historic windows and doors in some openings he might later request to upgrade. Member Roybal seconded the motion.

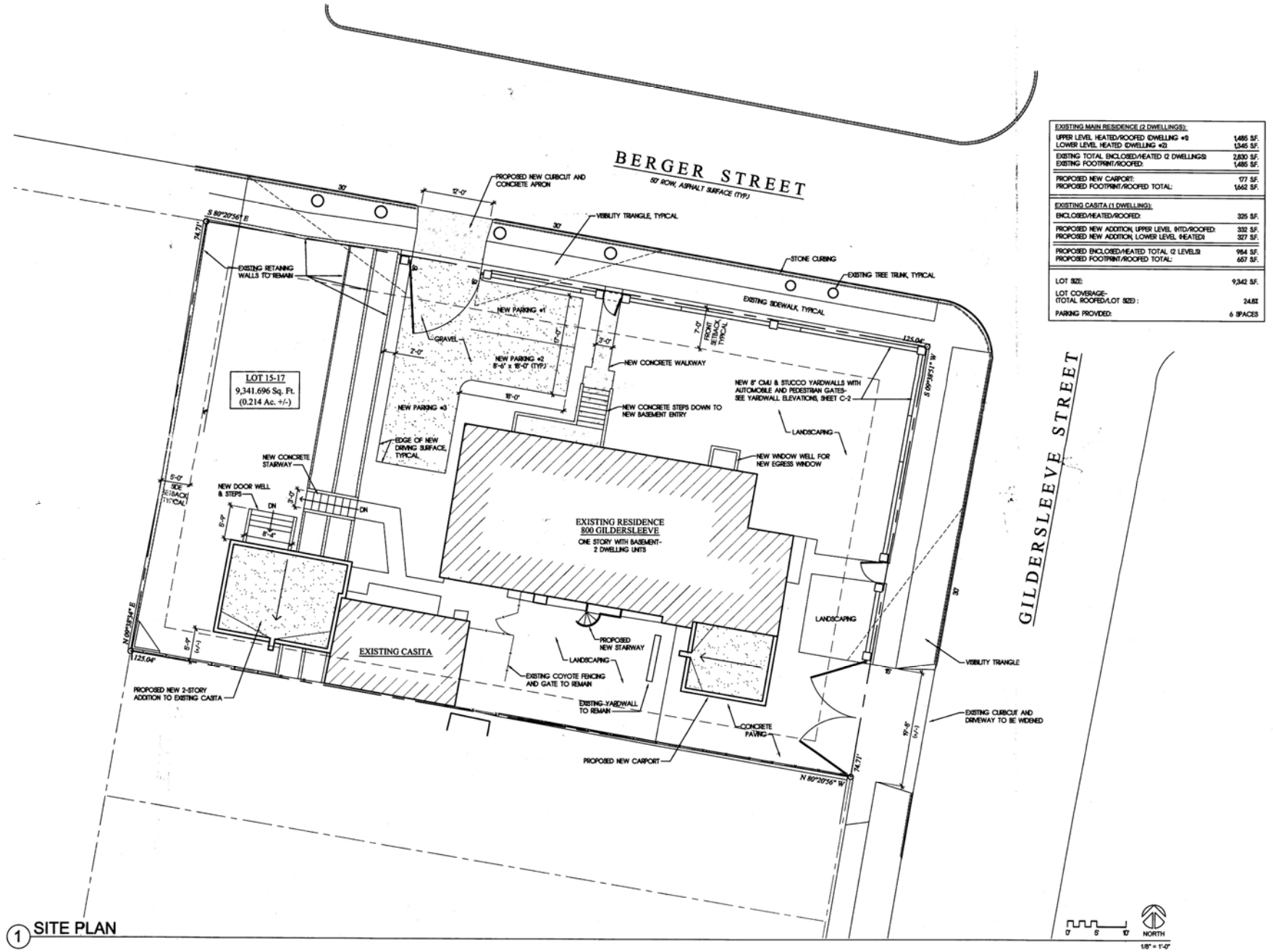
Member Bayer asked for clarification that the north side of the entryway is not being recommended as primary.

Mr. Rasch said the entire façade facing east and facing south is recommended.

Member Bayer said that would include the entire entryway. Mr. Rasch agreed.

The motion was approved by unanimous (5-0) voice vote.

6. **Case #H-15-074. 463 Camino Don Miguel.** Downtown & Eastside Historic District. Lorn Tryk, agent for Cathy Campbell, owner, proposes to construct a 6' high yardwall with pedestrian gate



1 SITE PLAN

EXISTING MAIN RESIDENCE (2 DWELLINGS):	
UPPER LEVEL HEATED/ROOFED (DWELLING #1	1,485 SF.
LOWER LEVEL HEATED (DWELLING #2)	1,345 SF.
EXISTING TOTAL ENCLOSED/HEATED (2 DWELLINGS)	2,830 SF.
EXISTING FOOTPRINT/ROOFED:	1,485 SF.
PROPOSED NEW CARPORT:	177 SF.
PROPOSED FOOTPRINT/ROOFED TOTAL:	1662 SF.
EXISTING CASITA (1 DWELLING):	
ENCLOSED/HEATED/ROOFED:	325 SF.
PROPOSED NEW ADDITION, UPPER LEVEL (HTD/ROOFED:	332 SF.
PROPOSED NEW ADDITION, LOWER LEVEL (HEATED)	327 SF.
PROPOSED ENCLOSED/HEATED TOTAL (2 LEVELS)	984 SF.
PROPOSED FOOTPRINT/ROOFED TOTAL:	657 SF.
LOT SIZE:	9,342 SF.
LOT COVERAGE- (TOTAL ROOFED/LOT SIZE) :	24.8%
PARKING PROVIDED:	6 SPACES

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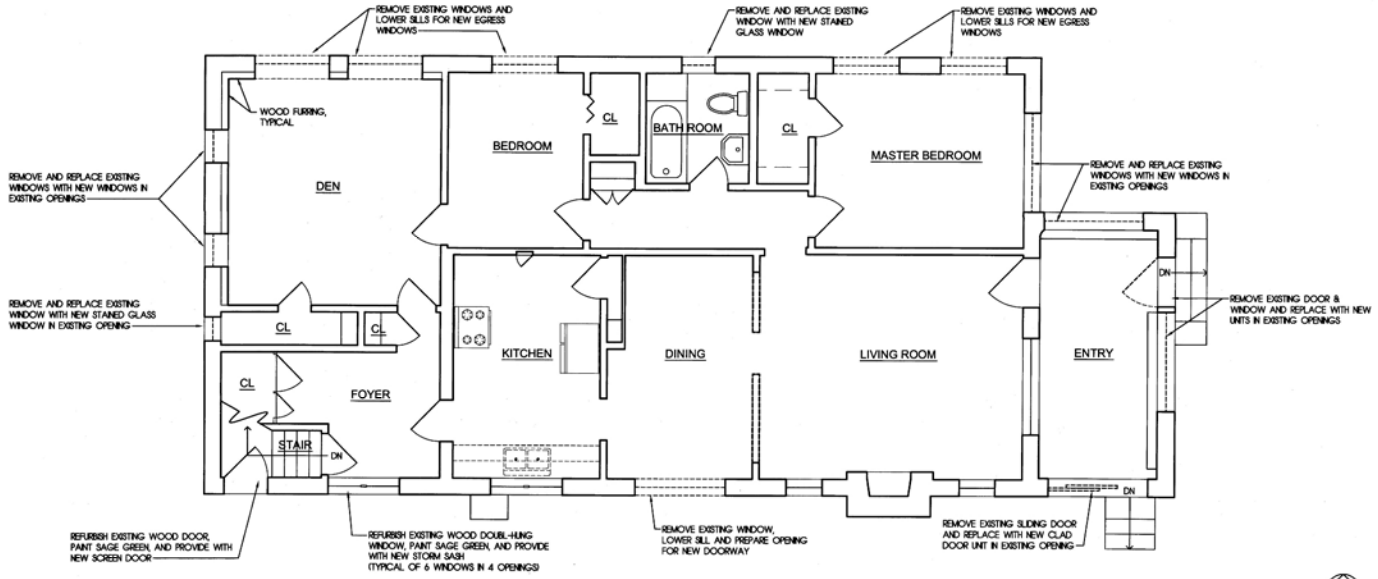
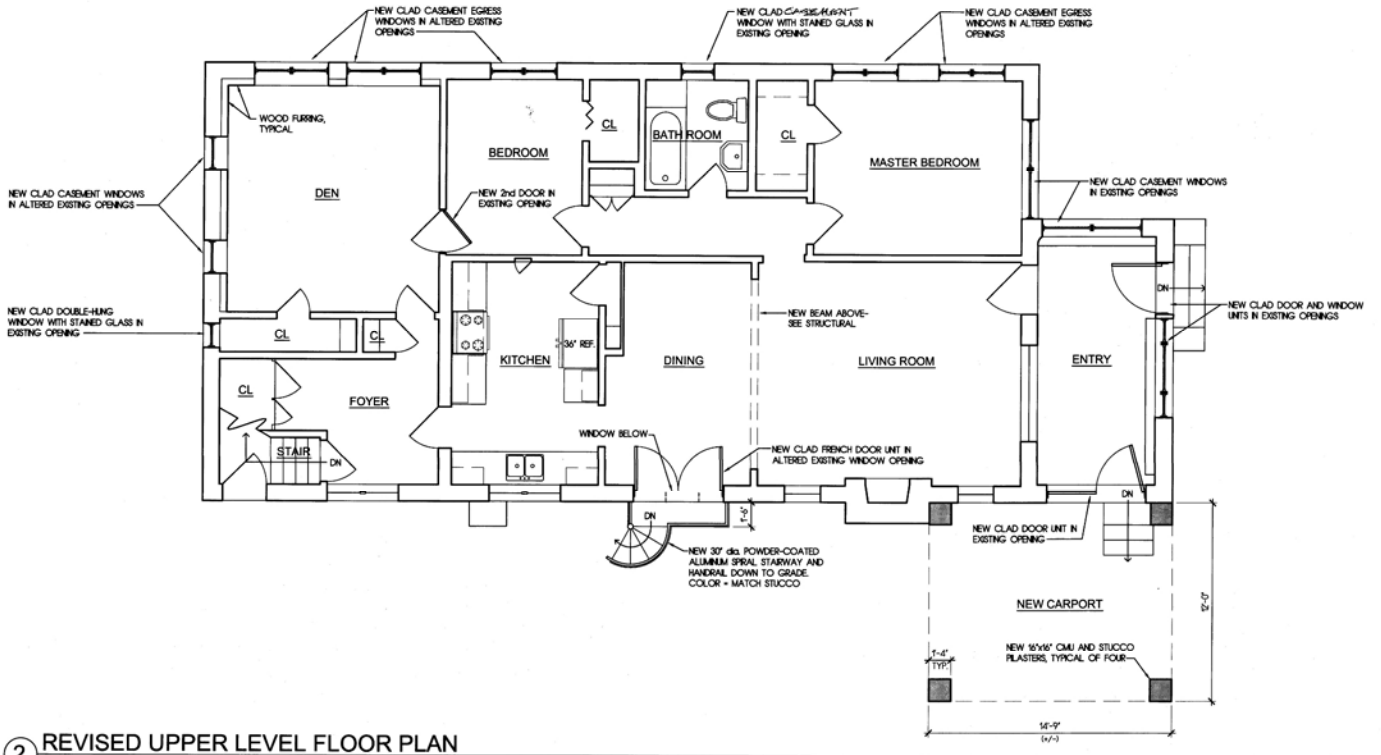


1 EXISTING UPPER LEVEL FLOOR PLAN



2 REVISED UPPER LEVEL FLOOR PLAN

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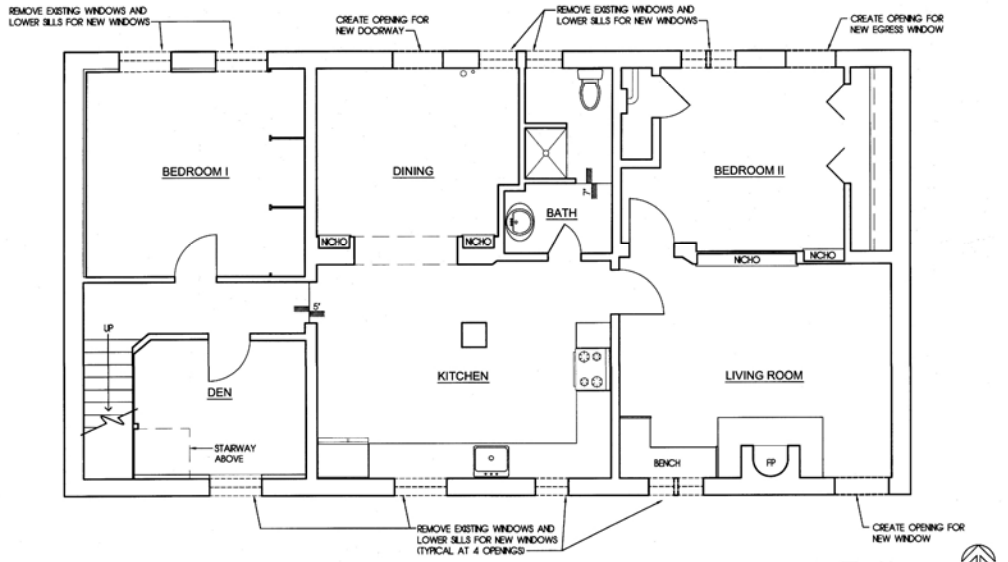

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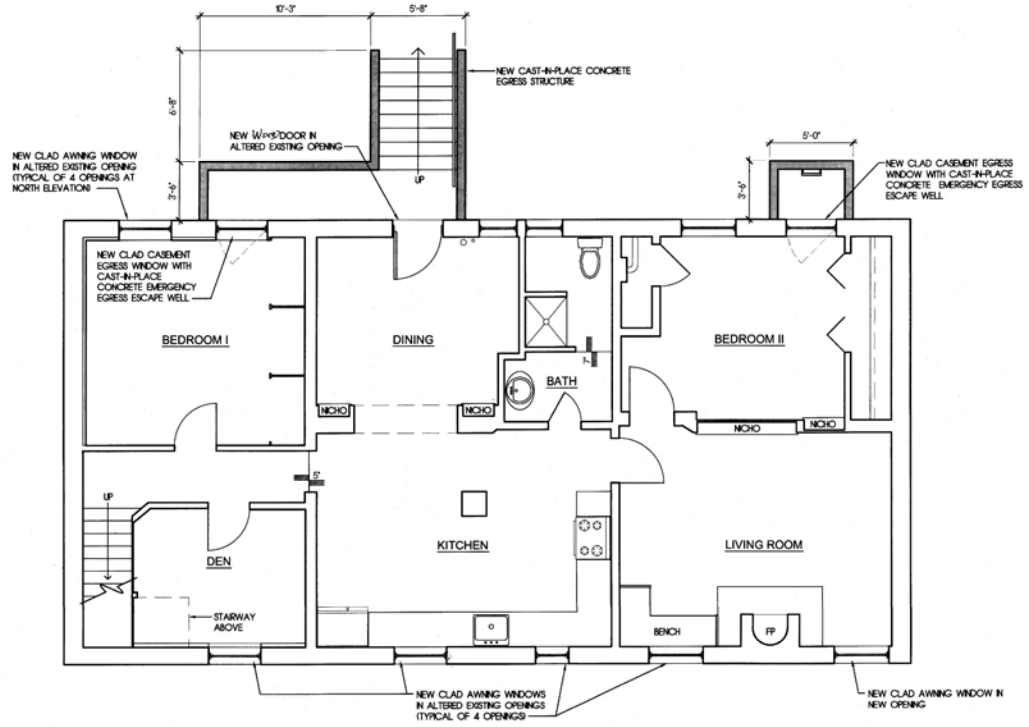

2 REVISED LOWER LEVEL FLOOR PLAN

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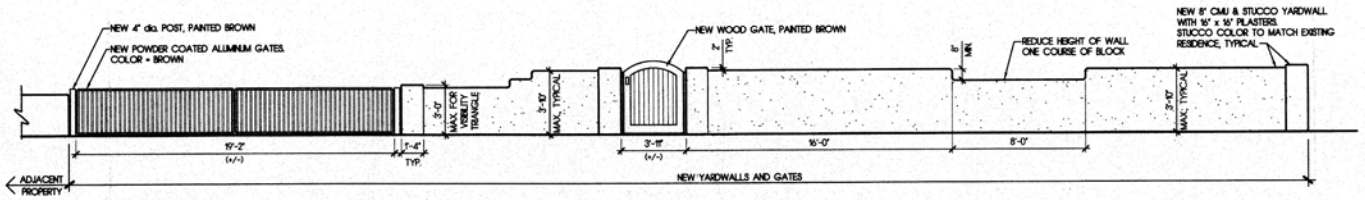
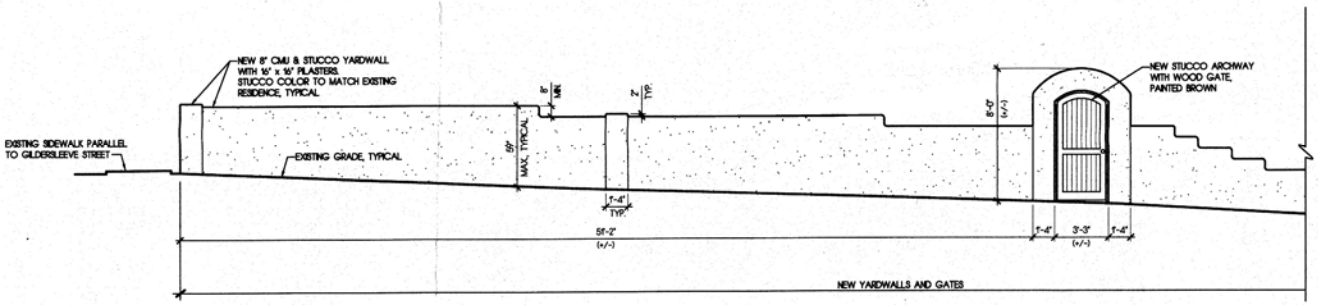
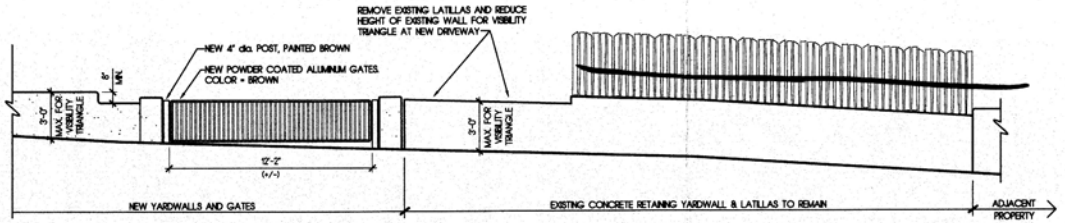


1 PROPOSED NEW YARDWALL AND GATES- GILDERSLEEVE STREET





2 PROPOSED NEW YARDWALL AND GATES- BERGER STREET

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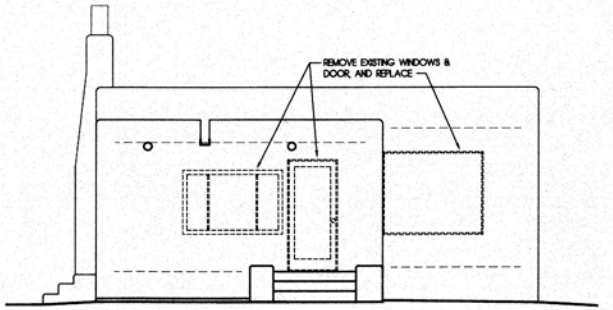
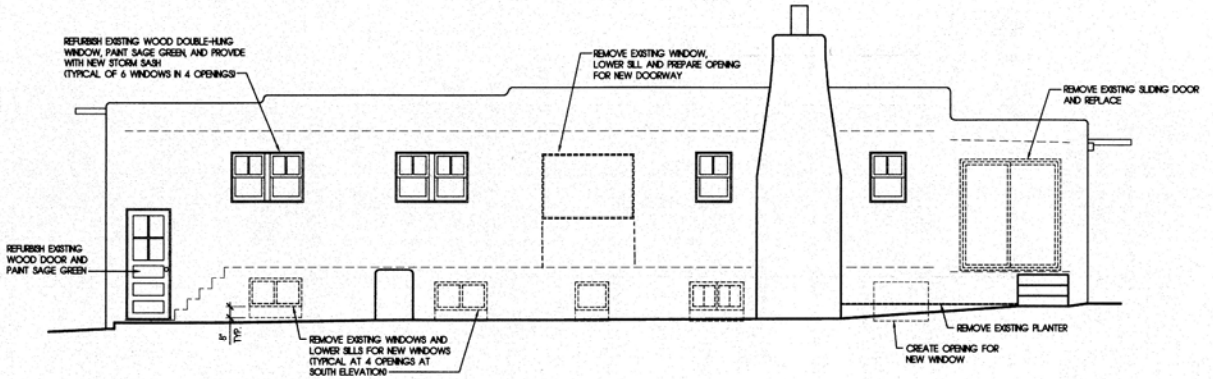


1 EXISTING EAST ELEVATION

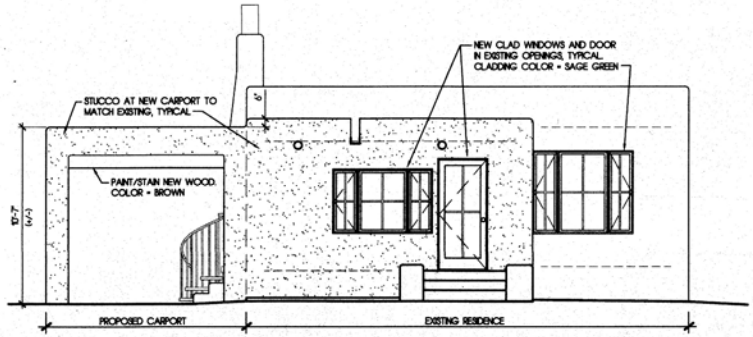
0' 5' 10'

1/4" = 1'-0"



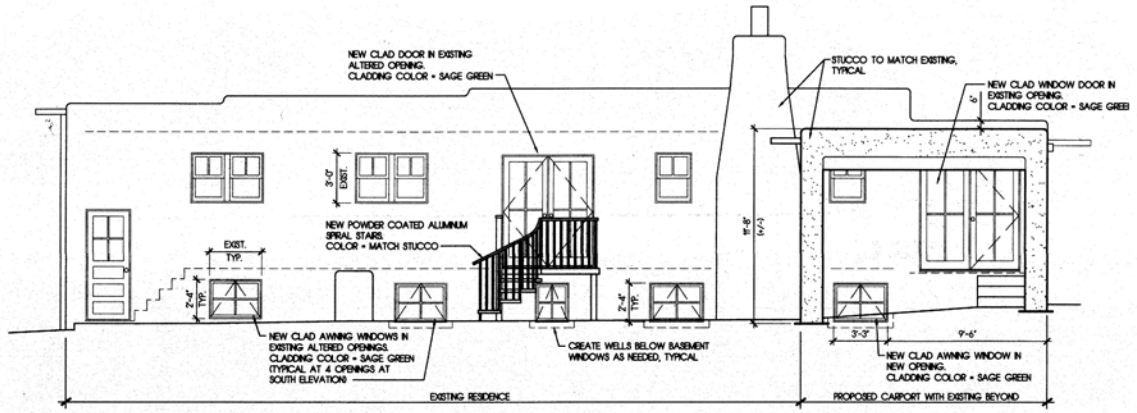
3 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



2 REVISED EAST ELEVATION

1/4" = 1'-0"



4 REVISED SOUTH ELEVATION

1/4" = 1'-0"

16'-0"

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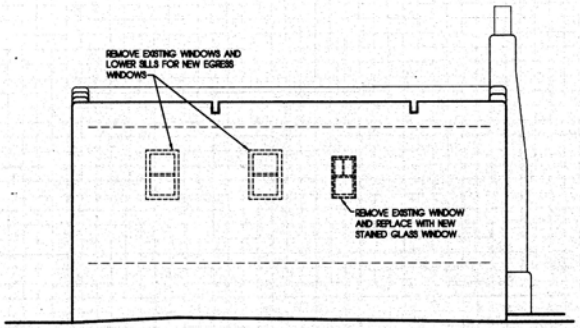

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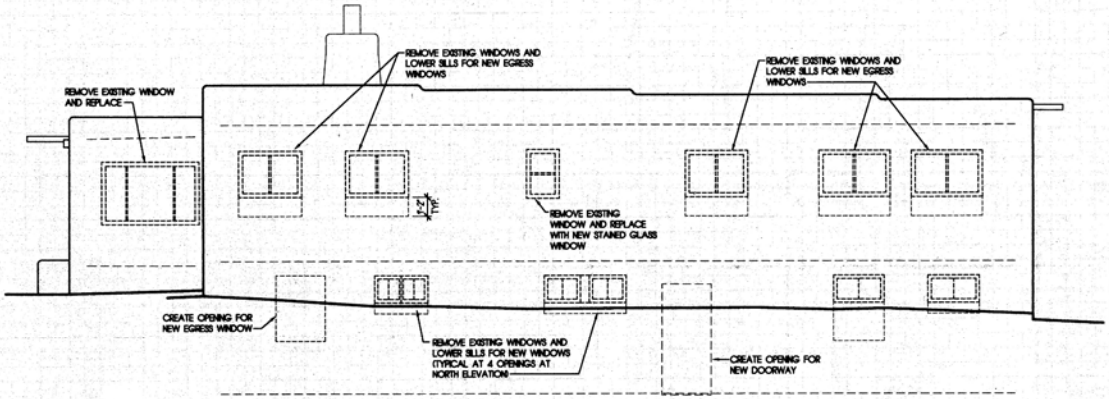
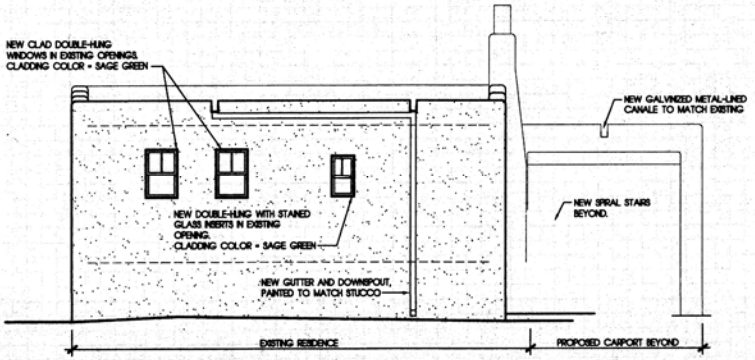


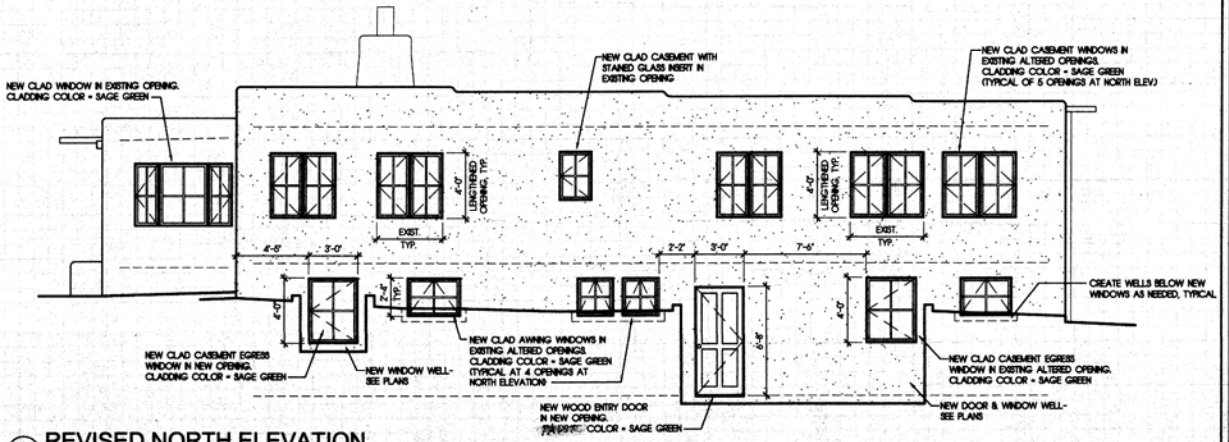
3 EXISTING NORTH ELEVATION

1/4" = 1'-0"



2 REVISED WEST ELEVATION

1/4" = 1'-0"



4 REVISED NORTH ELEVATION

1/4" = 1'-0"

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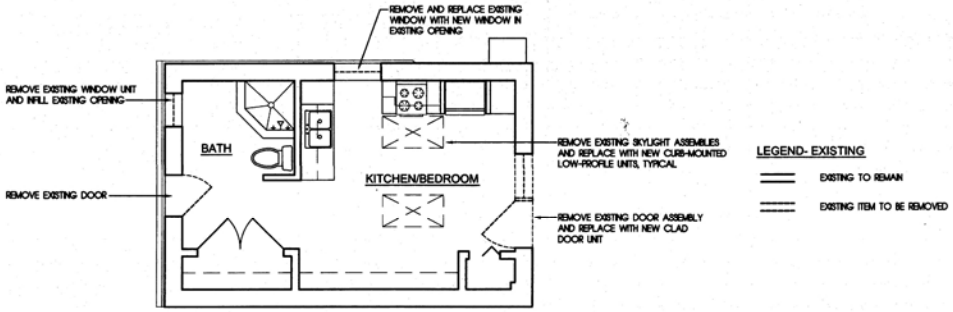
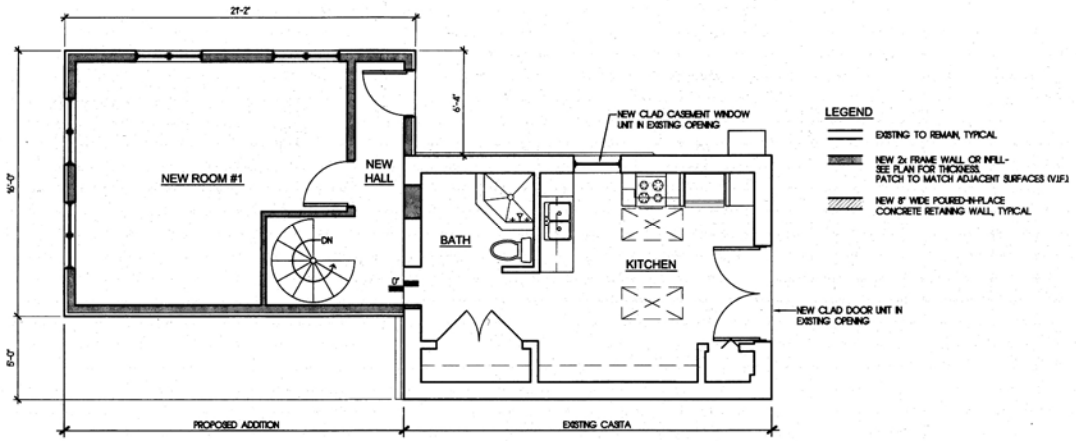
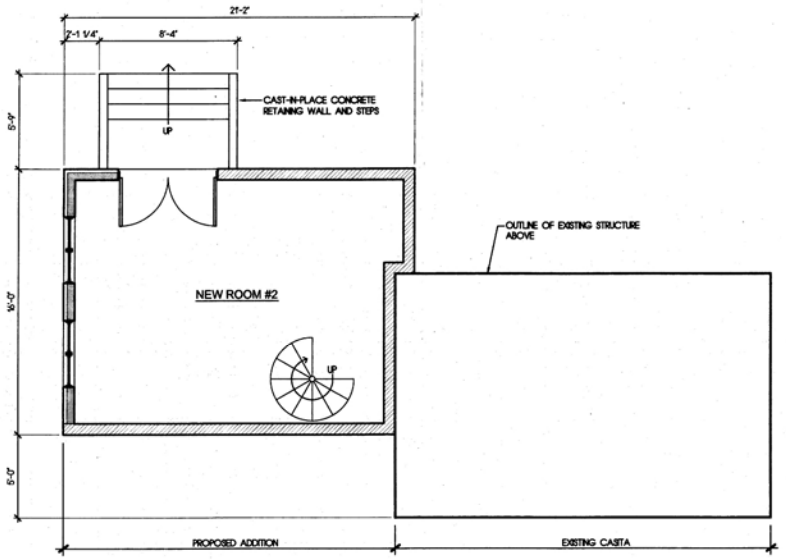


1 EXISTING CASITA FLOOR PLAN



2 REVISED CASITA FLOOR PLAN- UPPER LEVEL

1/4" = 1'-0"



3 REVISED CASITA FLOOR PLAN- LOWER LEVEL

1/4" = 1'-0"

16'-0"

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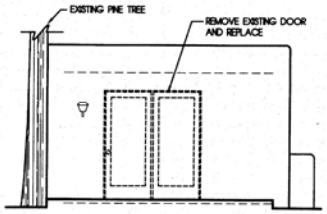

1 EXISTING EAST ELEVATION
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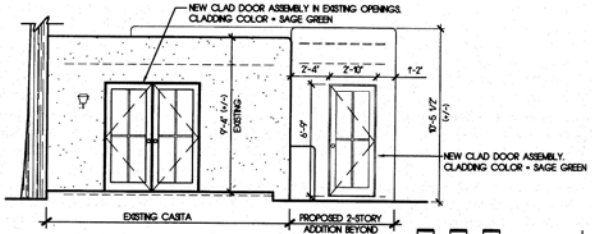
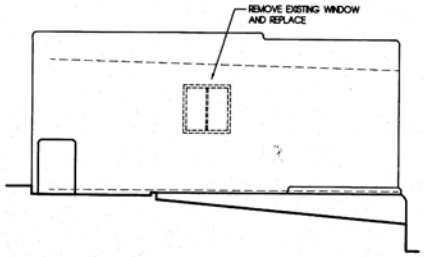
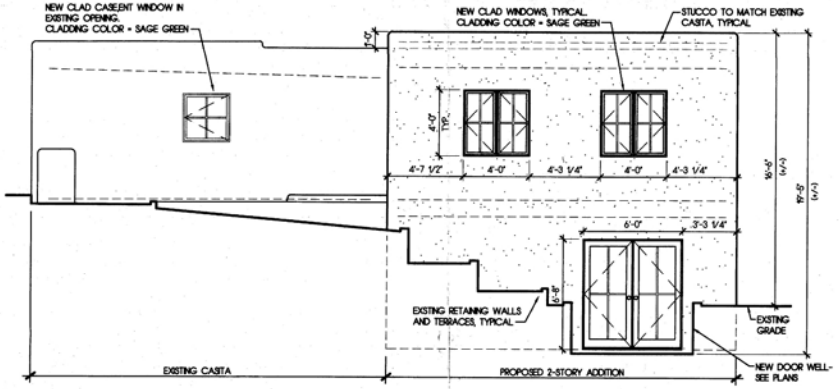


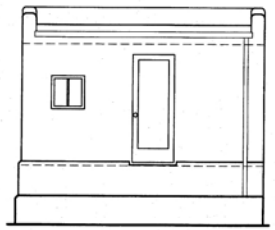
2 REVISED EAST ELEVATION
1/4" = 1'-0"



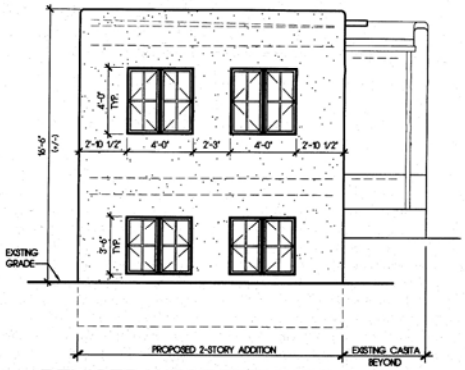
3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



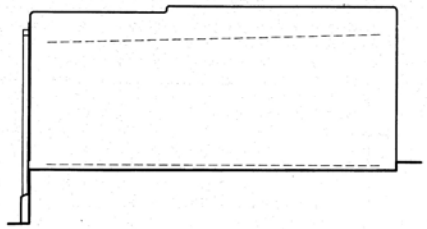
4 REVISED NORTH ELEVATION
1/4" = 1'-0"



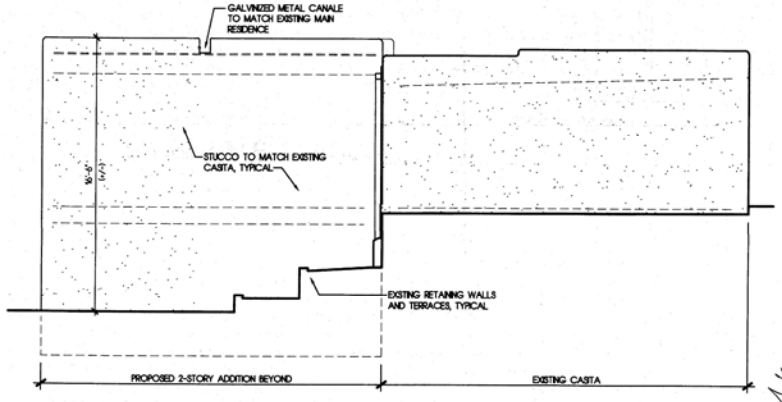
5 EXISTING WEST ELEVATION
1/4" = 1'-0"



6 REVISED WEST ELEVATION
1/4" = 1'-0"



7 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



8 REVISED SOUTH ELEVATION
1/4" = 1'-0"

Planning Commission Action Minutes
Approved
Continued to
Denied
See action letter
Planning Secretary
09/15/15

SEP 16

ANDREW LYONS
DESIGN AND DRAFTING

NEW ADDITIONS, ALTERATIONS,

DATE
15 SE

REVISIONS

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EXISTIN
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NCB 9/15/15

Now, the applicant proposes to amend the previous approval to infill the second floor corner deck with a bathroom expansion. The expansion will include windows closer than 3' to an outside corner to match existing adjacent character in the master bedroom where there is no public visibility and deletion of another window. Finishes will match existing conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked if the proposed addition could not be seen from a public way.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova Place, Suite 369, Santa Fe who had nothing to add to the Staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-09-022 at 1301 Canyon Road, Unit B, to follow Staff's recommendation and approve the application as submitted, which complies with the General Design Standards. Member Roybal seconded the motion and it passed by unanimous voice vote.

3. **Case #H-15-073B. 800 Gildersleeve Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Roxanne and Brian Morgan, owners, proposes to construct a 177 sq. ft. carport addition to a height of 10'7" on a primary façade, a yardwall with pedestrian gates and vehicle gates, and change windows on a contributing residential structure, and to**

construct a 659 sq. ft. addition to a height of 19'2" where the maximum allowable height is 15' 1" on a contributing accessory structure. Five exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and less than 10' back from another primary elevation (Section 14-5.2(D)(2)(d)), to make a new opening on a primary elevation (Section 14-5.2(D)(5)(a)(ii)), to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).

Mr. Rasch presented the Staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residential building that was constructed before 1928 in the Spanish-Pueblo Revival style. A freestanding historic garage on the south side may have been constructed at the same time. The front portal was infilled and the garage was probably converted to living space in 1977. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south facades are primary. The converted garage is listed as contributing to the District and the east facade is primary.

The applicant proposes to remodel the property with the following eight items.

RESIDENCE:

1. A 177 square foot carport will be constructed to a height of 11' 8" on the south primary elevation of the residence. The carport is designed in a minimal fashion with stuccoed columns and parapets and exposed headers. Two exceptions are requested to place an addition on the south primary elevation (14-5.2(D)(2)(c)) and at less than 10' back from the east primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.

2. The large non-historic window on the south elevation will be removed and replaced with French doors in the same opening height and width. Trim color will be sage green. No exception is needed for this item. Stairs to grade with a balustrade will be constructed in aluminum that is powder coated to match the stucco color.

3. A window will be installed on the basement level of the south primary elevation. Trim color will be sage green. An exception is requested to create an opening where an opening does not exist (14-5.2(D)(5)(a)(ii)) and the required exception criteria responses are at the end of this report.

4. Historic windows and door on the south primary elevation will be repaired and retained. Storm windows and door will be installed. Trim color will be sage green.

5. Non-historic windows and doors will be replaced in the same locations and opening dimensions, except for several locations where ingress/egress dimensions will be provided. No exceptions are needed for this item.

CASITA:

6. A 659 square foot addition will be constructed on the west elevation of the casita at 19' 2" high where the maximum allowable height is 15' 1". Two exceptions are requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report.

7. The non-historic door on the east elevation and the non-historic window on the north elevation will be replaced.

SITE:

8. The wire fencing will be removed and replaced with stuccoed yardwalls along both street frontages that will comply with the visibility standards and the historic districts maximum allowable heights of 46" on Gildersleeve and 59" on Berger. A 19' wide bileaf vehicle gate and a 4' wide pedestrian gate will be installed on the Gildersleeve frontage. A 12' wide vehicle gate and a 3' wide pedestrian gate with a stuccoed arch to 8' high will be installed on the Berger frontage. The 1999 wall and fence standards will be met with changes in height and plain.

EXCEPTION FOR ADDITION ON SOUTH PRIMARY ELEVATION

(i) Do not damage the Character of the streetscape;

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive. The height of the carport is less than the height of the house. The carport is approximately 11 feet and 8 inches tall and is, therefore, less than the 15 feet and 1-inch maximum.

Staff response: Staff agrees with this statement.

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

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. But more importantly, the carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

(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 carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" style is one of the many styles which make up the heterogeneous Santa Fe character including "territorial", "mission", Spanish revival and other types of architecture.

Staff response: Staff agrees with this statement.

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

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and ingress to the dwelling without being exposed to the extremes of the weather.

Staff response: Staff agrees with this statement.

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

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

Staff response: Staff agrees with this statement.

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

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway that is in keeping with others in the neighbourhood.

Staff response: Staff agrees with this statement.

EXCEPTION FOR ADDITION NOT 10' BACK FROM EAST PRIMARY ELEVATION

(i) Do not damage the Character of the streetscape;

The carport is in keeping with the other dwellings on both Gildersleeve St. and the cross street, Berger St, in close proximity to 800 Gildersleeve Street. This can be seen from the photographs of the houses across the street, next door and behind 800 Gildersleeve St. All of these dwellings have similar carports. Because the carport is open, it does not unduly occlude the view of the south elevation of the house. The existing driveway will have parked cars that will cover more of the view than the carport itself. No perfect view of the south elevation will ever be available when cars are present in the drive and the addition of the carport does not damage that view.

Staff response: Staff agrees with this statement.

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

In order to provide a safe unloading and passage from the carport to the house for individuals who need to avoid extreme weather conditions, the carport is necessary. Otherwise, all individuals would be required to venture onto the uncovered sidewalk in the front of the house in bad weather, struggling with shopping, children or pets. A carport is necessary to allow shopping and carrier bags to be safely carried into the main dwelling from the car regardless of weather. The carport provides for movement of people of any age, including children and seniors, into the house without the inherent dangers related to slick surfaces created from exposure to rain, snow and ice.

Staff response: Staff agrees with this statement.

(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 carport is designed to be in keeping with the character and design of other carports attached to current dwellings across the city, maintaining the "pueblo" character of the dwelling. It will also create a more finished period look for the property than the rather bleak stand-alone house. The "pueblo" architecture is one of the types of architecture inherent in the Santa Fe character.

Staff response: Staff agrees with this statement.

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

Because of the design of the house, there is no other way to enter the dwelling under cover without the carport. The carport is necessary to provide cover for unloading and entrance to the dwelling without being exposed to the extremes of the weather.

Staff response: Staff agrees with this statement.

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

The special conditions or circumstances result from the lack of cover for entering and exiting the house. The design of the house without cover for ingress and egress is not due to Applicant's actions. The dwelling was built and modified decades before Applicant purchased it.

Staff response: Staff agrees with this statement.

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

The least negative impact is an open carport in keeping with the design of the street, which would include the proposed carport. This would bring the drive under the design of the house making for a more cohesive and historically relevant driveway.

Staff response: Staff agrees with this statement.

EXCEPTION TO CREATE OPENING IN SOUTH PRIMARY ELEVATION

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

The additional window is of the same size and type as the other proposed windows in the lower level of the south elevation. Once the window is added, greater symmetry is achieved reinforcing the design of the dwelling. The current windows in the lower level of the south elevation are not original windows and are not in keeping with the look and feel of the age of the house. Accordingly, by replacing these windows with windows which mimic the district, including the additional window requested herein, the character of the district is better served than the windows as they currently look and the overall appearance of the dwelling is improved.

Staff response: Staff agrees with this statement.

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

Without the addition of the window, the living area in the downstairs living room is very dark requiring extensive artificial lighting in order to make it useable and safe. An additional window would help to create a living room with more natural light, decreasing the need for artificial lights during the day and providing a more healthful atmosphere, free from gloom.

Staff response: Staff agrees with this statement.

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

The proposed window would be in keeping with the character of the City by adhering to the design proposed for the adjacent windows. The proposed design is similar to the original windows on the upper floor and the original door on the south elevation, taking from those features the cross design which shall be used in the lower windows.

The proposed window would reinforce the character of the City and improve the look of the dwelling with a new window which is in keeping with the period of the house. The "pueblo" style architecture is one of the styles that are part of the Santa Fe historical look along with the territorial style, the revivals of both Spanish Pueblo and Territorial, and a mixture of those styles. The current proposal is an example of the "pueblo revival" style of architecture and is part of the heterogeneous character of the city.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD

(i) Do not damage the Character of the streetscape;

Many of the dwellings in the neighborhood have casitas including the house across the street and the house next door. The house next door has a much larger casita than the one proposed herein and is also a two-story casita. The enlargement of the casita would be of a design to mimic the

current casita and would therefore be in keeping with the neighborhood look and feel. The casita's protected front, or east elevation, facade would not be altered by the enlargement.

Staff response: Staff agrees with this statement.

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

The casita does not provide adequate living space. In order to provide adequate living space in a sought-after area, the casita must be enlarged. The downtown area of Santa Fe is better served by the provision of suitable accommodation in the surrounding neighborhoods, allowing for pedestrian travel to and from the downtown area and museum district.

Applicant hopes to create a historically relevant property which will also be a property that is beautiful. The house across the street from Applicant's property is a lovely territorial style house that has been renovated to a high standard creating a pleasant oasis for the house and casita on the property. Applicant plans to provide the same level of renovation to the long-neglected property at 800 Gildersleeve. This type of renovation, to a high level of authentic design, is very costly. There needs to be commercial justification for incurring the costs of the substantial and necessary restoration, and renovation inside and outside, particularly the cost of the renovation to the primary facades. We would like to complete these renovations and maintain the historic value of the building. The value of the property once restored, must at least cover the costs incurred or the proposition is not commercially viable. The rent from the enlarged casita would also help to offset and recover some of those costs. If only a studio property is allowed in the casita, the rental income would be less and would not help to defer the costs sufficiently to make the expensive renovation project worthwhile. The enlargement of the Casita is key to the entire restoration and renovation project.

Staff response: Staff agrees with this statement.

(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 area has many casitas as rental dwellings. The style of the proposed casita would be in keeping with the current casita and the area in general. Additionally, the proposed renovation of the casita would include the removal of the current doors on the protected east elevation of the casita and removal of the windows in the casita. None of the existing doors or windows are in keeping with the historical nature of the property. Replacement of those doors and windows with those more suited to the "pueblo" design of the casita, and the age of the main dwelling, will enhance the historic appearance. The "pueblo" style is but one of the main styles characteristic of Santa Fe and contributes to the Santa Fe character of the city, along with the territorial and mixed design architecture.

Staff response: Staff agrees with this statement.

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

Because the current dwelling is on the boundary with the neighboring property without a five-foot setback, the proposed addition must be shifted away from the boundary making the addition offset from the main casita. A change in the laws pertaining to buildings and setbacks since the

original casita was built, makes this shift to the north necessary. An addition with the setback and without the shift would create an addition that is too narrow to provide for usable rooms and a hallway. The Applicant's lot is actually 3 city lots making it more conducive to a larger casita than some of the lots in the area where the casitas are more congested.

Staff response: Staff agrees with this statement.

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

The casita on this property was built very small compared to those on properties in close proximity to the property. The Casita was rented as a studio and renovated to a poor degree many years prior to the purchase of the property by Applicant. None of these actions are a result of Applicant's actions. The Applicant wishes to bring the casita in line with its historic heritage.

Staff response: Staff agrees with this statement.

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

The least negative impact would be a renovated casita with doors and windows that reflect the historical nature of the area, including the enlargement which is in keeping with the design of the dwelling and the neighborhood. Otherwise, the casita continues to be a building without the design characteristics of the neighborhood.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT

(i) Do not damage the Character of the streetscape;

The prevailing style of the neighborhood is the "pueblo" architecture. The "pueblo" architecture contains multiple levels of flat roofs as can be seen on local homes, famous hotels and public buildings in the area. The roof line of the addition would be 19 feet and 5 inches from the lowest point at the door dugout to the roof top. The addition would be only one foot higher than the rear of the current casita and 12 inches higher than the front of the current casita. This small increase of 12 inches over the front of the casita would not be intrusive or overbearing to the current buildings on the property. The two properties on the same side of the street and closest to 800 Gildersleeve have historic two story dwellings at the rear. The height of the addition would, therefore, be in keeping with the character already established in the streetscape.

Staff response: Staff agrees with this statement.

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

The current casita has a backdoor that opens over a drop-off with stairs leading to the lower level. The proposed addition would encompass the drop-off and provide interior stairs making for a safer descent out of the bottom floor of the casita, especially at night and during bad weather. If an addition is not allowed at its proposed height, Applicant will suffer hardship because Applicant will not be able to extend the casita due to the difference in elevation between the back and front of the lot. If Applicant cannot extend the casita, Applicant cannot realize the

financial potential of the 3 city lots or recoup funding for renovations to the overall property to the degree desired.

Staff response: Staff agrees with this statement.

(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 height of the addition is only twelve inches above the height of the front of the current casita and the character and design of the casita addition is in keeping with the multi-level nature of the "pueblo" style. This multi-level roofline is prevalent in most pueblos of Native Americans from which this design draws its characteristics. The proposed addition to the casita would create a dwelling with the "pueblo" character which is an integral part of the Santa Fe Historic District.

Many other homes of this Historic District also contain the same multi-level characteristic as the proposed casita addition would have. Some of these multi-level casitas are also built on varying elevations with hills and hollows, such as the proposed addition.

There are no adjacent homes below the casita which would be overlooked by the addition.

Staff response: Staff agrees with this statement.

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

In order to put an addition onto the casita, the addition must be two levels because directly behind the casita the land drops away substantially into a hollow, making the back portion of the property many feet lower than the front. If a ground floor and an upper floor are added to the current elevation, the roof of the casita addition on the side built in the hollow will need to be above the 15'-1" allowance as measured from the ground floor dugout.

Staff response: Staff agrees with this statement.

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

The special conditions that require the elevation of the roofline of the casita addition are geographical and not due to the actions of Applicant. The drop-off at the back of the property requires a two-story addition. In order to accommodate the geography and add the two-story addition, the addition would exceed the 15' -1" height maximum as shown in the drawings.

Staff response: Staff agrees with this statement.

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

The least negative impact would be to provide for a building that is in keeping with the characteristics of others found in the Historical District with the "pueblo" characteristics. The proposed casita addition including the height addition would reflect those "pueblo" characteristics.

Staff response: Staff agrees with this statement.

Mr. Rasch pointed out the primary elevations on the house and casita for the Board.

STAFF RECOMMENDATION:

Staff recommends approval of the requested exceptions and recommends approval of the application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios asked if both the main residence and the casita are designated Contributing?

Mr. Rasch agreed.

Chair Rios asked, with the changes being proposed, if his opinion was that the Contributing status would remain on both buildings.

Mr. Rasch said if the Board accepts all the exceptions, they would remain Contributing.

Member Boniface said in reviewing the elevation drawings of the Casita, it appears that the lower floor is probably buried about three feet at least on three sides and even steps up on the north and south sides as well. So the only spot where there is actually 19'+ wall is just right where the French doors at the entry on the ground floor on the north elevation and the entire west elevation. It looks like all three sides – the fourth side being contained by the existing casita/garage. He understood the Board still needs to make an exception for that but wanted to clarify that it is the case.

Mr. Rasch said that is correct.

Applicant's Presentation

Present and sworn was Mr. Andrew Lyons, who said they are deleting the stained glass in favor of regular clear glass. He added that the stairway coming out on the south elevation would nod not be spiral shaped but come straight out. He briefly explained how the left side of the double door there would be a fixed door and the stairs be placed on the left side. He proposed to work out that detail with Mr. Rasch. It would come out south, straight out from the building. He showed an example of the paint color and also of the powder-coated aluminum to be used.

Questions to the Applicant

Chair Rios asked what type of stucco he would be using.

Mr. Lyons said he would use cementitious in the same color as existing.

Member Boniface asked how tall the proposed ceilings are in the casita.

Mr. Lyons thought it was nine feet but wasn't sure about it.

Mr. Rasch retried the full-sized drawings to measure that dimension.

Member Katz said a door is being added on the bottom floor of the main house and it goes into a dining room. It also is not centered under the window above it. He wondered if it wouldn't be more aesthetically pleasing to have it centered under the window and also more functional as one wouldn't walk into the door and face the table in the middle of the room but walk into the door to the wide of the table.

Mr. Lyons replied but was away from the microphone and it was inaudible.

Member Katz asked next about the parapet on the addition to the guest house. He asked if there is room to have it step up so it looks better with the parapet that exists on the existing portion of the guest house. It is on the north façade of the addition to the guest house on the eastern portion of the north façade where it doesn't meet the same level as the roof of the existing façade of the guest house. He asked if that could be stepped down to meet that so it looked not quite so fraught.

Mr. Lyons made an inaudible comment.

He asked for clarification if Member Katz was referring to where the parapet goes south or along the north.

Member Katz clarified he was referring to the part along the north façade.

Mr. Lyons said 14" TJRs and about a 12" parapet above that so there is not much room to step down.

Mr. Rasch reported on the proposed ceiling height which from finished floor to "this line" is eight feet; then a foot of structure and from "this line" to "this line" is eight feet. And from the ceiling to the top of the parapet is two feet. So it is pretty tight.

Mr. Lyon commented further, mostly inaudible, pointing out features on the elevation drawing.

Member Boniface said with regard to what Member Katz just brought up, that he actually liked the fact that they didn't line up so you can actually tell the difference between what is a contributing building and then what was added later. So he actually wanted to see the difference.

Member Biedscheid agreed with that comment.

Member Biedscheid asked, in reference to the south façade of the main house. On the existing doors that are part of the infilled portal, she asked if those replacement doors are functional. It appears the stairs are centered at just one half of that door.

Mr. Lyons agreed. He explained that the left-hand door was not a functioning door. The right-hand door is the one that operates and the left half is fixed.

Member Biedscheid asked if there is a reason that the stairs couldn't be extended to cover both doors and be the same width as both doors.

Mr. Lyons agreed that they could be.

Member Biedscheid asked regarding the staircase for the new door, that the client would like for it to come straight out with the door over the window below.

Mr. Lyons agreed.

The owner wanted to make a statement.

Present and sworn was Ms. Roxanne Morgan, who said they wanted the staircase going out including the window as drawn and coming down to her left. The staircase would actually come down that way instead of as a spiral. It would just be straight stair steps down and no windows would be included.

Public Comment

Ms. Beninato (previously sworn) said she had issues with the carport. She didn't think it was a necessary item and was on a primary façade and was not set back 10 feet from another primary façade. It is sort of an optional feature and people like carports but these are primary façades and there are already several changes being made to that primary façade. She understood the openings aren't different but the functionality of those doors proposed now as an alternative now to the steps on her right for those doors. And then a spiral staircase that may become a straight out staircase, again, coming to the left or west side of that opening. She thought it was a little bit intrusive to have the stair case come out straight rather than a spiral staircase. She really wondered about allowing carports on primary façades, especially when they are not set back from another primary façade.

There were no other speakers from the public regarding this case.

Mr. Lyons said Roxanne and Brian Morgan wanted to be able to access the house through that doorway in a protected environment. That was their concern. He also said that in going down that street, one could see may other carports in the neighborhood.

Action of the Board

Member Boniface congratulated Mr. Lyons on his responses to the exception criteria. They were very thorough. He made a good case specifically about the carport and on the drive by, the Board noticed how many other carports there are in that neighborhood. What is presented certainly does fit in with the neighborhood.

Member Boniface moved in Case #H-15-073B at 800 Gildersleeve Street, to accept Staff's recommendation and approve this application as presented and recognizing that the applicant has met all of the exception criteria for 1) an addition on a primary façade, south, 2) an addition less than ten feet back from a primary façade, east, 3) to create an opening on a primary façade, south, for a window, 4) an increase to maximum allowable height, and 5), an increase to exceed the 50% footprint standard. In addition, he added the following conditions: 1) that the stair be taken to staff for their approval; 2) the existing stairs on the south elevation which go into the entry portal be extended in width to match the same opening as the doors leading into the portal. Member Bayer seconded the motion.

Chair Rios stated that the windows would be Hemlock Green in color and stucco as presented. Member Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

4. **Case #H-15-092. 540 East Alameda Street Unit 7. Downtown & Eastside Historic District. Carlos Kinsey, agent for Gayle Mill and Philip Haworth, owners, proposes to construct a 971 sq. ft. free-standing accessory structure to a height of 12'6" where the maximum allowable height is 16'4" and to remove fencing and yardwalls on a contributing residential property. (David Rasch).**

Mr. Rasch presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

540 East Alameda Street Unit 7 is part of a condominium association located behind the contributing residence at 530. That historic building was constructed between 1928 and 1934 in the California Mission Revival style with a clay tile finished gable roof. In the 1980s, a Spanish-Pueblo Revival addition was constructed on the south side of the residence.

The applicant proposes to remove an existing stuccoed yardwall, relocate an existing coyote fence, and construct a free-standing garage and storage room on a vacant area to the southeast of the residence.

The 971 square foot structure is designed in a mixture of Spanish-Pueblo Revival and California Mission Revival elements to harmonize with the residence. It will be 12' 6" high, where the maximum allowable height is 16' 4", and feature stepped massing, rounded edges, clay tile finished shed roof overhangs and portal, and divided lite windows and doors. The garage doors will be carriage-style with divided-lite windows in the upper quarter. Exterior light fixtures will be Minka Lavery Mallorca lantern sconces in an iron finish. Finishes will be El Rey cementitious "Desert Rose" and Pella trim color "Stormy Blue".

In addition, stuccoed pilasters and wooden pedestrian gates will be constructed in the relocated coyote fence.

STAFF RECOMMENDATION:

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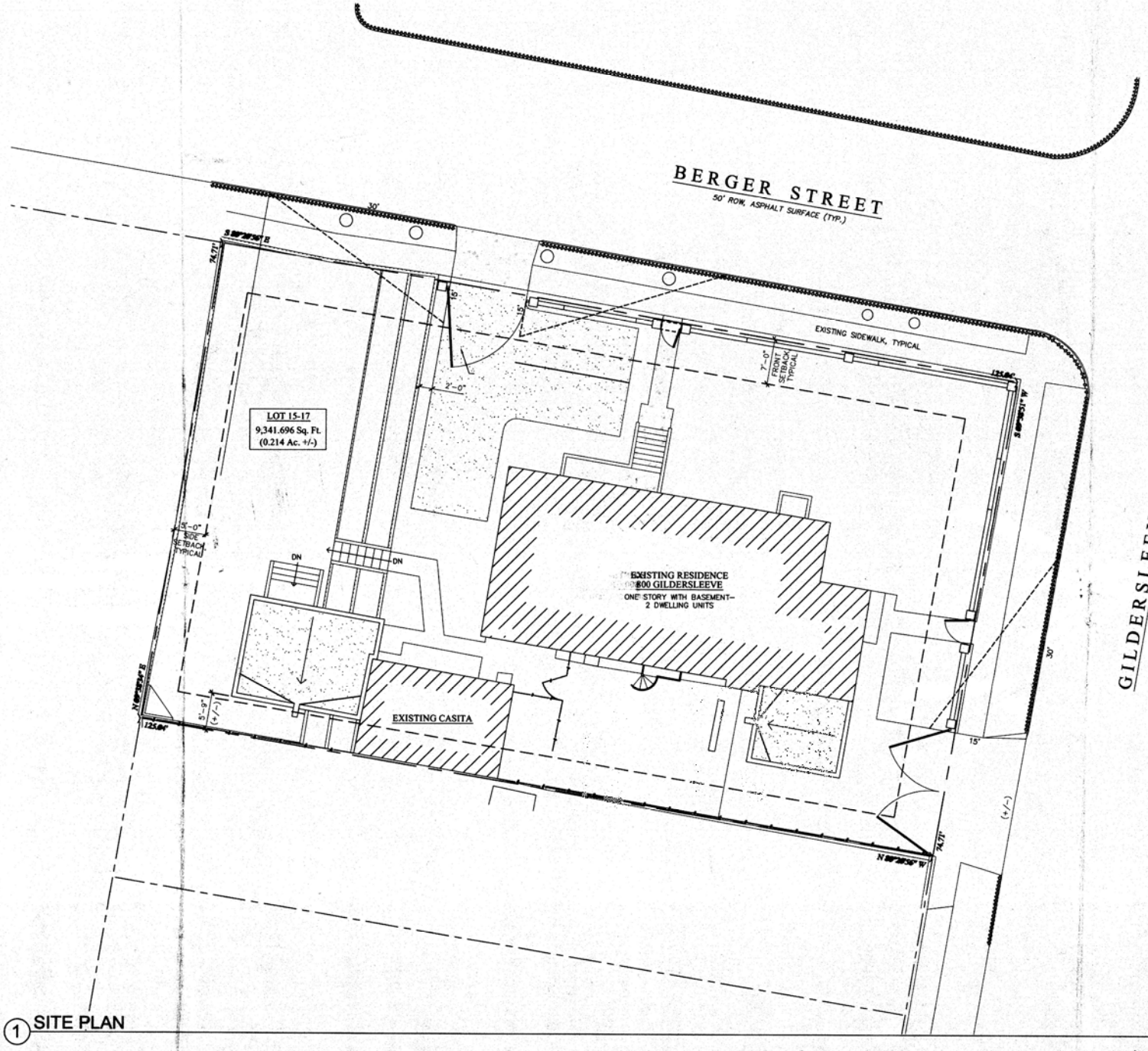
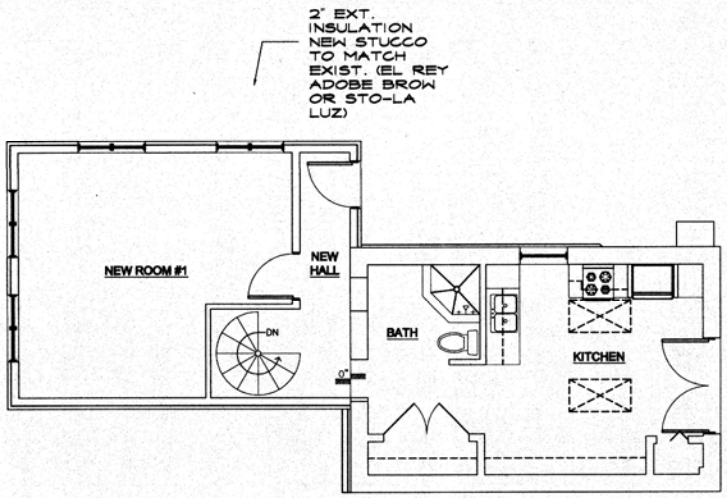


EXISTING MAIN RESIDENCE (2 DWELLINGS):	
UPPER LEVEL HEATED/ROOFED (DWELLING #1):	1,485 S.F.
LOWER LEVEL HEATED (DWELLING #2):	1,345 S.F.
EXISTING TOTAL ENCLOSED/HEATED (2 DWELLINGS):	2,830 S.F.
EXISTING FOOTPRINT/ROOFED:	1,485 S.F.
PROPOSED NEW CARPORT:	177 S.F.
PROPOSED FOOTPRINT/ROOFED TOTAL:	1,662 S.F.
EXISTING CASITA (1 DWELLING):	
ENCLOSED/HEATED/ROOFED:	325 S.F.
PROPOSED NEW ADDITION, UPPER LEVEL (HTD/ROOFED):	252 S.F.
PROPOSED NEW ADDITION, LOWER LEVEL (HEATED):	327 S.F.
PROPOSED ENCLOSED/HEATED TOTAL (2 LEVELS):	984 S.F.
PROPOSED FOOTPRINT/ROOFED TOTAL:	657 S.F.
LOT SIZE:	9,342 S.F.
LOT COVERAGE- (TOTAL ROOFED/LOT SIZE) :	24.8%
PARKING PROVIDED:	6 SPACES

1 SITE PLAN

4/21/16

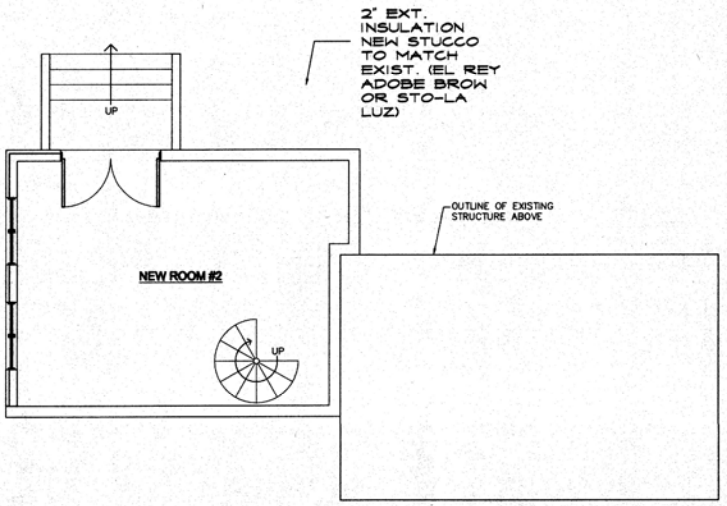
APR 27 2016



UPPER LEVEL FLOOR PLAN - CASITA

SCALE 1/4" = 1'-0"

16'-0"



LOWER LEVEL FLOOR PLAN - CASITA

SCALE 1/4" = 1'-0"

427/4

MORGAN RESIDENCE REMODEL

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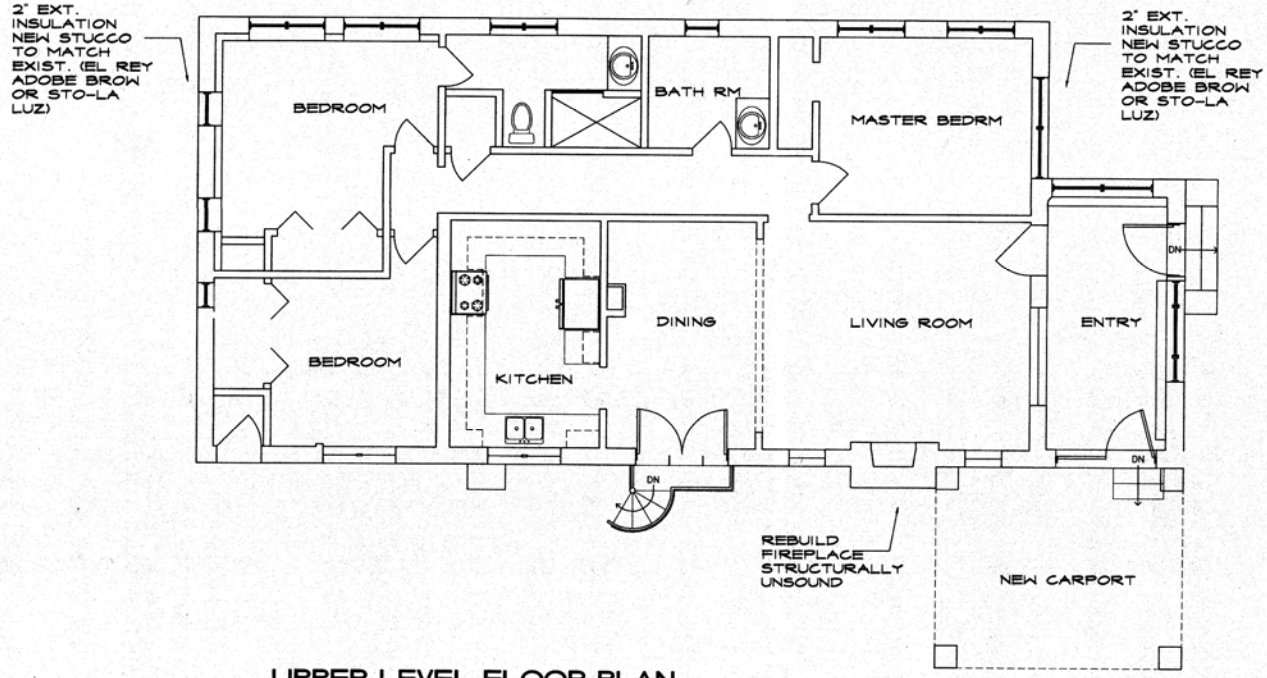
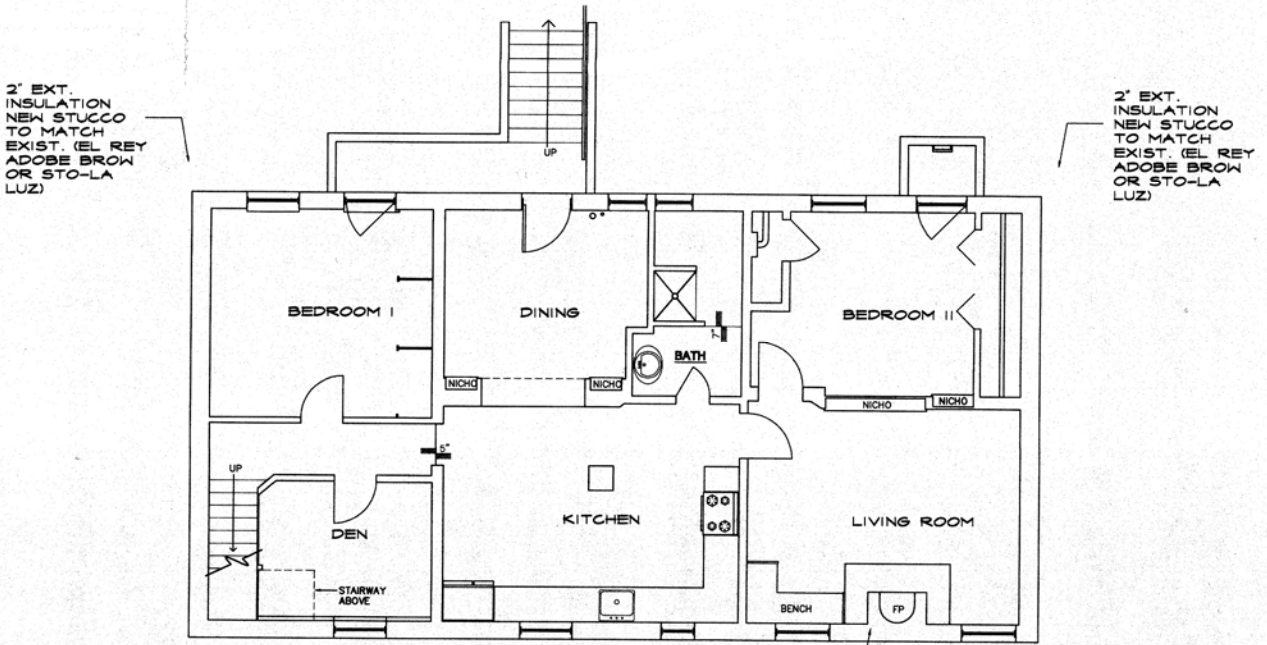


UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

16'-0"

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MORGAN RESIDENCE REMODEL

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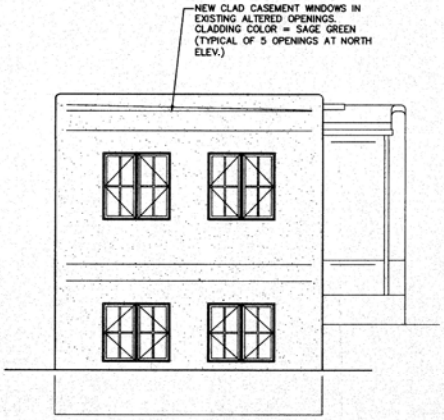
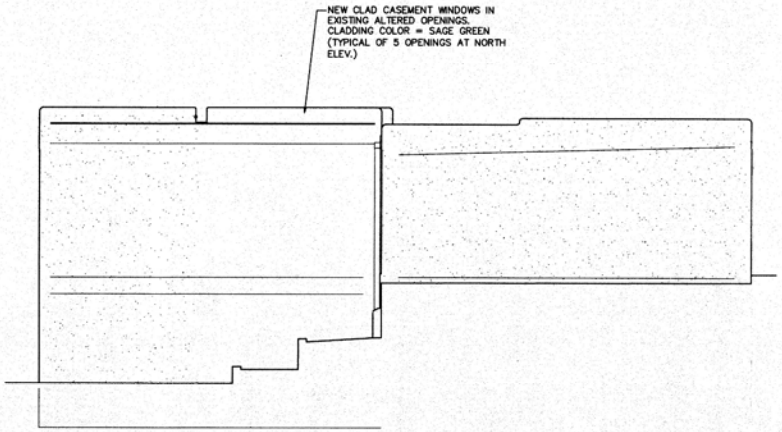
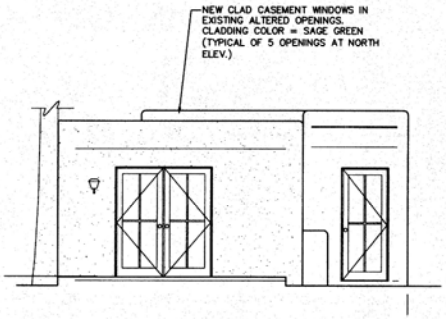


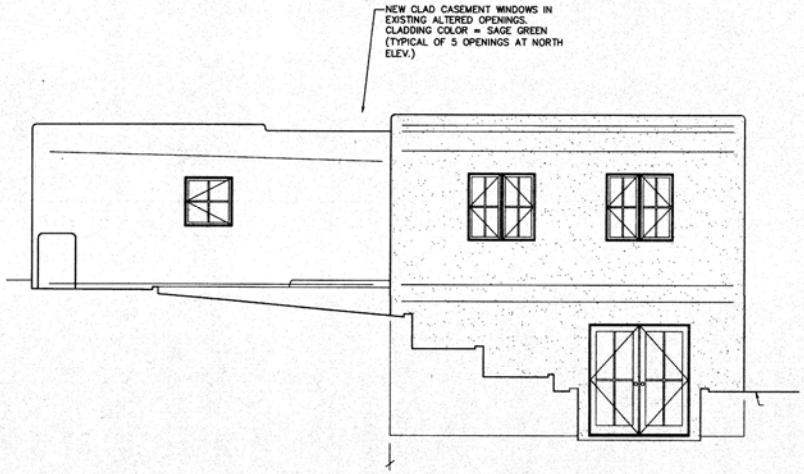
WEST ELEVATION
SCALE 1/4" = 1'0"



NORTH ELEVATION
SCALE 1/4" = 1'0"



EAST ELEVATION
SCALE 1/4" = 1'0"



SOUTH ELEVATION
SCALE 1/4" = 1'0"

MORGAN RESIDENCE - CASITA

16'-0"

MORGAN RESIDENCE REMODEL

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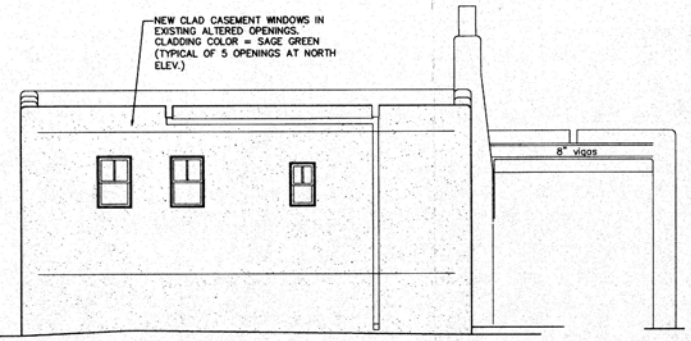
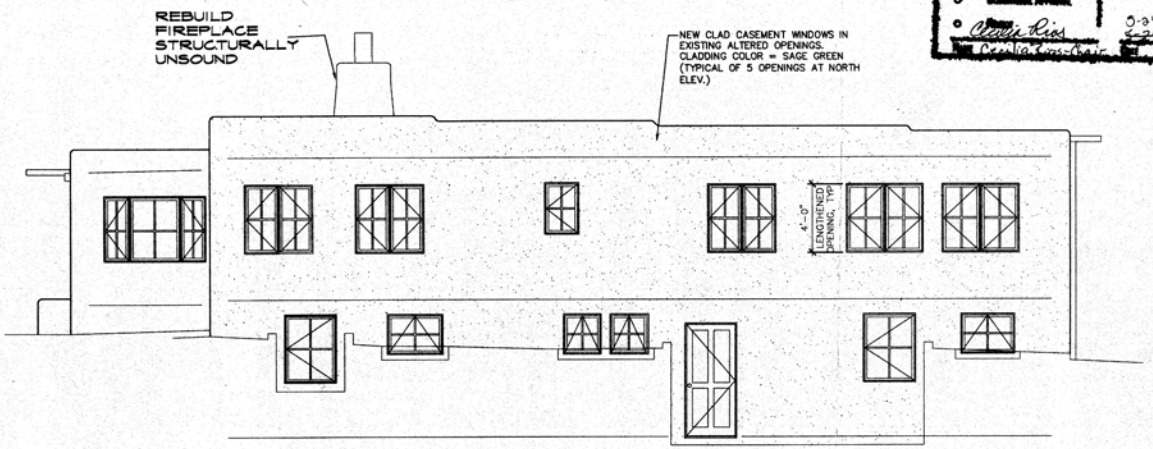
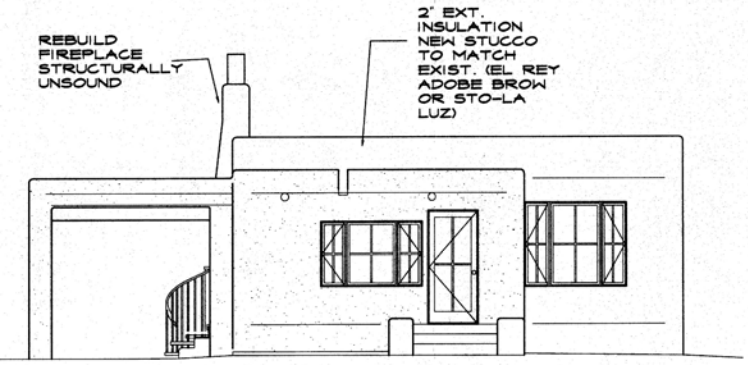
Historic Preservation & Land Use - Historic Districts Review
Approval
Denominal Approval
Cecilia Rios
Cecilia Rios-Chair
Reviewed:
5-24-16
5-24-16



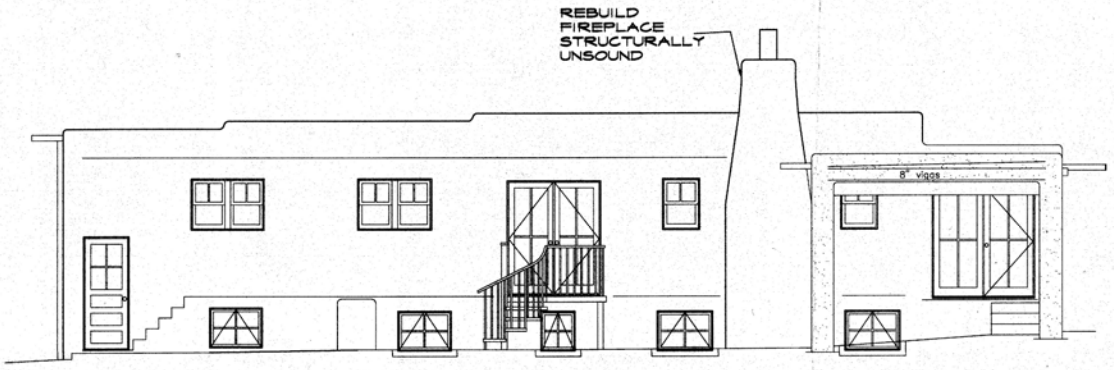
WEST ELEVATION
SCALE 1/4" = 1'0"



NORTH ELEVATION
SCALE 1/4" = 1'0"



EAST ELEVATION
SCALE 1/4" = 1'0"



SOUTH ELEVATION
SCALE 1/4" = 1'0"

MORGAN RESIDENCE
16'-0"

MORGAN RESIDENCE REMODEL

SHEET TITLE

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Member Powell pointed out the column by the door which is not common in Santa Fé. And the lintel on the same elevation is more fan shaped and he thought it is mis-drawn.

Mr. Clemens clarified that those two windows won't be there. A gentleman tried to do the drawings and didn't do a good job.

Member Biedscheid referred to the elevation labeled north which is actually the east, and asked if under the portal, there are three proposed windows.

Mr. Clemens said one on the left is a door and the other two are windows. Then he corrected himself to say there is actually just one window. "That is just an opening because the building ends. So there is only one door and one window." He pointed them out and said to the right is just open air space.

Member Biedscheid said she didn't see that on the floor plan on page 55 of the packet.

Member Boniface said these drawings are impossible to understand. The drawings are mis-labeled in terms of elevations and the elevations don't match the floor plans. The Board needs to postpone this and ask the applicant to submit accurate drawings.

Public Comment

There was no public comment.

Action of the Board

Member Boniface moved to postpone Case #H-15-104 at 547 Hillside Avenue for submission of corrected updated drawings. Member Katz seconded the motion and it passed by unanimous voice vote.

4. **Case #11-15-073. 800 Gildersleeve Street.** Don Gaspar Area Historic District. Harvey Monroe, agent for Roxanne Morgan, owner, proposes to install 2" foam insulation on main residence and casita, stucco and repair chimney on main residence on a contributing residential property. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

800 Gildersleeve Street is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival style. A free-standing historic garage on the south side of the residence may have been constructed at the same time. The front portal was infilled and the garage was converted into a living space

in the late 1970s. The residence is listed as contributing to the Don Gaspar Area Historic District and the complete east and south elevations are primary. The converted garage is listed as contributing to the District and the east elevation is designated primary.
In 2015 the Board heard and approved the applicant's request to: construct a 177 square foot carport on the south primary elevation of the residence; remove a large non-historic window on the south elevation of the main residence; install a window on the basement level of the primary elevation; repair historic windows and a door on the south primary elevation and the installation of storm windows and a door; and the replacement of non-historic windows and doors on the main residence. To the casita, formerly the detached garage, the applicant requests to add a 659 square foot addition and to replace non-historic windows on the east elevation and a non-historic door on the north elevation.

The applicant proposes to remodel the property with the following three items.

1. Insulate the entire exterior of the main residence and casita with 2" spray foam. This will create 2" of additional depth at window and door openings. The applicant did not state whether the finish around the openings will be crisp or bull-nosed.

2. Replace the non-working chimney that has compromised structure on the main residence, while maintaining the appearance of the exterior of the chimney and its relationship to the residence.

3. Existing stucco is cementitious El Rey stucco in "adobe brown." New stucco will also be cementitious El Rey stucco in "adobe brown."

STAFF RECOMMENDATION:

Staff recommends approval as the proposed request complies with 14-5.2(B)(9) Minimum Maintenance requirements, 14-5.2 (D) General Design Standards for All H Districts, 14-5.2 (H) Don Gaspar Area Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Harvey Monroe, P. O. Box 1183, who said he was not the first person involved in this project. After reviewing the documents, he found there are a few errors. There is no insulation in the building and spray foam is the best way to have insulation. He will maintain the same rounded quality of pueblo architecture with cementitious stucco. The chimney needs to be replaced with an identical profile fireplace.

Questions to the Applicant

Chair Rios asked if corners will be bullnosed.

Mr. Monroe agreed.

Member Katz asked what the problem is with the chimney. From the inside you can see there is not a clear line of flow. It is very circuitous and when the fires were lit the smoke backed up in the building.

Member Katz asked if would demolish the whole thing and rebuild it.

Mr. Monroe said that might not be necessary. He said more investigation will occur to see if it can be retained.

Member Powell asked if it is possibly rubble construction.

Mr. Monroe said it is pen tile. The whole house is pen tile. The stucco is cementitious.

Member Boniface said when the Board drove by, he saw a single clay tile flue and it has two fireplaces. He definitely saw that as a problem. With two-inch foam and cementitious stucco, it will be about a 3" bullnose.

Mr. Monroe agreed.

Member Boniface said that is in character with the neighborhood.

Public Comment

Ms. Stephanie Beninato (previously sworn) spoke in support of this application. It is good to insulate and in this case, it will look better and fit in better with the neighborhood. It will also be much more comfortable.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Boniface moved in Case #11-15-073 at 800 Gildersleeve Street, to approve the application as submitted and according to staff recommendations. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

TO: **Historic Districts Review Board**

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

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

2025-011244-HDRB, 412 Camino Cabra, Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, request approval for window replacements, construct a coyote fence to a height of 4'-6", and a yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents and Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Window Assessment

STAFF RECOMMENDATION:

Staff recommends denial of the proposed project and finds that the exception criteria have not been met for the primary facade window replacement. Staff recommends approval for all other elements

of the application as they comply 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:

Three motions will be required in this case. One motion is required for the exception to 14-5.2(D)(1)(a) removal of historic material, a second for the exception request to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible, and a third for the elements of the project that do not require an exception.

Remodels:

a. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or deny the application as submitted.
b. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or deny the exceptions to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible, finding that the exception criteria have been met
c. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or 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 412 Camino Cabra is part of a historic agricultural landscape observed by several historical acequias that border the subject property to the north and east. The Cristo Rey Catholic Church, built in the Spanish Pueblo architectural design style, is monumentally established on the northern periphery of the streetscape just down the hill from 412 Camino Cabra. The historic hydroelectric plant is directly northeast of 412 Camino Cabra and is built in the Territorial Revival style and now serves the community as a residential park. The overall built environment consists of Spanish Pueblo Revival, Territorial, and Vernacular architectural design styles, and many of the residential homes in this area were built between the 1930s and to present day. The overstory consists of large mature aspen, ponderosa pine, juniper, pinon, and cottonwood trees, and the understory consists of vegetated grasses, domesticated flowers and shrubbery, and perennial riparian segments where the historic acequia segments can be observed.

Site Description:
The structure 412 Camino Cabra is a single-family residence listed as contributing to the Downtown and Eastside Historic District, with the east façade designated as primary. The structure was built in 1950 on a 0.147-acre lot, which comprised 734 sq. ft. of roofed area. The structure was built in a modest Santa Fe vernacular style with an L-shaped form constructed of masonry block, metal casement windows, and a wooden flat roof. A portal wraps around the

northeastern façade, comprised of wooden viga beams and corbels. Two alterations occurred after 1978, which include the addition of a portal on the east elevation and a closet addition on the west elevation, but much of the core of the structure remains intact.

The structure was constructed by the Lucrecio Roybal family. One of the sons, Frank Roybal, resided on the property after returning from World War II and is the one who constructed the residence. Frank worked for Allen Stamm's home construction company.

At its November 14, 2023, meeting, the HDRB found that the structure should be designated as contributing to the Downtown and Eastside Historic District, noting the characteristics of vernacular construction during the 1950s. The HDRB designated the east elevation to the south of the portal as a primary facade, as the large steel casement window is character-defining to the window materials available at the time of construction. The applicant is requesting an exception to replace the steel casement window with an aluminum-clad window. The rationale provided by the applicant for the replacement of the window not in kind is related to cost, which is not a consideration when reviewing an exception request.

PREVIOUS CASE SUMMARIES:

ARC:
No previous case files are recorded.

HDRB:
On November 14, 2023, in Case No. 2023-007474-HDRB, the Board adopted staff's recommendation to upgrade the historic status of the structure to contributing with the east façade designated as primary.

ADMINISTRATIVE:
On July 28, 2025, in Administrative Case No. 2025-010906-ADMIN, A re-roof administrative approval was granted for the structure for approximately 920 sq. ft. with a tan silicone roofing system.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Exterior window replacements throughout the house for which an exception is requested on the East primary façade for 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.
2) Install new brick steps leading up to the existing entry portal with a new wrought iron handrail to match the existing one to be removed.
3) Construct a 4'-9" new coyote fence and gate around the existing entry portal to replace the existing blue wood fence and gates, where the maximum fence height is 5'-1".
4) Construct a 3'-6" new yard walls as shown, where the maximum fence height is 5'-1".
5) Stucco patch and repair around window replacements to match existing synthetic stucco in texture and color.



Figure 1. 412 Camino Cabra Primary Facade Diagram, #4 designated as primary.

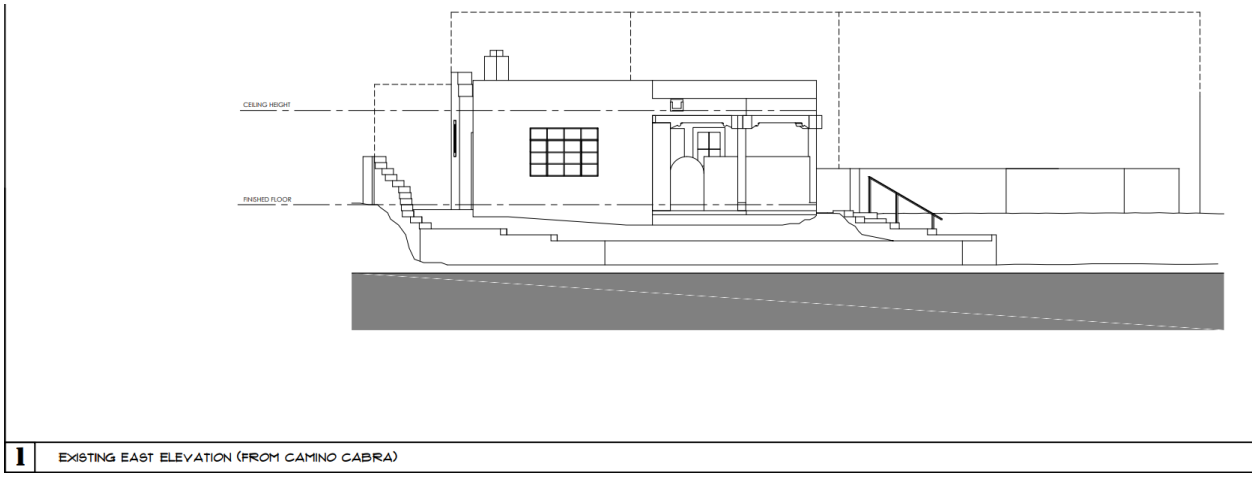


Figure 2. Existing East Elevation.

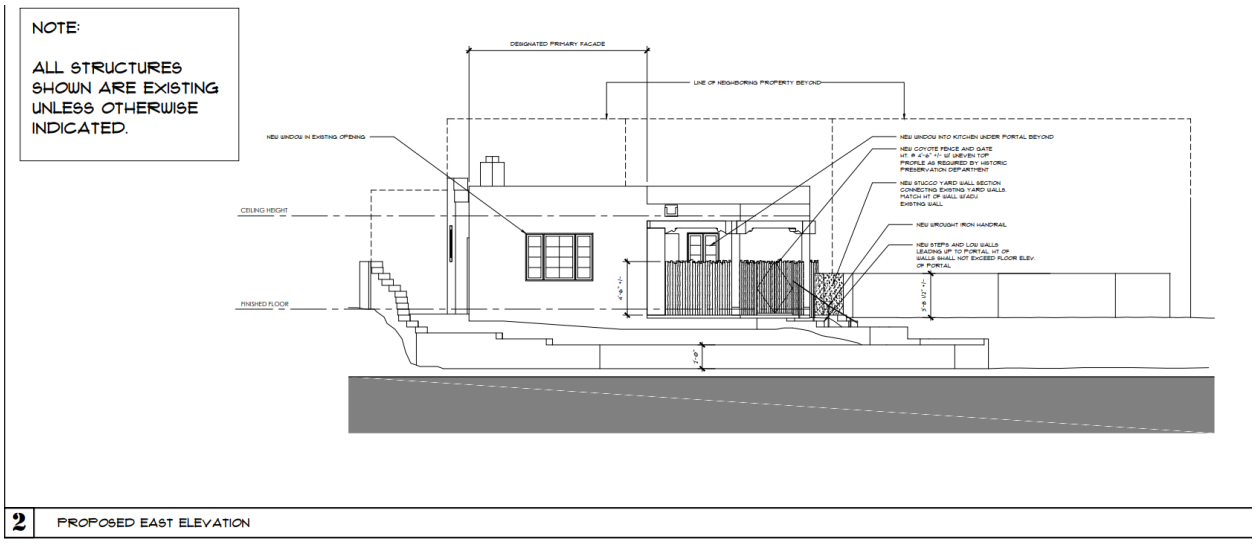


Figure 3. Proposed East Elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: The applicant requests an exception to remove a historic four-over-four steel casement window on the east primary façade with an aluminum-clad window in a similar appearance and dimension.

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

Applicant Response: The removal of the existing window on the Primary East Façade is required as the existing window is damaged, as assessed in the window assessment report by RPA & Associates LLC dated 6/11/2024, and is not repairable. The existing opening will not be modified, and the new proposed window shall fit within the existing opening.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response, and the replacement of the steel casement window will change the character of the facade. Furthermore, cut sheets or details of the proposed windows were not provided, which impacted the staff's ability to judge the overall visual impact.

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

Applicant Response: In our assessment, it is cost-prohibitive in the limited work scope of our project to propose steel windows for the house, as it would probably increase the overall project costs by $50,000.00 or more. The option of going with the Prestige steel product presents a risk to the quality of the end product, as it is untested and unrated.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that the replacement of the steel casement window with the Kolbe Vistaluxe WD aluminum-clad window does not sufficiently duplicate the style of the historic window. The burden of cost is not a criterion; furthermore, it is the public's expectation through the

adoption of historic preservation standards that the overall character of historic buildings will be maintained.

(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: All the other homes in the vicinity have wood-clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that the replacement of the steel casement window with the Kolbe Vistaluxe WD aluminum clad window will impact the character of the primary facade. The applicant has described several options and researched multiple windows; there is not enough evidence that the replacement window will be in-kind.

Exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.
The applicant requests an exception to remove a historic four-over-four steel casement window on the east primary façade with an aluminum-clad window in a similar appearance and dimension.

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

Applicant Response: We acknowledge that the residence is designated as a Contributing property and, according to the historic code, windows on a designated primary façade will need to be restored or replaced with in-kind units in size, style, and material of the original. We have studied our options thoroughly. There is a single façade to the east that is designated Primary, and a single window unit on that façade affected by this rule. In our project scope, we only have 7 window units proposed to be replaced. In the window assessment done by RPA & Associates, LLC, dated 6/11/2024, only 2 of the existing windows can be repaired and are under the existing entry portal. It does not make sense to repair these 2 windows and replace all the others. Hence, we are proposing to replace all 7 window units throughout the house. We would like to replace the windows with Kolbe Vistaluxe WD wood-clad (aluminum-clad) windows instead of replacing them with in-kind steel windows.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that the proposed replacement window is hard to evaluate, give no specific product information was provided.

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

Applicant Response: In our assessment, it is cost-prohibitive in the limited work scope of our project to propose steel windows for the house, as it would probably increase the overall project costs by $50,000.00 or more. The option of going with the Prestige steel product presents a risk to the quality of the end product, as it is untested and unrated.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that restoring one window out of 7 being proposed for replacement does

not represent a hardship; staff is recommending approval for the replacement of all of the other 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: All the other homes in the vicinity have wood-clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that, while design options were considered, no analysis was provided on what measures can be implemented to restore the existing historic window. Staff has no objection to all other windows being replaced on the residence. Finally, no product material or cut sheets were provided to enable staff or the HDRB to evaluate whether there would be a significant change to the overall appearance of the window.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

(4) Compliance with General and Specific Design Standards Required

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

City of Santa Fe

Land Use Department | 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 28, 2025

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: 412 CAMINO CABRA, Santa Fe, NM 87505

Case Number: 2025-010906--ADMIN

Contact Name: JUICEKITCHEN DESIGN WORKSHOP LLC

Phone Number: 505-920-9128 **Email:** ju@juicekitchendesignworkshop.com

Approved Scope of Work: *1) Re-roof structure for approximately 920 sq. ft. with a tan silicone roofing system.*

Conditions of Approval: *1) No other work is approved at this time.*

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

FINAL HISTORIC INSPECTION

City of Santa Fe

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

PROJECT DESC: 2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District. Noncontributing.
Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

CASE NUMBER: 2023-007474--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 412 CAMINO CABRA
Santa Fe, NM 87505

CONTACTS:

Applicant	Jon Dick	1512 Pacheco Street PACHECO Santa Fe, NM 87505
Property Owner	Tom Wilmoth	

BOARD ACTION

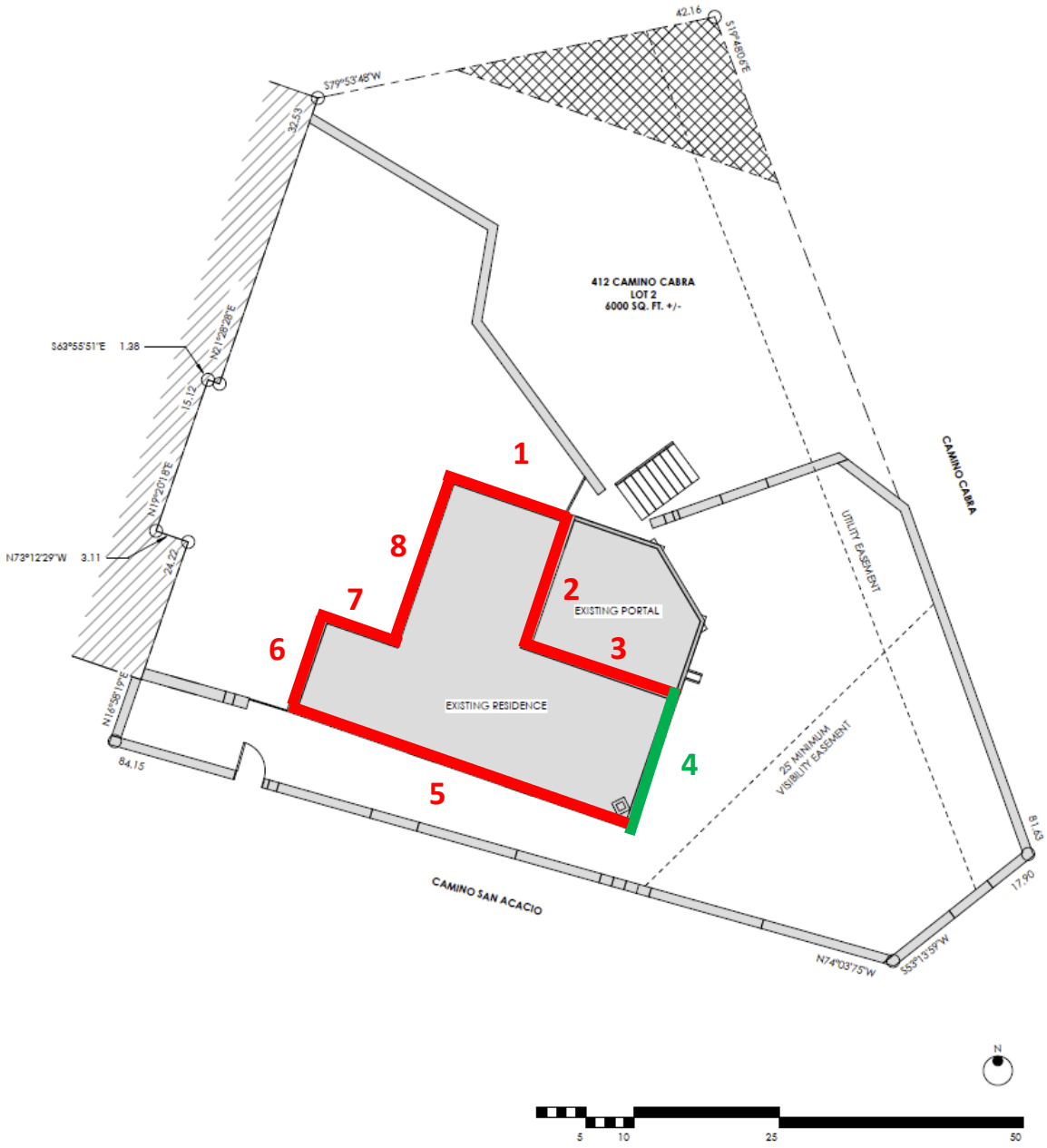
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 14, 2023. The decision of the Board was to upgrade the main structure status to contributing and designate the east façade as primary.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

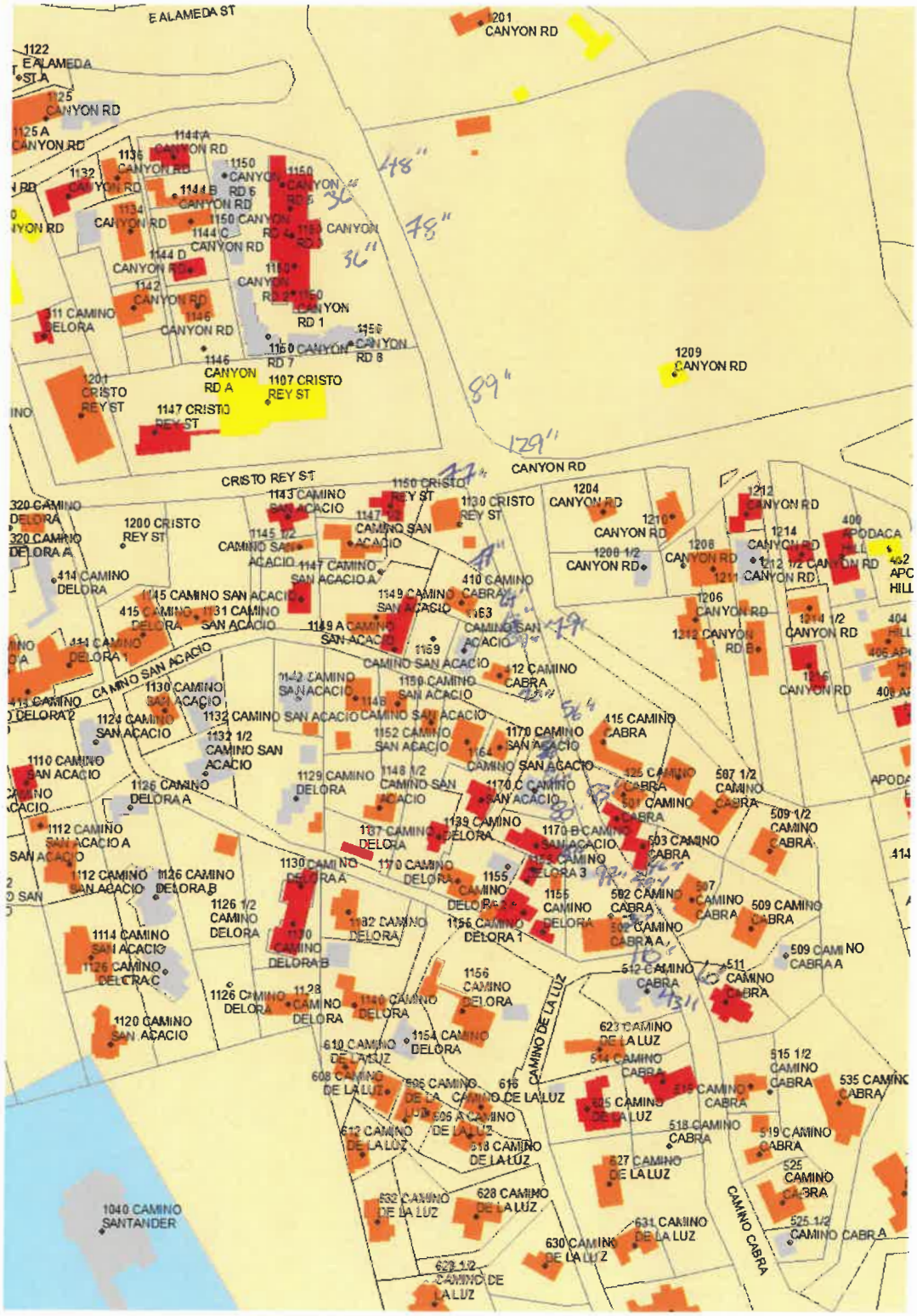
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes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



1 EXISTING SITE PLAN
1/8" = 1'-0"

412 Camino Cabra: Wall and Height Calculation

Total: 1,645 Count: 28 Avg: "58.75 Max Allowable: "59 / 4'-11"



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 District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

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 submitals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 5/2/2025	Property Owner of Record	Wilmoth-Lundine Family Trust	
Applicant/Agent Contact	Ju Tan		
Site Address	412 Camino Cabra, Santa Fe, NM 87505		
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet)	920 s.f.
Lot Coverage %			
Proposed Construction Description			
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 R-5	Overlay Districts Escarpment Flood Plain ✓ Other Historic downtown/eastside		
Proposed Setbacks	Front No ges	Rear	Left Side / Right Side
Required Setbacks	Front 7'-0"	Rear 15''-0''''	Left Side 5'-0" / Right Side 5''-0"
Proposed Height	Max Height 24'-0'	Parking Required / Provided	Bike Parking / Provided

No proposed changes

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.

Reason: none

Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by Joel Cruz-Haber		Date 5/15/25
Preliminary Zoning Review # 2025-010461		

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 13, 2023

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:**
Francisco Roybal House	412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	**Santa Fe ID: H-051611615 (old district #)** **4. County: Santa Fe** **Parcel # 10078120**

5. Property Type:
_x Buildings: 1
_x_Structures: multiple walls
__ Site __ Object

6. Date of Survey:
September 21, 2023
October 4, 2023

7. Previous Survey Date(s):
_x_Yes: November 29, 1984
_x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6778018,-105.9165547



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest. Sept. 21, 2023.

11. Brief Description of the Property:

Likely constructed in 1949-50, the subject house sits on a roughly triangular lot on the corner of Camino San Acacio and Camino Cabra. It is historically associated with the former street and was once part of the Roybal family compound. It shares exterior ornamentation with another house at 410 Camino Cabra which was historically under the same ownership. The block-constructed, flat-roof, L-plan home has a vernacular feel and shows its construction era with standard casement windows. The tiny 722-square-foot home holds two bedrooms, a living room, a kitchen, and a bathroom.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: c.1949-1950
_ _Known _x_ Estimated Source: aerial photographs and city directory entries

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

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

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



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

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

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

For current owner: Wilmoth-Lundine Family Trust

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

Current owner: Wilmoth-Lundine Family Trust

John Tafoya, Ernestina Tafoya, and Robert Martinez

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: **Santa Fe ID: H-051611615**
Francisco Roybal House	412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 21, 2023 October 4, 2023

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 _x Other: CMU

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: used as support __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x_Asphalt and tar
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Steel	2	1
Casement	Steel	4: 3C, 1T	2
Casement	Steel	6: 3C, 3F	4
Combination	Steel	16: 3C, 6F, 3C, 4T	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-light	Wood	1
Single-Leaf	4-light/3-panel	Wood	1
Single-Leaf	3-panel	Wood	1, ext. gate

12. Chimneys _x_ 1, interior, short stucco-clad stack

13. Porches _x_ N/A
Type: __ Entry _x_Partial-Width* __ Full-Width __ Wrap
* post-1978, three-sided porch over brick patio

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1978; installation of app. 220 SF porch over brick patio; aerial photographs and visual evidence
#2 Date: Post-1978; app. 88 SF closet addition at southwest corner; aerial photographs and 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	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

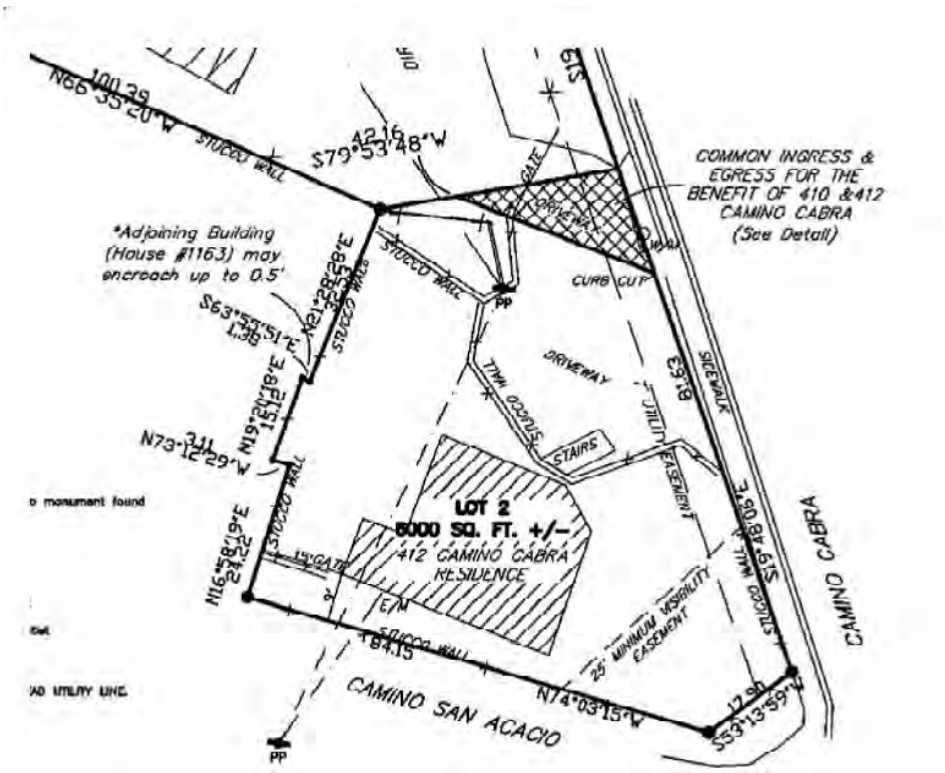
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 1985 survey plat. Courtesy Rio Embudo Surveying Company.



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: Francisco Roybal House	2. Location: 412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: **Santa Fe ID: H-051611615** 4. County: Santa Fe 5. Date of Survey: September 21, 2023 October 4, 2023

Architectural Description Continued

Setting

The house rests on a graded pad above a gentle slope overlooking Camino Cabra and across to Apodaca Hill, with Cerro Gordo in the distance. The house site is mostly level and comprised of packed earth and walkways. Landscaping is minimal. The backyard is dirt and potentially represents the footprint of an adjacent demolished dwelling. It is approached from Camino Cabra by a series of concrete steps scaling up the slight slope (Photo 2). The stairs meet a porch and fence added to the house after 1978 (Figs. 7 & 8).

House

East Elevation

The relative east elevation, facing Camino Cabra, could be considered the primary façade. Its small projection at the living room has the most interest of all the elevations. This wall is dominated by a 16-light steel combination window, the only view window of the home (Photo 3). The unit consists of a central eight-light fixed panel flanked by three light casements and crowned by a four-light transom. It is the largest window in the house. Similar but smaller steel windows penetrate each elevation (Photo 13). They sit in bullnose openings at different setbacks from the wall.[1]

Porch

Erected in the early 1980s, the aforementioned porch or covered patio runs along a large portion of the east façade (Photos 1 & 2). It is made of undersized vigas resting against a wood ledger supported by stucco pilasters (Photos 4 & 5). A wooden plate held up by round posts carries the vigas to the exterior. The lightning motif post corbels are precut pieces assembled with screws (Photo 6). A dog-eared board fence painted blue encloses the space (Photo 7). The three-sided 200-square-foot porch added new mass and affected the overall design of the building.

[1] For example, the window at the kitchen depth from the wall is 4” on the left and 6” on the right.

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The porch shelters two entries to the house. The left opening holds a 15-light wood door, giving access to the living room (Photo 5). Four-light exterior-hinge steel casements bracket the door. To the right, a four-light and three-panel wood unit leads to the kitchen. (Photo 8).

North Elevation

The north side incorporates part of the porch and a wall enclosing the kitchen (Photo 9). The short elevation has a single steel casement window.

West Elevation

Facing the backyard, the back side of the building shows drainage and settlement interventions (Photo 10). The roof drains over this side of building. An 8" wood overhang traces the parapet; it carries a new gutter that delivers water into a rock-lined inlet. Much of the house is girded by a low concrete wall or *contra cimiento*. The sections, 3½" thick and at different heights, appear to be recent.

The original portion of the dwelling has one small steel casement at the bathroom. A post-1978 addition forms the southwest corner (Photo 11)(Fig. 7). This roughly 88-square-foot space holds a closet and has no openings.

South Elevation

A stuccoed street wall borders a narrow side yard along Camino San Acacio (Photo 12). The house façade behind it is an unadorned wall fenestrated with two identical openings at the living room and bedroom (Photo 13). They hold uniform six-light steel casements.

Interior

The interior was observed through windows. The principal space is the living room. Rectangular Styrofoam beam vigas span the room (Photo 14). These are topped with simulated wood flooring. Square ceramic tiles cover the floor; the walls are plastered

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and painted. A painted brick *horno* fireplace sits at the southeast corner. The remaining rooms show modest trim. The dividing walls are frame.

Evolution of House Footprint

The earliest aerial photograph from 1951 reveals an L-plan footprint (Fig. 4). The dwelling maintained this shape through at least 1978. Afterward, the covered patio was added along with the bump-out at the southwest corner.

Perimeter Walls

Yard and street walls define the property's boundary. These uniformly consist of stuccoed block structures of various heights. Based on aerial imagery and past Board cases, most are recent vintage and all postdate 1984 (Fig. 8).

Remnant Walls

Along Camino San Acacio stands a picturesque wood panel door painted blue (Photo 15). Attached to its west end is a wall representing the remnants of what appears to be a separate dwelling that was torn down.[2] All that is left is the wall with an opening holding empty window frames (Photo 16).

[2] A 1960 aerial (Fig.6) indicates a rectangular building stood west of the subject house. The footprint of this building appears to be missing in the space between 1163 Camino San Acacio and 410 Camino Cabra. The assumption is that this building was torn down and represents the orphaned wall at the property's southwest corner. A neighbor recalled that a house stood in this position. John Tafoya, telephone conversation with John W. Murphey, October 4, 2023. Tafoya group up in the area and lives on Cristo Rey Street.

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Historical Overview

Camino Cabra

Slow to develop until the 1940s, Camino Cabra (or Goat Road) sat outside town limits, far away from major settlement around the Plaza (Fig. 1). The area's poor soil and distance from the Santa Fe River and attendant acequias retarded development for decades. In contrast, most of the Eastside was on municipal water and sewerage by the late 1950s. Initial construction consisted of several flat-roof houses on the east side of the road south of Camino San Acacio.

The informal road and adjacent arroyo to the east (Arroyo de Las Cabras) were likely named for the goats that once wandered the hillsides. Like its namesakes, it rambled up and over the hill, reaching a ford across Arroyo de los Chamisos to the south. For decades, it remained unpaved and was only improved in the mid-1970s after complaints from parents and teachers at East Side Elementary (now Rio Grande School).

The Roybal Family

The house originates with the Roybal family, who owned land bordering Camino San Acacio and Camino Cabra. From census data, the family, headed by Lucrecio Roybal, appears to have moved to Santa Fe in the early 1920s from San Miguel County, where Lucrecio worked in the mines.[3] A 1924 deed, written in Spanish, indicates that he and his wife Andreita acquired land from Apolonio and Julianita Lujan along Talaya Hill, the name by which this area was historically known.[4] Apolonio is indicated on an earlier map, owning a large swath of land, including the future intersection of Camino San Acacio and Camino Cabra. (Fig. 2).

[3] United States Census Bureau, Year: 1920; Census Place: San Antonio, San Miguel, New Mexico; Roll: T625_1079; Page: 15A; Enumeration District: 183.

[4] Warranty Deed (Spanish), Apolonio Lujan and Julianita de Lujan, husband and wife, to Lucrecio Roybal and Andrea Roybal, husband and wife, recorded February 18, 1924, Book 201/Page 13, 264943.

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A portion of the Roybal land was deeded in 1949 to the oldest son, Jacobo.[5] Following Lucrecio's death in 1953, another section was given to the youngest son, Francisco. Francisco would have a direct connection to the subject building (Fig. 5).[6]

Born in 1924 in Santa Fe, Francisco (sometimes called Francis, Frank, or Franky) grew up in the Roybal home, which appears to have been adjacent to the current house. This home was identified as 1172 San Acacio, an address that would also be applied to the present house and to the home at 410 Camino Cabra.[7]

The household in 1940 included his father, then 59, mother, 57, brother Jack, a grandson, and a niece.[8] The grandson, Vicente Apodaca, was his sister Juanita Carrillo's son from an earlier marriage. Juanita and her husband Alfredo Carrillo lived in the house at 410 Camino Cabra. Years later, Apodaca would own both properties.

Francisco would leave his parents' home in 1942 to fight in the war. Stationed in Tennessee, he was shipped to the Pacific Theatre and served in the Philippines[9] where he earned a Victory Medal and a Philippine Liberation Bronze Arrowhead.[10] The latter recognized that he had helped liberate the country from Japanese occupation. The involvement in the Philippines, especially the tragic Bataan Death March, played a

[5] Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Jacobo G. Roybal, recorded April 7, 1949, Book 40/Page 62, 1949092748.
[6] Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Francisco Roybal, recorded March 19, 1953, Book 69/Page 318, 1953112548.
[7] In city directories from the 1940s to 1970, 1172 San Acacio is applied to two households: one representing Francisco Roybal and the other his sister Juanita and her husband, Alfredo Carrillo. The latter property is understood to be today's 410 Camino Cabra. There was also a "1/2" unit recorded to be occupied by his father and mother, later mother, and another individual named Marcell Cardoza, who appears to be a widow. It is unclear where the "1/2" unit stood. It could have been proximate or attached to the current house.
[8] United States Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 12B; Enumeration District: 25-5B.
[9] Santa Fe [column]," *Santa Fe New Mexican*, December 1, 1943,
[10] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Sub subseries: Military Discharges; Box Number: 16632; Box Title: Military Discharges Romero – Rushing.

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dominant part in the state's experience during World War II. Roybal was a lifetime member of V.F.W. Post #401, Albuquerque, and American Legion Post #69, Alameda.[11]

Roybal returned to the United States in December 1945, arriving on January 17, 1946. Soon after moving back to Santa Fe, he married Grace Dean, a local girl.[12] They moved into the Roybal home at 1172 San Acacio. What happened is unclear, but Francisco and Grace disappeared from city directories soon after. Grace appears to have moved to Los Angeles and likely divorced Roybal. She would later return to Santa Fe and remarry.

Frank, as he was going by now, also returned to Santa Fe, taking up residence at the San Acacio home. He worked for Allen Stamm's home construction company and may have acquired the steel casement windows through that connection. By 1951, as evidenced by an aerial photograph, the home was in place (Figs. 3 &4).

City directories through the early 1970s reveal that he lived in the home without a spouse. A deed from 1971 implies that he deeded the property, including the house, to his nephew Vicente Apodaca.[13] Frank's mother, Andreita, continued to live on the property until she passed away in 1974 at age 90. A neighbor remembers her dressing conservatively in the old style, all in black.[14]

Frank lived in the corner house for a few more years before moving permanently to Albuquerque. Francisco Roybal died in Albuquerque in 1991.[15] He was 67. Vicente Apodaca then took possession of the property, including the house at 410 Camino Cabra. He turned 412 into a rental. A neighbor recalled that it was leased to several single men over the years, including a computer artist who demanded silence.[16]

[11] "Roybal, Francis, 67 [obituary]," *Santa Fe New Mexican*, August 10, 1991, A-6.
[12] "Marriage Licenses," *Santa Fe New Mexican*, April 9, 1946, 3.
[13] Warranty Deed, Francisco Roybal to Vicente Apodaca, recorded January 25, 1971, Book 277/Page 870, 329694.
[14] John Tafoya, telephone conversation with John W. Murphey. Also assisting with local history was Ernestina Tafoya, who grew up on Camino San Acacio, two houses down from the subject property.
[15] "Roybal, Francis, 67 [obituary]."
[16] Robert Martinez, in-person conversation with John W. Murphey, October 4, 2023. Martinez, a neighbor, lives on Camino San Acacio. Apparently, the artist was upset by the noise produced by the annual tradition of winter wood cutting.

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Evaluation of Historical Status

The house meets the minimal criteria of being 50 years of age. It has experienced two alterations (the porch and southwest bump-out) but has otherwise retained the core L-plan and original fenestration.

For these reasons, the recommendation is to upgrade its status to Contributing status and suggest the east elevation projection at the living room be designated the primary façade.

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Illustrations

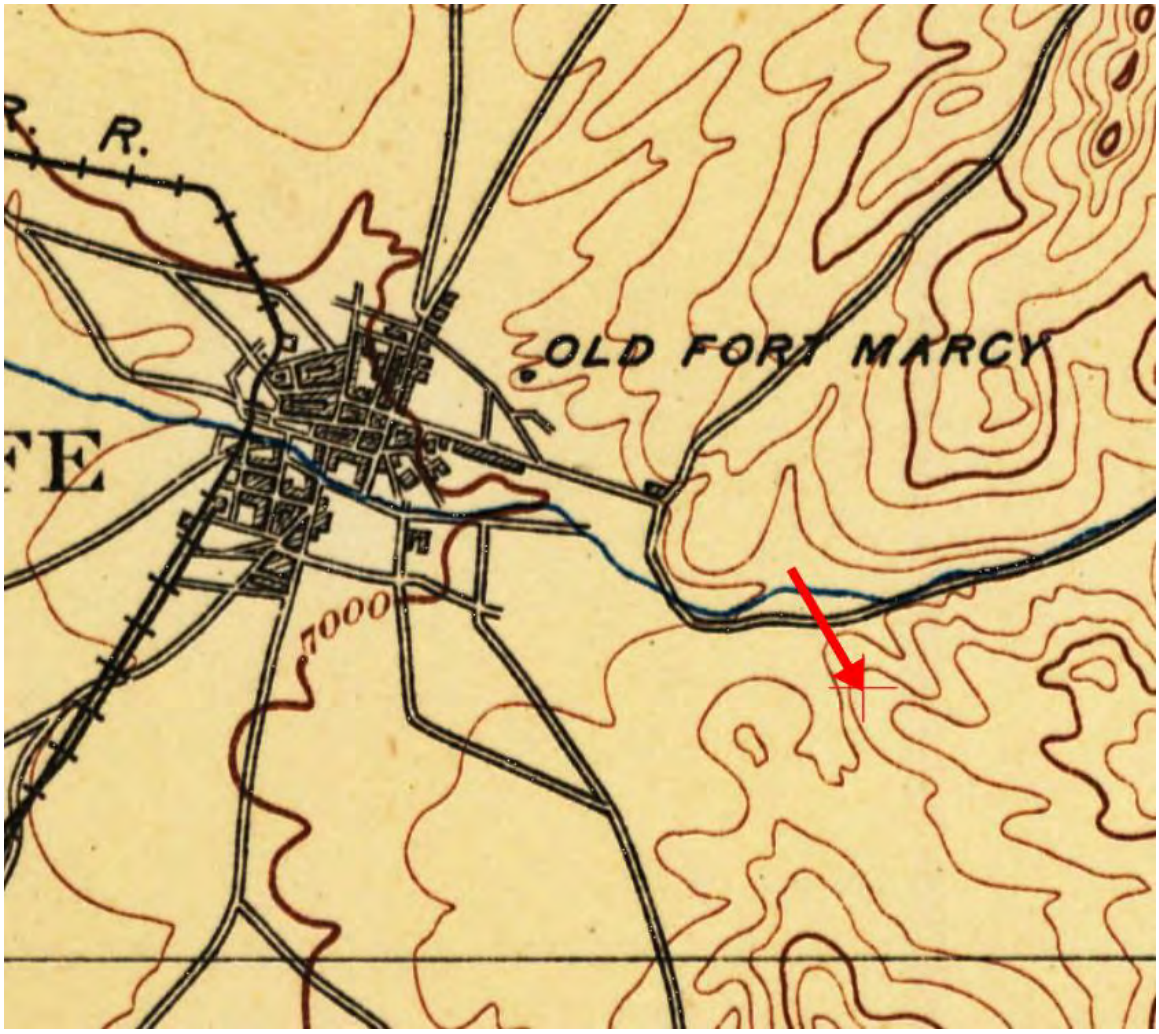

Figure 1: Approximate location of future house.
A. H. Thompson, "Santa Fe, N.M.," USGS topographical map, scale 1.125,000, March 1894.

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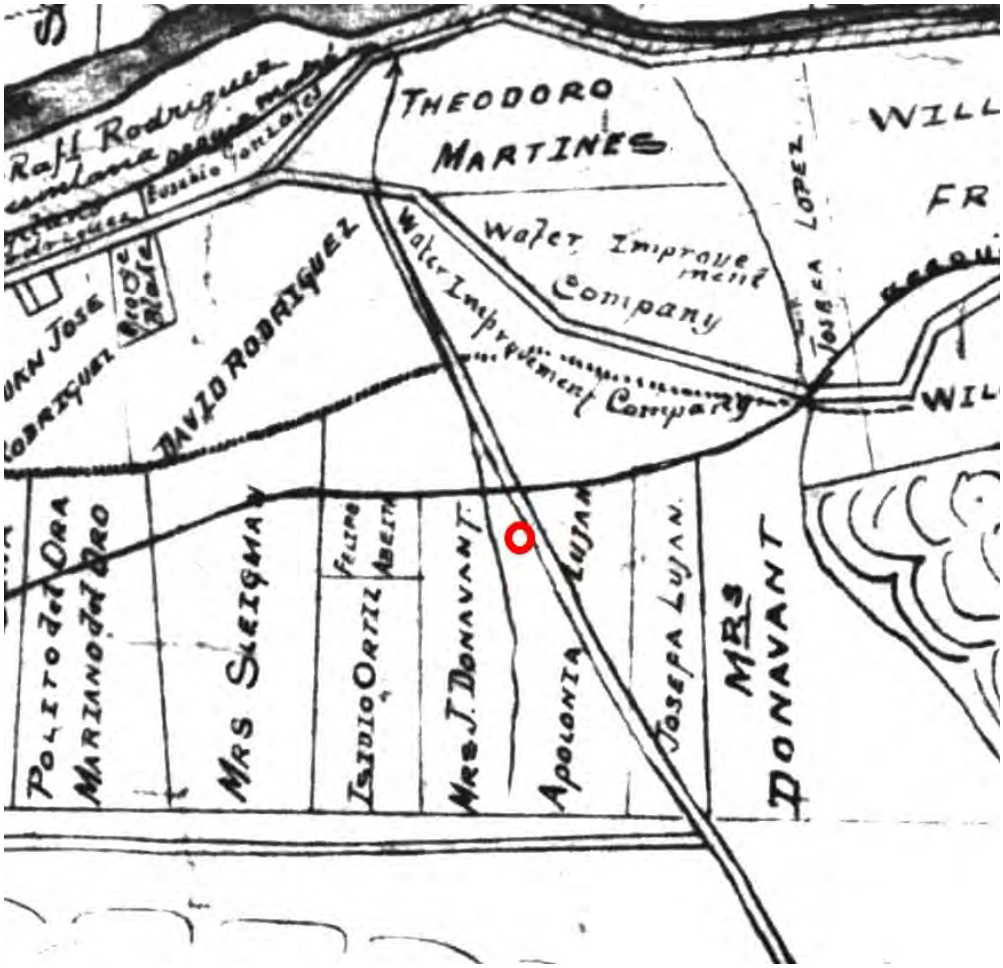

Figure 2: Approximate location of future house.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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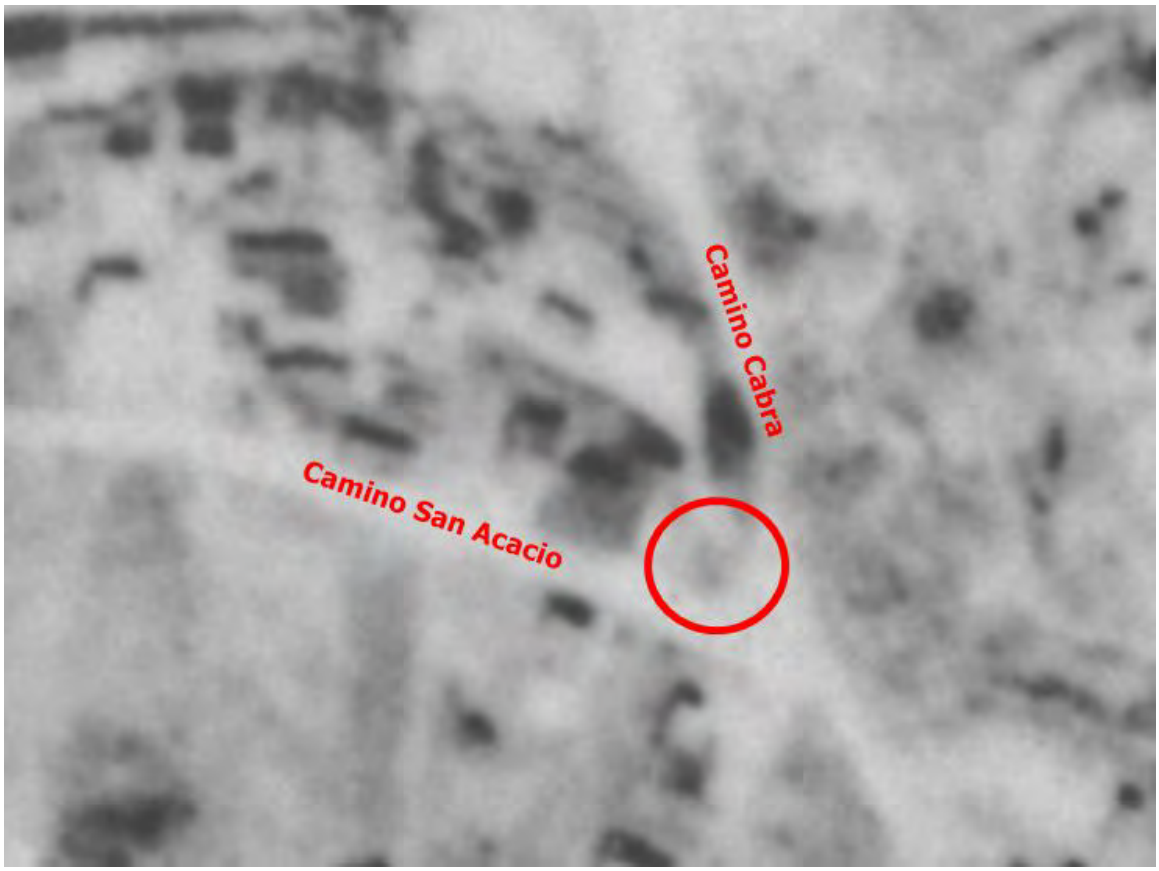

Figure 3: October 25, 1948, aerial photograph.
There does not appear to be a building on the subject lot.

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Figure 4: May 26, 1951, aerial photograph.
An L-shaped building is visible.

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Figure 5: Subdivision of Roybal land. Lot 18 represents subject property. Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

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Figure 6: September 25, 1960, aerial photograph.
Note rectangular building left of subject house.

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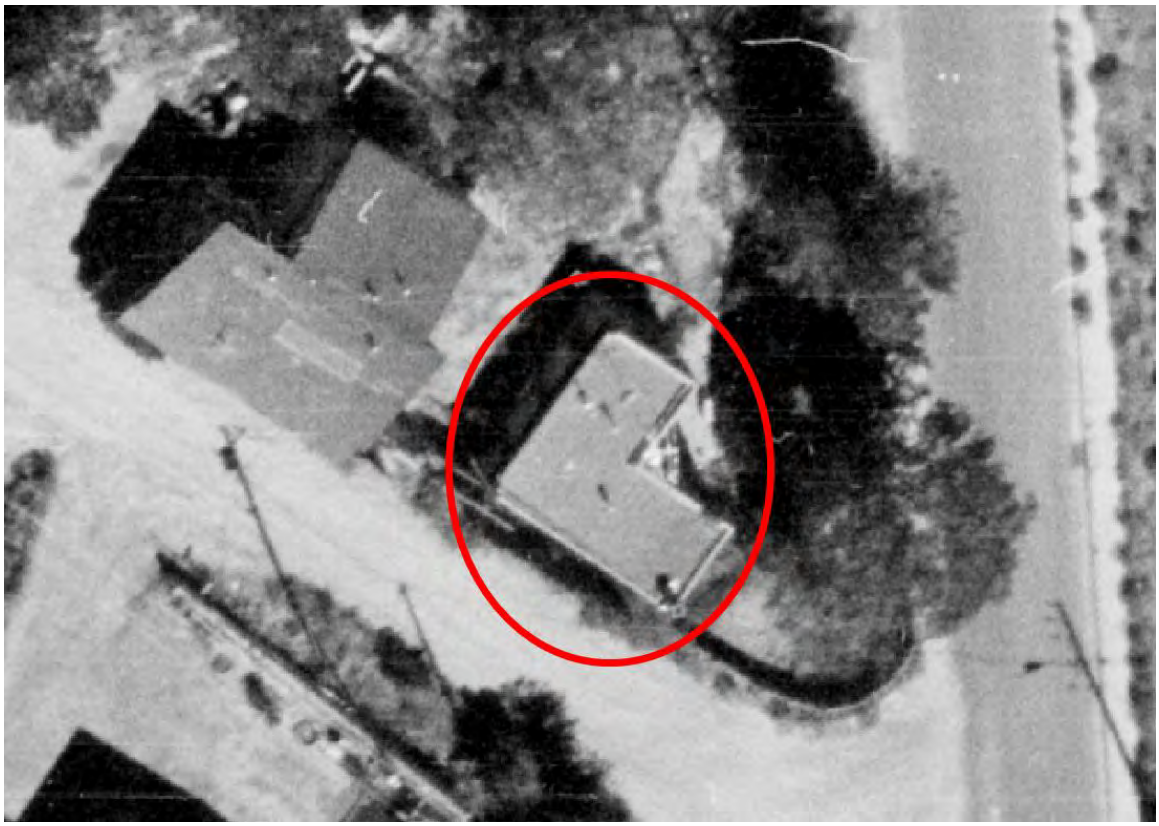

Figure 7: September 11, 1978, aerial photograph.
Note absence of porch and closet addition.

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Figure 8: November 29, 1984, HBI survey photograph.
Note absence of stuccoed yard walls and fence at porch.

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Survey Photographs

(All images taken by Giulia Caporuscio, September 21, 2023, or John W. Murphey, October 4, 2023, unless otherwise noted)



Photo 2: East and north elevations. Camera facing southwest. October 4, 2023, JWM.

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Photo 3: East elevation, living room window. Camera facing northwest. October 4, 2023, JWM.

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Photo 4: Porch decking. Camera facing up. October 4, 2023, JWM.

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Photo 5: East elevation. Porch supports and entry door to living room. Camera facing northwest. October 4, 2023, JWM.

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Photo 6: Porch corbel. Camera facing up. October 4, 2023, JWM.

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Photo 7: Porch flooring and fence. Camera facing northeast. October 4, 2023, JWM.

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Photo 8. South elevation. Entry door to kitchen. Camera facing northwest. October 4, 2023, JWM.

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Photo 9: North elevation. Camera facing southwest. September 21, 2023, GC.

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Photo 10: North and west elevations. Closet addition at right. Camera facing southeast. October 4, 2023, JWM.

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Photo 11: West elevation. Closet addition at right. Camera facing northeast. October 4, 2023, JWM.

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Photo 12: South elevation. Camera facing northeast. October 4, 2023, JWM.

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Photo 13: South elevation. Casement window at living room. Camera facing north. October 4, 2023, JWM.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Francisco Roybal House	2. Location: 412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: **Santa Fe ID: H-051611615** 4. County: Santa Fe 5. Date of Survey: September 21, 2023 October 4, 2023



Photo 14: Living room. Camera facing southwest. October 4, 2023, JWM.

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: Francisco Roybal House	2. Location: 412 Camino Cabra Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: **Santa Fe ID: H-051611615** 4. County: Santa Fe 5. Date of Survey: September 21, 2023 October 4, 2023



Photo 15: Blue gate and orphan wall. Camera facing southwest. October 4, 2023, JWM.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 16: Orphan wall and south elevation of house. Camera facing northeast. October 4, 2023, JWM.

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 Acacia Builders, LLC
15 Lewis Lane
Santa Fe, NM 87508
(505) 490-8602

HISTORIC ASSESSMENT
NO. 110624-HA



JOB	DATE
412 CAMINO CABRA, SANTA FE, NM 87505	06/11/2024

LOCATION	DESCRIPTION
NORTH	
A	18 x 50 L 1W3H/1-LT S/L STEEL CASEMENT
	(18 x 38 L/18 x 12 - STAT ABOVE)
DR #1	32 x 77 LH INSWING DOOR 3W5H WOOD
	TDL W/WOOD SCREEN DOOR
B	18 x 50 R 1W3H/1-LT S/R STEEL CASEMENT
	(18 x 38 L/18 x 12 - ABOVE)
EAST	
DR #2	32 x 77 RH INSWING DOOR 2W2H/3-PANEL WOOD
	TDL W/WOOD SCREEN DOOR
NORTH	
C	35 x 37 LS 1W3H STEEL CASEMENT
WEST	
D	18 x 26 L 1W3H STEEL CASEMENT

JOB	DATE
412 CAMINO CABRA, SANTA FE, NM 87505	06/11/2024

LOCATION	DESCRIPTION
SOUTH	
GATE #1	37 x 72 WOOD PANEL GATE CUT DOWN FROM A DOOR
E	38 x 34 LR OPEN FRAME CASEMENT NO GLASS
EAST	
F	68 x 50 STAT/LSR 1-LT/1W3H/2W3H/1W3H STEEL CASEMENT
	68 x 38 LSR/68 x 12 4W1H – STAT ABOVE
	(18 x 32 x 18 – WIDTHS)
SOUTH	
G	36 x 38 SR 1W3H STEEL CASEMENT
H	36 x 38 SR 1W3H STEEL CASEMENT
NORTHEAST	
GATE #2	34 x 54 DOG EAR PICKETS
GATE #3	34 x 54 DOG EAR PICKETS

In closing, my professional opinion is as follows:

Windows A & B are historic and can be restored.

Windows C, D, F, G, & H are historic however the units were installed poorly and are leaking water around the exterior frames. The units would need to be cut out and removed from the openings. While this is the process to restore historic windows, in this case the windows would be non-reusable. Replacing the windows in like and kind of that era would be the solution.

Window E is historic. The placement of the window is in an open yard wall.

Gate #1 is non-historic (1980's) door, cut down in size to make a gate.

Gates #2 and #3 are non-historic and have been replaced in the 1990's with mechanical nails.

Doors #1 and #2 are non-historic, a Simpson type manufactured door with wood bead, mechanical nails of 1988 or newer.

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 & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
A	18 x 50 L 1W3H/1-LT S/L STEEL CASEMENT	F	HISTORIC
DR #1	32 x 77 INSWING 3W5H LH DOOR TDL	F	NON-HISTORIC – SIMPSON 1988 WOOD BEAD
	WITH WOOD SCREEN		MECHANICAL NAILS
B	18 x 50 R 1W3H/1-LT S/R STEEL CASEMENT	F	HISTORIC – BROKEN GLAZING
DR #2	32 x 77 INSWING RH DOOR TDL W/SCREEN	F	NON-HISTORIC
C	35 x 37 LS 1W3H STEEL CASEMENT	F	HISTORIC – SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.
D	18 x 26 L 1W2H STEEL CASEMENT	F	HISTORIC – SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, HINGES BURIED IN THE STUCCO, & BROKEN GLAZING. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GATE #1	37 x 72 WOOD GATE CUT DOWN FROM A DOOR	U	NON-HISTORIC – ROTTED BEYOND USE (1990's)
E	38 x 34 LR OPEN FRAME IN A STUCCO WALL	U	HISTORIC – ROTTED BEYOND REPAIR
F	68 x 50 LSR/STAT ABOVE STEEL CASEMENT	F	HISTORIC - SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.
G	36 x 38 SR 1W3H STEEL CASEMENT	F	HISTORIC - SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
H	36 x 38 SR 1W3H STEEL CASEMENT	F	HISTORIC - SET OUT OF PLUMB, WON'T CLOSE CORRECTLY, & HINGES BURIED IN THE STUCCO. TO RESTORE THE WINDOW, IT WOULD NEED TO BE REMOVED IN ORDER TO RESET THE WINDOW PLUMB AND LEVEL. WATERPROOFING WILL BE NECESSARY BECAUSE THE WINDOW IS LEAKING AROUND THE FRAME. HOWEVER, REMOVING THE WINDOW WILL CAUSE FRAME DAMAGE AND A NEW WINDOW WILL BE NEEDED.
GATE #2	34 x 54 DOG EAR PICKETS	F	NON-HISTORIC – MECANICAL NAILS (2000's)
GATE #3	34 x 54 DOG EAR PICKETS	F	NON-HISTORIC – MECANICAL NAILS (2000's)

NOTES:



WILMOTH RESIDENTIAL ADDITION

A-2.01



North
Window A

North
DR #1

North
Window
B

East
DR #2



North
Window
C



West
Window
D

South
Gate
#1



South
Window
E

East
Window
F

South
Window
G



South
Window
H

South
Gate
#1

South Window E



East
Gates #2 and #3

Text

City of Santa Fe

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

PROJECT DESC: 2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District. Noncontributing.
Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

CASE NUMBER: 2023-007474--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 412 CAMINO CABRA
Santa Fe, NM 87505

CONTACTS:

Applicant	Jon Dick	1512 Pacheco Street PACHECO Santa Fe, NM 87505
Property Owner	Tom Wilmoth	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 14, 2023. The decision of the Board was to upgrade the main structure status to contributing and designate the east façade as primary.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: November 14, 2023

TO: Historic Districts Review Board Members

FROM: Paul Duran, Senior Planner, Historic Preservation Division

2023-007474-HDRB. 412 Camino Cabra. Downtown & Eastside Historic District. Non-contributing. Jon Dick, agent for Tom Wilmoth, owner, requests historic status review with primary façade(s) designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

__x__ **Other**: Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing with the east façade designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

412 Camino Cabra is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in 1950 on a 0.147-acre lot and totaled 734 square feet. The structure was built in a modest Santa Fe vernacular style with an L-shaped form constructed out of masonry block, metal casement windows, and a wooden flat roof. A portal wraps around the northeastern façade comprised of wooden viga beams and corbels. Several

periods of alterations and remodeling have occurred after 1978 but the core of the structure remains intact.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

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

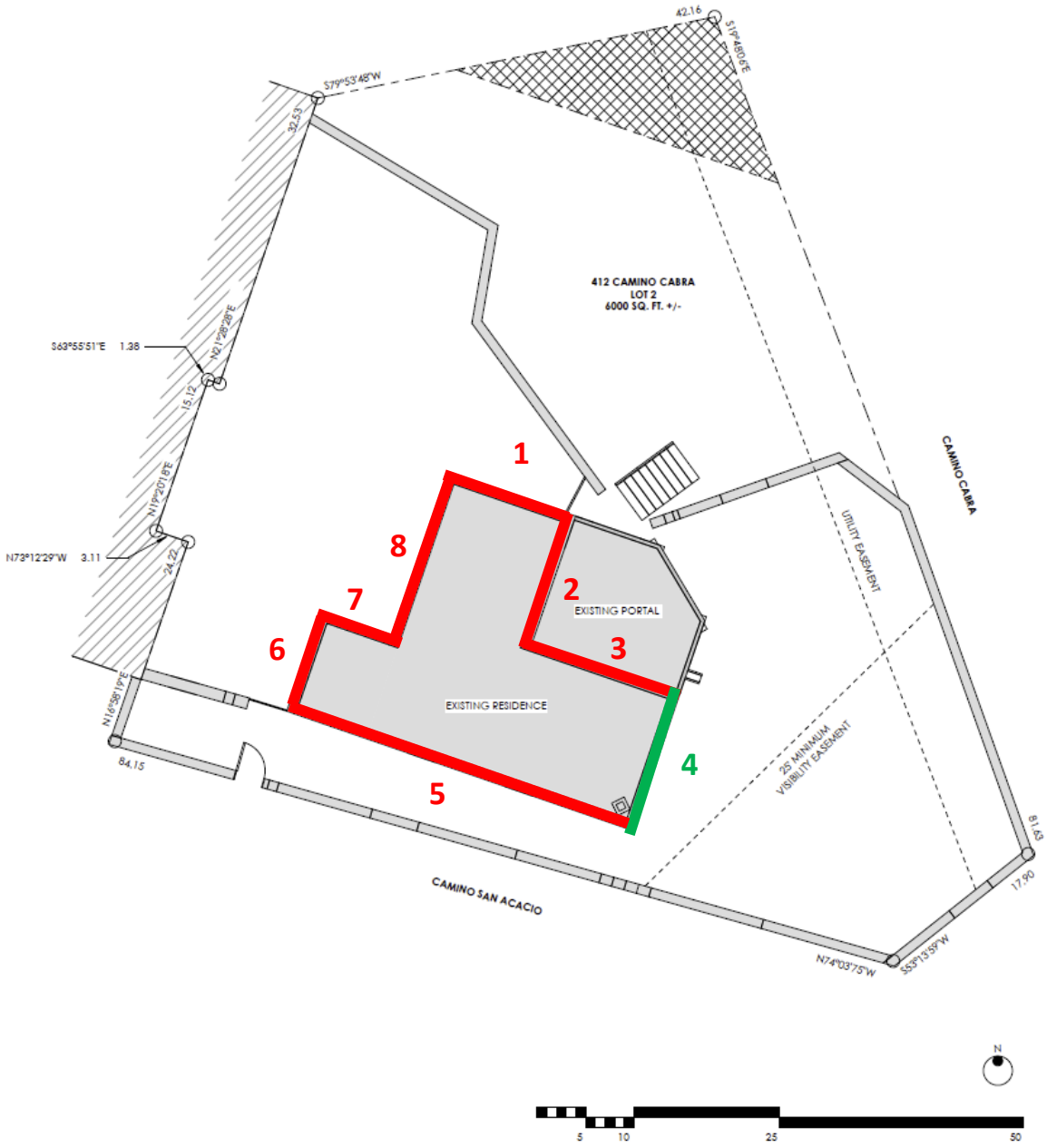
(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.



1 EXISTING SITE PLAN
1/8" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

Date: 09/09/2025

Paul Duran
Senior Planner, Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
P.O. Box 909, Santa Fe, NM 87504

Re: Historic Review Submission for 412 Camino Cabra, Santa Fe, NM 87501

Dear Paul,

On behalf of Heather Lundine and Tom Wilmoth, the Owners of the above mentioned property, we are submitting this Application for Historic Board Review for the project. Attached is the application packet for Historic Review for the following scope of works:

1. Exterior window replacements throughout the house.
2. New brick steps leading up to the existing entry portal with new wrought iron handrail to match the existing to be removed.
3. New coyote fence and gate around the existing entry portal to replace the existing blue wood fence and gates.
4. New yard walls as shown
5. Stucco patch and repair around window replacements to match existing synthetic stucco in texture and color.

We would like to request for Exceptions to the following Historic Code Criteria:

1. Exception to ***14-5.2(D)(1)(a)*** Removal of historic material - The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited -
    a. The removal of the existing window on the Primary East Façade is required as the existing window is damaged as assessed in the window assessment report by RPA & Associates LLC dated 6/11/2024 and is not repairable. The existing opening will not be modified and the new proposed window shall fit within the existing opening.
2. Exception to ***14-5.2(D)(5)(a)(i) Windows*** –
    a. We acknowledge that the residence is designated as a *Contributing* property and according to the historic code, windows on a designated primary façade will need to be restored or replaced with in-kind units in size, style and material of the original. We have studied our options thoroughly. There is a single façade to the east that is designated *Primary* and a single window unit on that façade affected by this rule. In our project scope, we only have 7 window units proposed to be replaced. In the window assessment done by RPA & Associates, LLC dated 6/11/2024, only (2) of the existing windows can be repaired and are under the existing entry portal. It does not make sense to repair these 2 windows and replacing all the others. Hence we are proposing to replace all 7 window units throughout the house. We would like to replace the

1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

windows with **Kolbe Vistaluxe WD** wood clad (Aluminum clad) windows instead of replacing with in-kind steel windows. We have received quotes for various types of windows as follows:

i. Wood Clad (Aluminum) Windows by Kolbe Vistaluxe: **$17,055.00**
   1. This line of wood clad windows feature slim line frame profiles specifically designed to replicate steel windows.

ii. Wood Clad (Aluminum) Windows (cost of units only):
   1. Jeldwen (Sunwest Construction) - $**11,512.58**
   2. Windsor (Architectural Windows & Doors) - $**11,887.41**

iii. Boyd Aluminum (Steel Replica - Alum) - $**37,022.00**
   1. Still very expensive compared to regular wood clad windows but less than steel.
   2. Supplier/distributor (Dalton) is not local and so delivery and service may be less predictable.

iv. Hope's Windows (Steel) - $**51,860.00**
   1. Renown national brand for steel windows

v. Panda Windows (Steel) - $**48,610.00**

vi. Prestige (steel - thermally broken) - $**19,900.00**
   1. Factory painted black only. No other color option for factory finish.
   2. Untested and unrated product.
   3. Window frame profiles are thick and similar to wood clad windows.

b. New steel windows also do not mimic exactly the existing steel profiles of the windows. Furthermore, we have consulted various Contractors for referrals to custom steel window fabricators locally and have not received any.

c. In our assessment, it is cost prohibitive in the limited work scope of our project to propose steel windows for the house as it would probably increase the overall project costs by **$50,000.00** or more. The option of going with the **Prestige** steel product presents a risk to the quality of the end product as it is untested and unrated.

d. All the other homes in the vicinity are wood clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.

e. Furthermore, according to the U.S. Department of Energy's website (https://www.energy.gov/energysaver/window-types-and-technologies), "[a]lthough very strong, light, and almost maintenance free, metal or aluminum window frames conduct heat very rapidly, which makes metal a very poor insulating material." In contrast, DOE explains "[w]ood window frames insulate relatively well" despite the additional maintenance costs. Moreover, as DOE explains in the attached circular, single pane, uncoated glass windows - as are currently installed at the home - is the least efficient type of window available. Moving to wood clad, double paned windows will substantially reduce energy load at the home and lower the residents' carbon footprint. According to the City of Santa Fe (https://sustainability.santafenm.gov/category/energy), "[r]esidential and commercial energy use are two of the largest drivers of greenhouse emissions in Santa Fe." By granting the exception, the Board will promote the City's stated goal "to achieve carbon neutrality by 2040."

Based on the above arguments, we hope that you can seriously consider granting us the Exceptions for our project. We've received a cost estimate for the overall scope of our project at about $76,000.00. If we were to comply with Historic code, the overall cost would almost double and render the project unfeasible. All the windows need replacing as they are in bad condition, non-operational and present severe air/energy leakage. We thank you for your consideration.

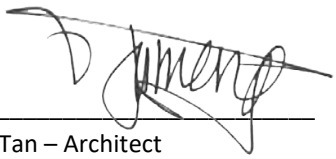
JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

This application packet includes:

1. This proposal letter.
2. Historic Review Application Form.
3. Warranty deed and recorded plat.
4. Drawings including:
    a. Existing and Proposed site plans
    b. Existing and Proposed floor plans
    c. Existing and Proposed exterior elevations
5. Existing window and door assessment report.
6. Technical specifications for the proposed wood clad windows.
7. Photographs of the exterior of the existing house.
8. PZR approval.
9. The existing stucco is a custom color and will be matched by new stucco.
10. Proposed window color chart and selections.
11. Image of proposed new handrail which shall match the existing handrail to be demolished.
12. US Dept. of Energy articles, “Selecting Windows for Energy Efficiency” and “Window Types and Technologies”

Please feel free to contact me with any further questions. Thank you.

Sincerely yours,



Ju Tan – Architect
Mobile: (505) 920 9128 Email: ju@juicekitchendesignworkshop.com

Cc: Heather Lundine & Tom Wilmoth (Owners)

GENERAL PROJECT DATA

LOT SIZE - APPROXIMATELY 5151 SF

TOTAL EXISTING ROOFED AREA - 920 S.F.
MAIN HOUSE (HEATED) - 722 S.F.
PORTAL - 198 S.F.

PROPOSED NEW ROOFED AREA - 0 S.F.

TOTAL ADDITIONAL ROOFED/IMPERVIOUS AREA - 0 S.F.

EXISTING LOT COVERAGE - 16%

PROPOSED LOT COVERAGE - 16% (NO CHANGE)

ZONING DISTRICT - R-5

OVERLAY DISTRICT - DOWNTOWN/EAST SIDE HISTORIC DISTRICT
HISTORIC BUILDING STATUS - CONTRIBUTING
PRIMARY FACADE - EAST FACING FACADE

CODES: INCLUDING BUT NOT LIMITED TO THE 2021 IBC, 2021 IRC, 2021 IECC WHERE APPLICABLE

MAXIMUM ALLOWABLE HT. OF STRUCTURE - 24' (PER SLDC TABLE 14-7.2-1: TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS)

MAX. HEIGHT OF PROPOSED RESIDENCE - NO PROPOSED INCREASE IN HEIGHT

SETBACKS: PER SLDC
FRONT - 7'-0"
SIDE - 5'-0"
REAR - 15'-0"

PROPOSED YARD WALLS AND COYOTE FENCES SHALL NOT EXCEED 6'-0" PER SLDC SECTION 14-8.5(B)

RAINWATER DETENTION REQUIREMENTS (IF REQUIRED)

TOTAL ADDITIONAL ROOFED AREA - 0 S.F.
WATER RETENTION VOLUME REQUIRED - NOT REQUIRED

7 PROJECT DATA

GENERAL SCOPE OF WORKS

1. EXTERIOR DOOR AND WINDOW REPLACEMENTS
2. NEW FOOTINGS/FOUNDATIONS UNDER EXISTING PORTAL POSTS
3. NEW SLAB AND FLOOR FINISH UNDER EXISTING PORTAL
4. NEW EXTERIOR ENTRY STAIRS AND RETAINING WALLS
5. NEW COYOTE FENCE @ PORTAL
6. NO NEW WALL OR FENCE PROPOSED SHALL EXCEED 6'-0" IN HEIGHT
7. NO NEW PLUMBING AND ELECTRICAL WORKS PROPOSED

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTY, NM. INCLUDING BUT NOT LIMITED TO IBC 2021, IRC 2021.
3. IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS
6. ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
7. THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK..
8. REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
9. A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE AFFROVED BY THE OWNER AND JKDW.
10. FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
11. FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4"/FT FOR A MINIMUM OF 48".
12. FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
13. MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
14. WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

6 GENERAL NOTES

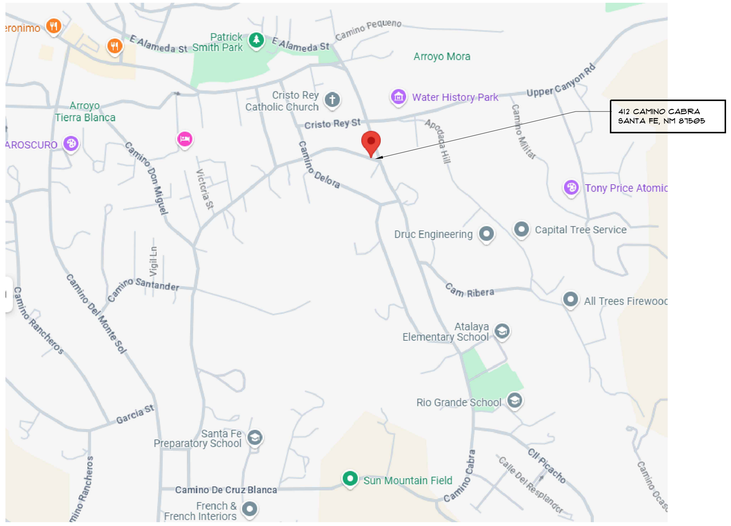
COMMON ABBREVIATIONS

- A.F.F. - ABOVE FINISHED FLOOR
- B.O. - BOTTOM OF
- T.O. - TOP OF
- B.O.W. - BOTTOM OF WALL
- T.O.W. - TOP OF WALL
- T.O.P. - TOP OF PARAPET
- V.I.F. - VERIFY IN FIELD
- S.F. - SQUARE FEET
- C.F. - CUBIC FEET
- GAL - GALLONS
- PSF - PER SQUARE FEET
- EL. - ELEVATION
- EQ. - EQUAL (USED IN EQUALLY SPACED DIMENSIONS)
- W, H (HT.) - WIDTH, HEIGHT
- O.C. - CENTER TO CENTER DIMENSIONS
- DIMS. - DIMENSIONS
- C.L. - CENTERLINE
- P.L. - PROPERTY LINE
- L.O. - LINE OF
- MAX. - MAXIMUM
- MIN. - MINIMUM
- TYP. - TYPICAL
- OPNG. - OPENING
- R.O. - ROUGH OPENING
- FIN. FLR. - FINISHED FLOOR
- N.T.S. - NOT TO SCALE
- GWB - GYPSUM WALL BOARD
- GCB - GYPSUM CEILING BOARD
- G.D. - WOOD GRAIN DIRECTION
- R.S. - ROUGH SAWN WOOD
- D.S. - DOWNSPOUT
- C.B. - CATCH BASIN
- T.O.C. - TOP OF CONCRETE
- T.O.G. - TOP OF GRADE

MATERIAL ABBREVIATIONS

- TL - TILE
- WD - WOOD
- DF - DOUGLAS FIR
- PL - PLASTER
- PTD - PAINTED
- ST - STAINED

5 COMMON ABBREVIATIONS



3 LOCATION MAP

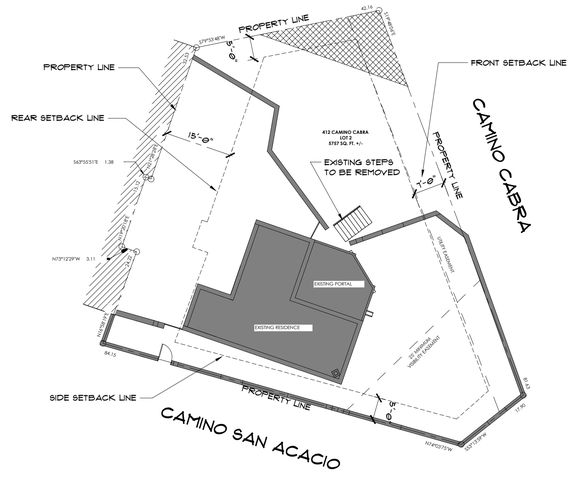
LUNDINE RESIDENCE
412 CAMINO CABRA
SANTA FE, NM 87505

HISTORIC SUBMISSION SET

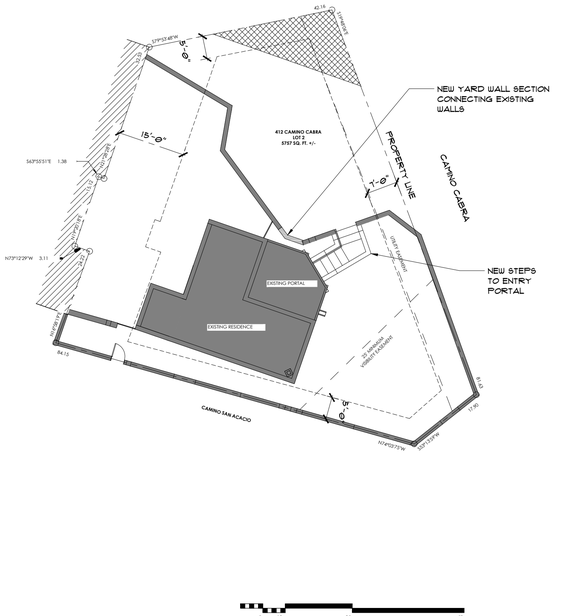
8/26/2025

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET/SITE PLAN	AS NOTED
A101	EXISTING & PROPOSED FLOOR PLANS	1/4" = 1'-0"
A200	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A201	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A202	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A203	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"

4 DRAWING LIST



1 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



2 PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP
1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISIONS

NORTH

SCALE - AS NOTED

DATE - 8/26/2025

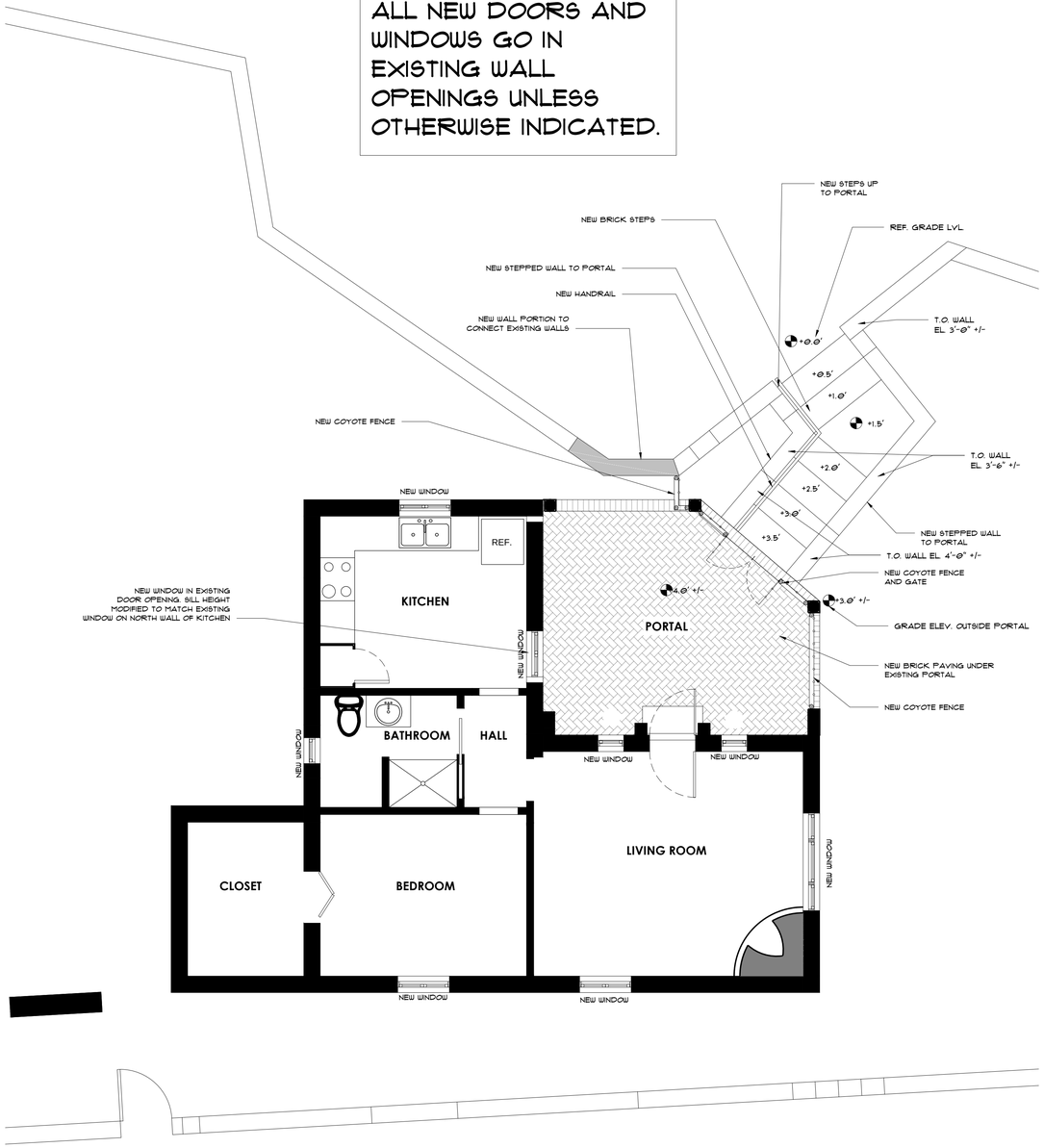
COVER SHEET / SITE PLAN

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

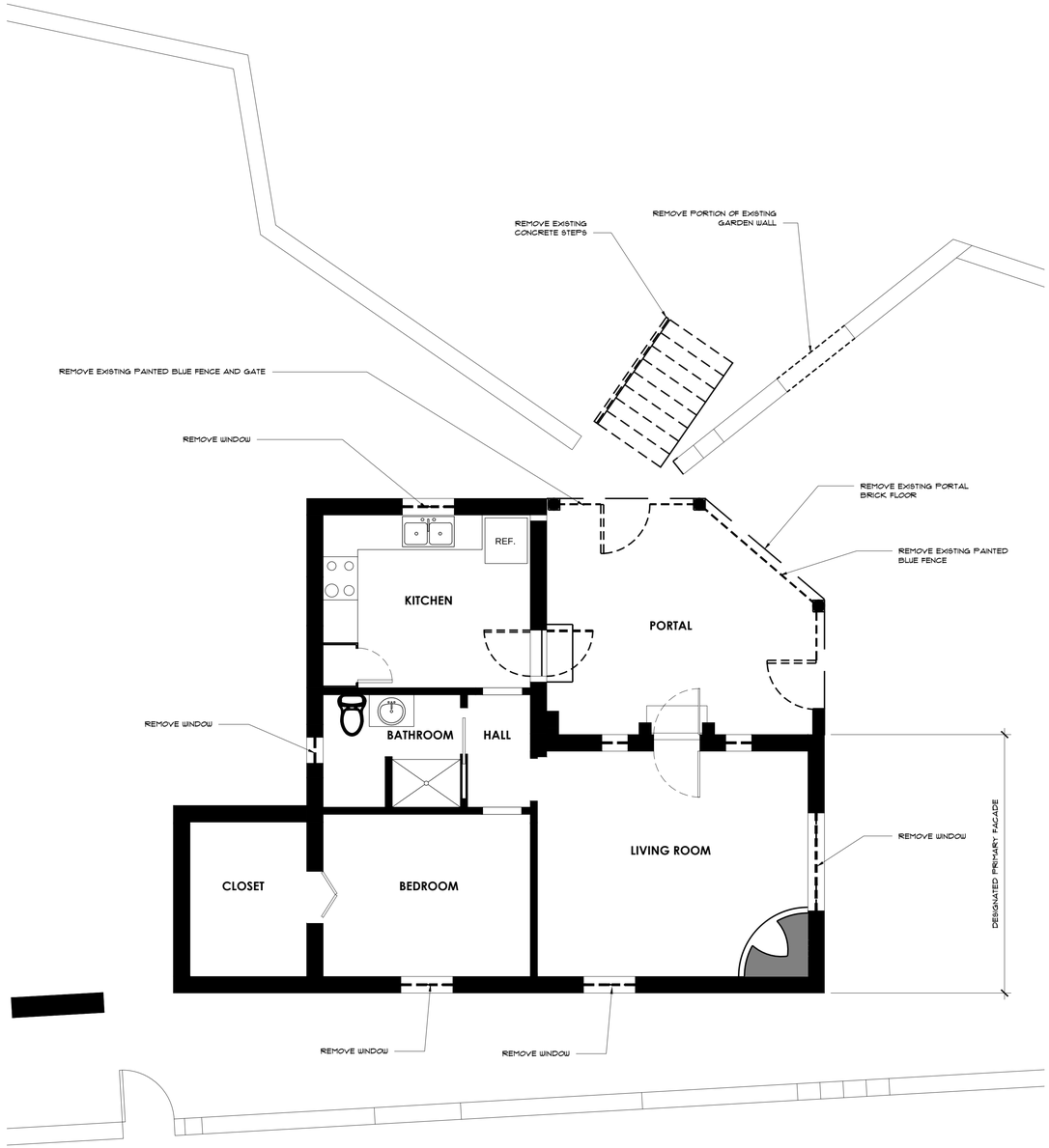
CVR

NOTE:

ALL NEW DOORS AND WINDOWS GO IN EXISTING WALL OPENINGS UNLESS OTHERWISE INDICATED.



2 PROPOSED FLOOR PLAN SCALE: 1/4" = 1"-0"



1 EXISTING FLOOR PLAN SCALE: 1/4" = 1"-0"

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REV #1

NORTH

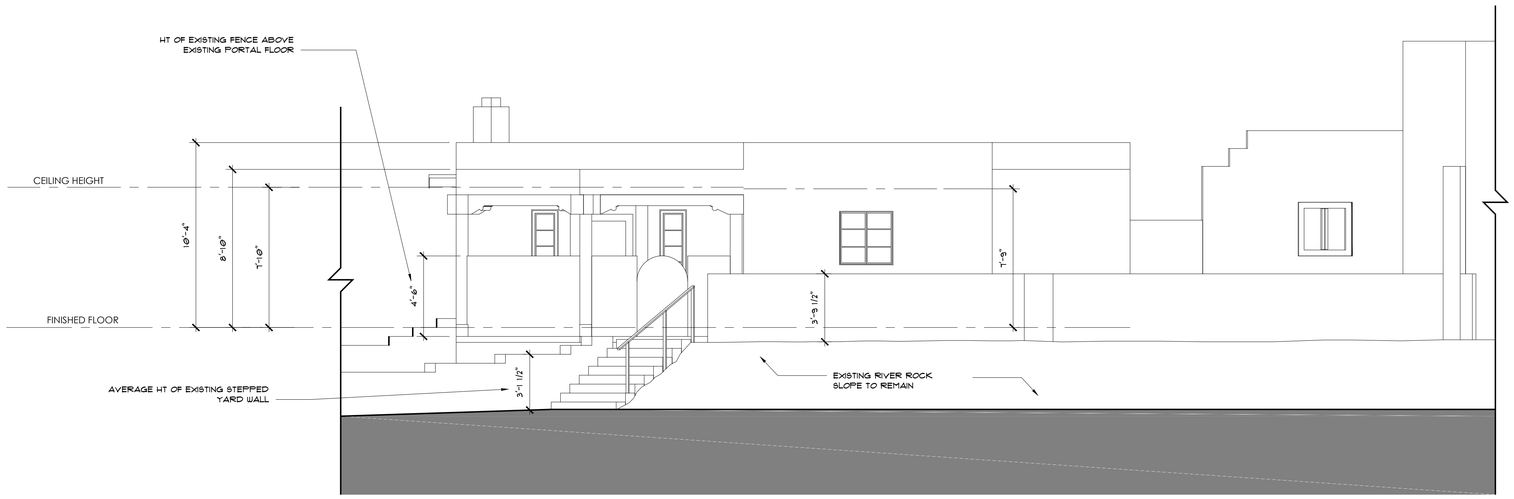
SCALE - AS NOTED

DATE - 8/26/2025

EXISTING & PROPOSED FLOOR PLANS

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

A101

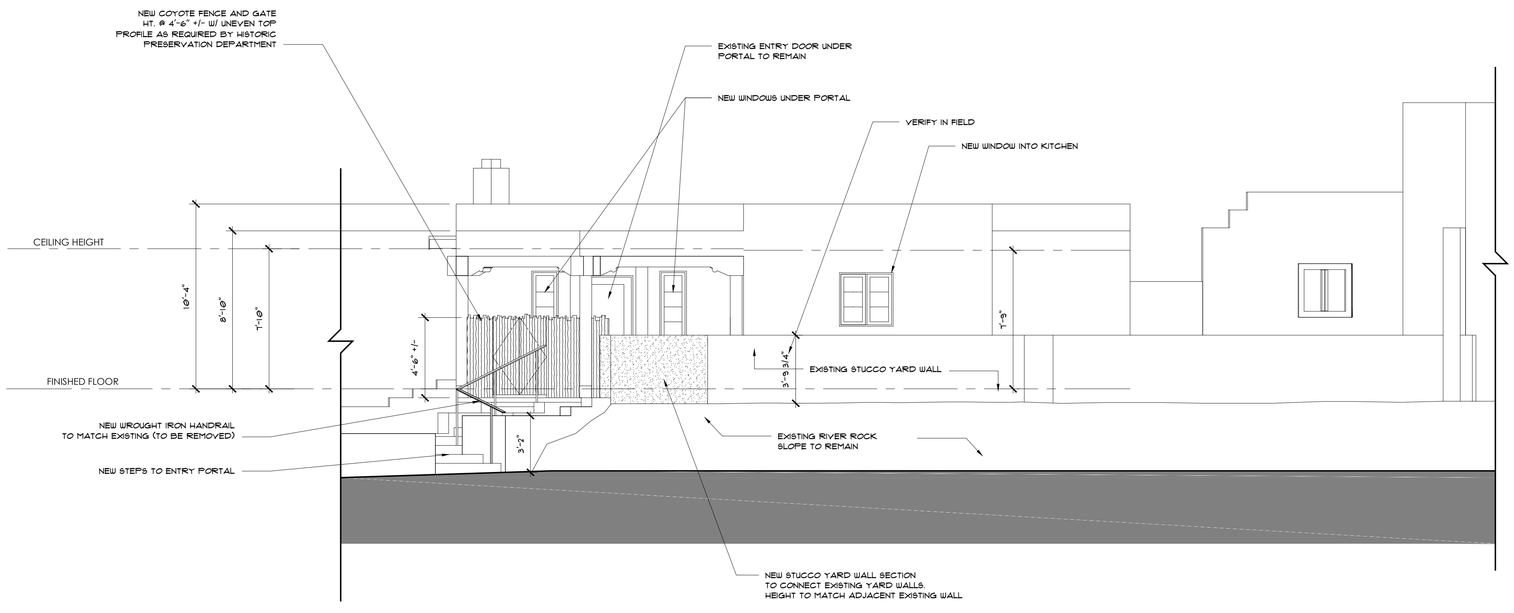


1 EXISTING SOUTHEAST ELEVATION (FROM CAMINO CABRA)

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

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



2 PROPOSED SOUTHEAST ELEVATION

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

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SANTA FE, NM 87501

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REV #1

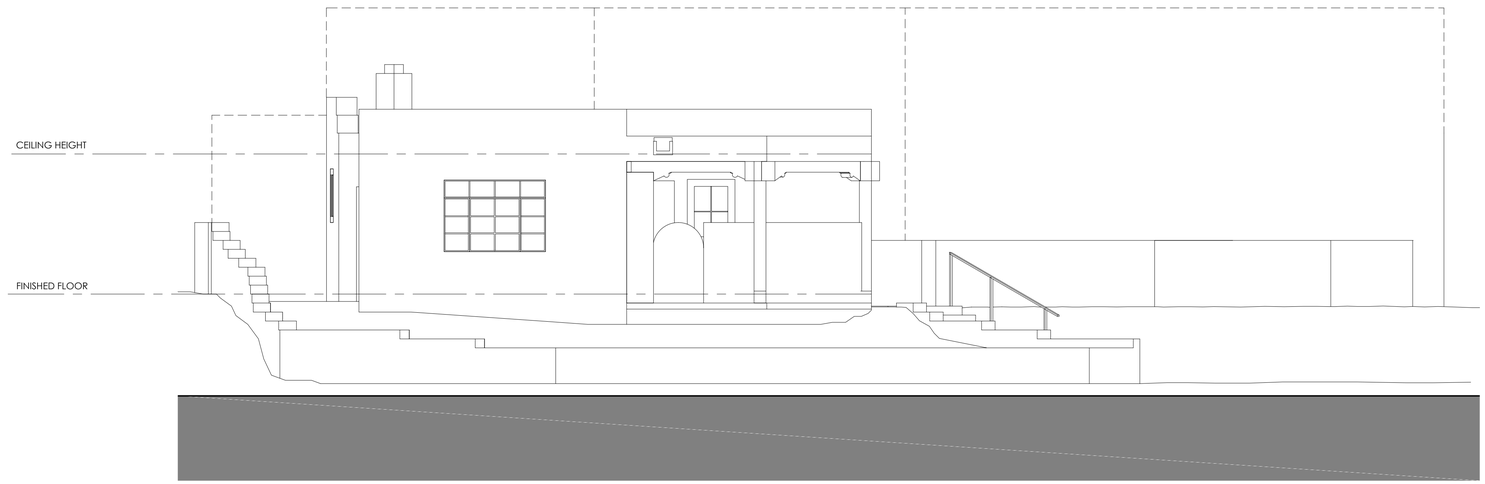
SCALE - AS NOTED

DATE - 8/26/2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

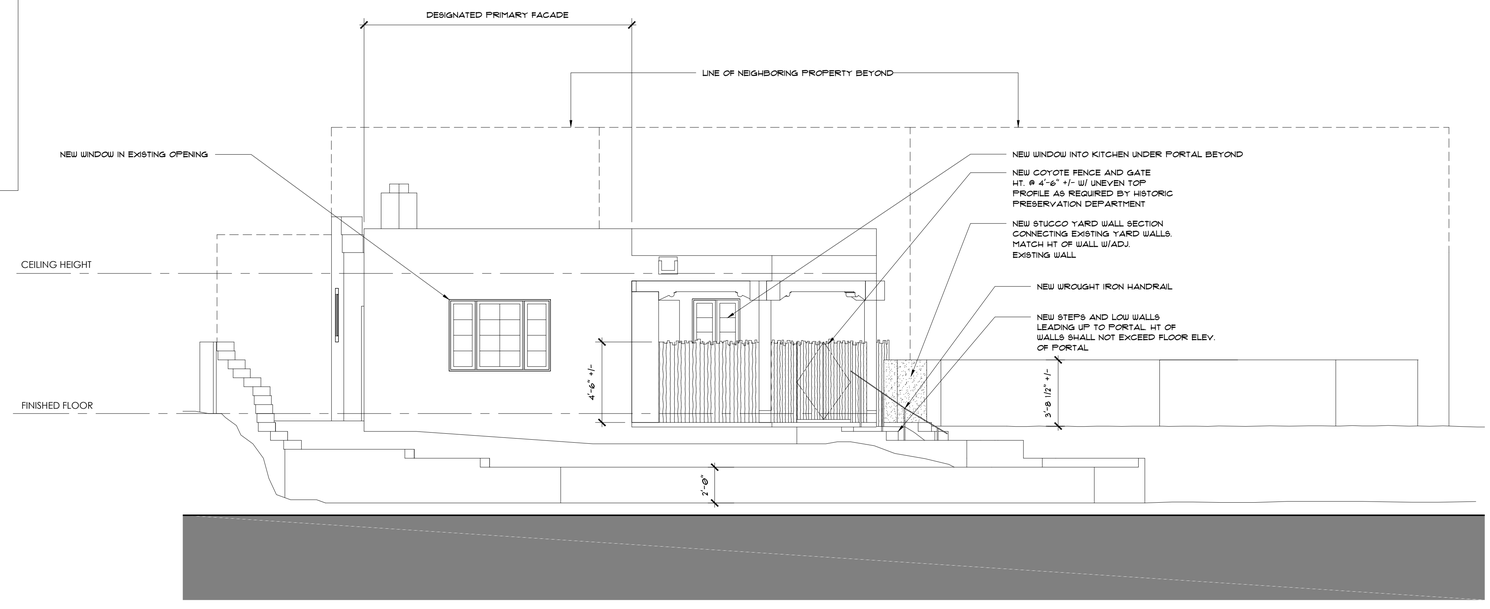
A200



1 EXISTING EAST ELEVATION (FROM CAMINO CABRA) SCALE: 1/4" = 1''-0"

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



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

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SANTA FE, NM 87501
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JU@JUICEKITCHENDESIGNWORKSHOP.COM

REV #1

SCALE - AS NOTED

DATE - 8/26/2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

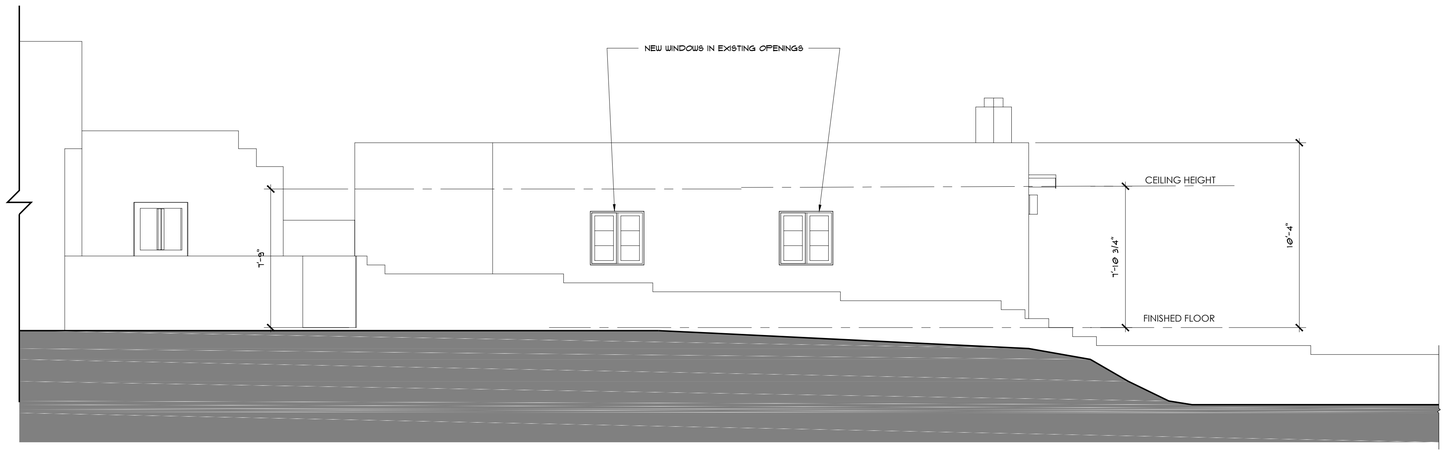
A201



1 EXISTING SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO) SCALE: 1/4" = 1''-0"

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



2 PROPOSED SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO) SCALE: 1/4" = 1''-0"

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REV #1

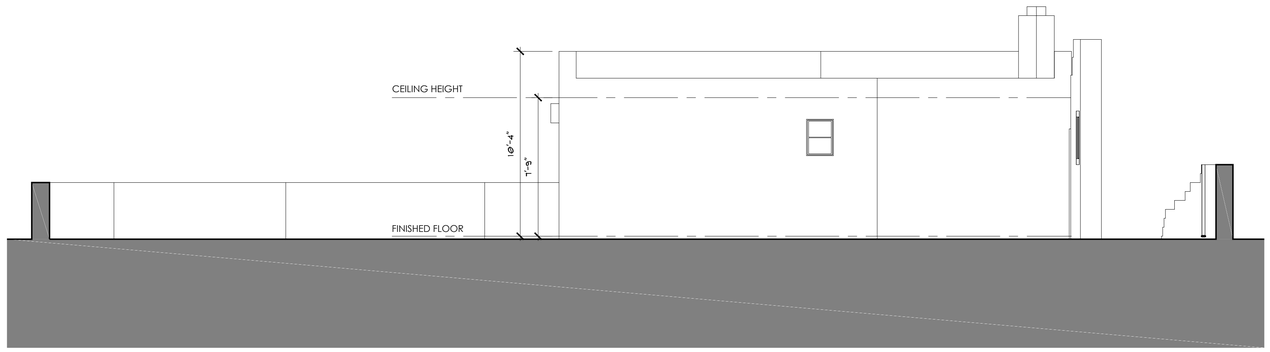
SCALE - AS NOTED

DATE - 8/26/2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

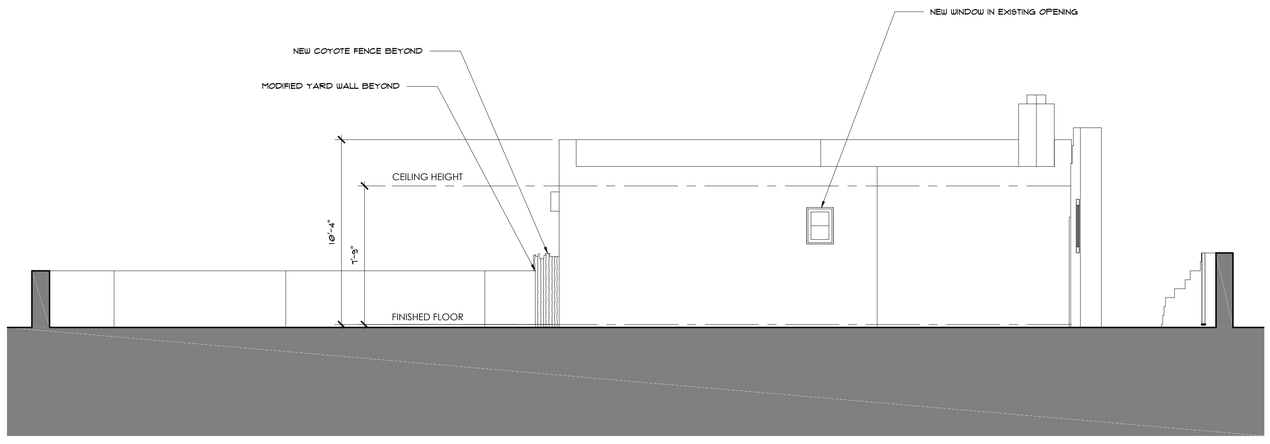
A202



1 EXISTING SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO) SCALE: 1/4" = 1''-0"

NOTE:

ALL STRUCTURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.



2 PROPOSED SOUTHWEST ELEVATION (FROM CAMINO SAN ACACIO) SCALE: 1/4" = 1''-0"

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REV #1

SCALE - AS NOTED

DATE - 8/26/2025

EXISTING & PROPOSED EXTERIOR ELEVATIONS

LUNDINE RESIDENCE
412 CAMINO CABRA, SANTA FE, NM 87505

A203

412 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXTERIOR WINDOW FRAME COLORS
5/21/2025

WINDOW FRAMES



PREFERRED OPTION

"MILITARY BLUE"

ALTERNATE OPTION TO MATCH EXISTING PAINTED PORTAL POSTS AND BEAMS

"RED RIVER ROUGE"

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



View from Camino Cabra



Close up view of Entry Portal

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



View of East (Primary) Facade



View from Camino San Acacio

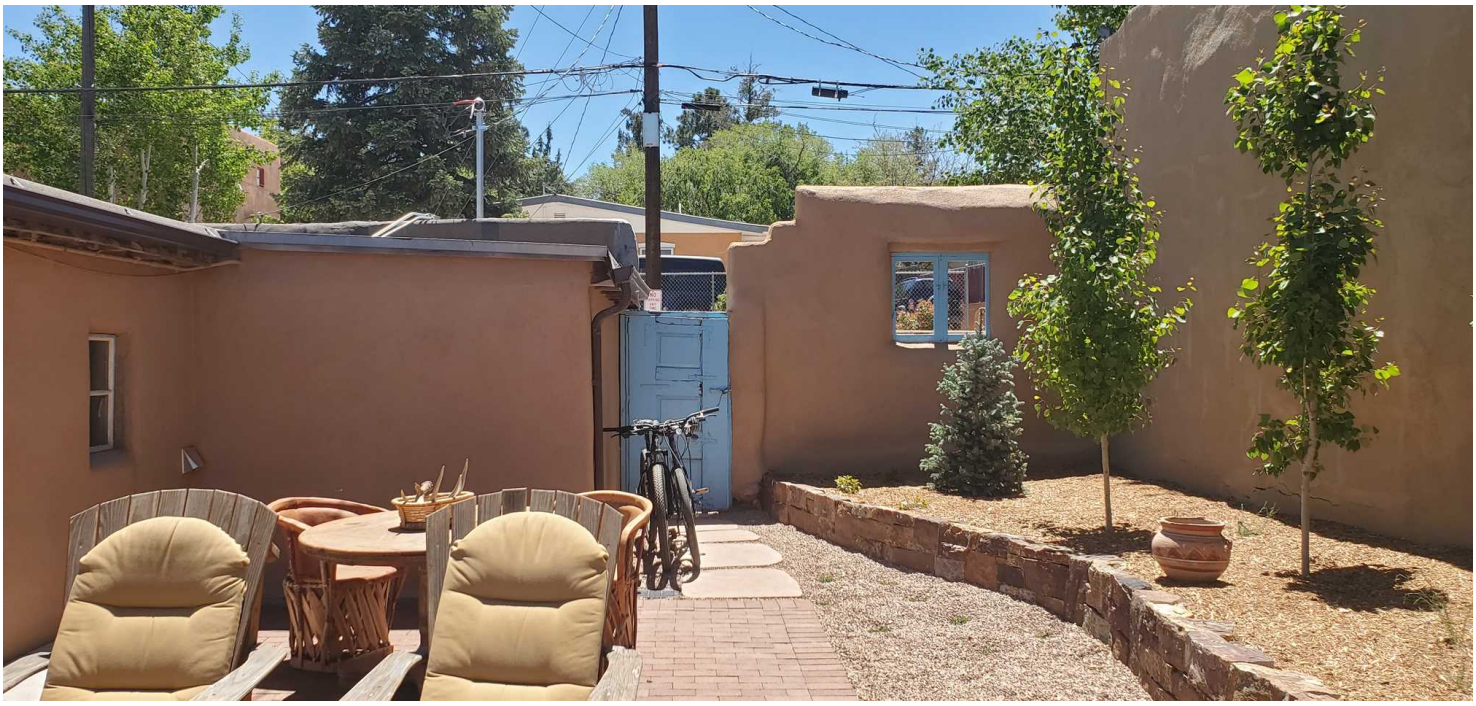
412 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
PROPOSED HANDRAIL
8/26/2025



1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



View from Camino San Acacio of West End of Residence



View from Backyard looking South

1024 CAMINO CABRA, SANTA FE, NM 87505
LUNDINE/WILMOTH RESIDENCE
EXISTING PHOTOS
5/18/2025



West Elevation from Backyard



North Elevation from Backyard

City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

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

---

2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Contributing, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a) for the replacement of windows on primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Fire code, International Existing Building Code References

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria, window assessment

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(5)(a) for replacement of historic windows on primary facades (Items 1a, 1g, 1h, and 1l).
2. Otherwise, staff recommends approval of the other elements of the application (items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2-9) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design

Standards.

Sample motions:

Up to two motions will be required in this case. One motion for the exception to 14-5-2(D)(5)(a) for replacement of windows, and one for the elements of the project that do not require an exception.

a. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, finding that the exception criteria have/have not been met (Items 1a, 1g, 1h,,and 1l).
b. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the elements of the project that do not require an exception (items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2-9).

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 for this property runs from just east of De Fouri Street to Romero Street. The street is lined with sidewalks with properties having low stucco yard walls and a couple of rock yard walls. Some of the yard walls are topped with metal fencing. There is a single chain link fence,

and to the west of Closson Street, there are some coyote fences. The yard walls and fences often feature wooden pedestrian gates. There are no vehicle gates. The average is forty-three inches in height, which is the maximum allowable height.

The properties tend to be narrow and long, with multiple buildings on most sites. The buildings vary in distance from the street, with some right up to the sidewalk and others set back twenty to thirty feet from the street. The buildings are a combination of residential and commercial spaces.

The buildings are a variety of Spanish Pueblo Revival, Territorial, and Vernacular style flat roof homes, as well as a variety of pitched roof homes. The homes are in lighter brown stuccos with white, brown, and blue trims and natural wood elements. There are several properties with metal elements as well.



Figure 2: Street View of Residence

Site Description:
The 3,017 sq. ft. multi-family residence at 527 Agua Fria units 1, 2, and 3 sits on a 0.418-acre lot and was constructed by 1908 and is listed as contributing to the Westside-Guadalupe Historic District with the south and east elevations designated as the primary facades.

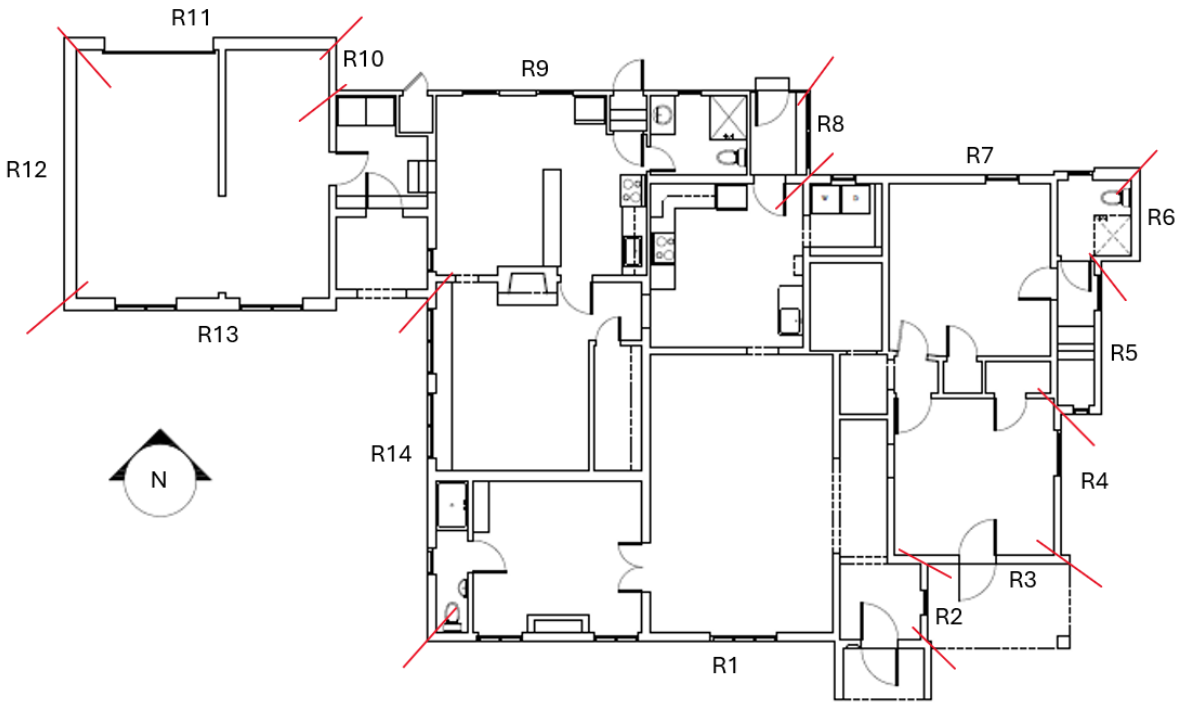


Figure 3: Façade Diagram

The 1908 residence is constructed in a vernacular-style architecture with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living.

The roof is a red metal roof with gables of various heights, gable horns, and exposed rafters. The roof heights vary, with the lowest at 7'-10" and the highest at just under 20'-0". According to the 1997 HCPI, the roof was changed to the existing tile roof in 1920-1925. According to the 2025 HCPI, *"the original roof was a flat roof with drainage to the north. At some point, a gabled roof was added, raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross-gable roof is offset. The lower metal roofs covering the front porches and side and back additions have a combination of metal tile and standing seam. The roof over the garage and connector is a low-slope standing-seam metal roof."*

The walls are concrete and stucco in light tan, most windows are 8-lite wood casements in pairs and trios, and a few picture windows. The doors are wood, with the front south door being curved to match the curve in the portal. The south portal has a gable roof with a round arched opening. The southeast corner portal has a shed roof and stucco piers. The yard wall along the street is low stucco with a wood pedestrian gate, and the rear fencing is a 6'-0" high plank wood fence.

According to the 2025 HCPI, *"The original house was built sometime before 1908. An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913. A much larger addition was constructed on the west side of the house sometime after 1913 and before 1921. The new southwest corner of the house is constructed of adobe. A covered front porch was added at the southeast corner of the house. Another large addition was added to the back of the house, possibly an enclosed back porch with a lower roof. A separate garage was added to the*

west and access to a cellar on the east side of the house sometime after 1921 and before 1930. It is estimated that the double gable roof was added after 1930, and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house." The roof was changed in 1920-1925. The diamond vents had glass installed behind them at an unknown time. The previous garage was connected to the main structure with an addition, which is understood to be the 1984 northeast addition under case H-84-343, though the file is no longer available for verification. However, it does show in the 1998 Sanborn map provided in the 2025 HCPI. The roof was approved to be replaced in 2024.

The residence is currently a three-unit structure that is being converted to a main residence with a guest house. It currently has an interior-only construction permit for the conversion work that is in progress. The addressing from multi-family to single-family will be changed after the conversion is complete.

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:
In case H-84-343, the residence was approved for the construction of an addition on the northeast side of the structure. There are no documents on file in the Historic Preservation Division.

ADMINISTRATIVE:
In case 2024-009160-ADMIN, the residence was approved for a reroof.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Replace windows and doors with divided lite windows as follows. An exception is requested to section 14-5-2(D)(5)(a) for replacement of windows on primary facades:
    a. Window replacement in the same size opening at F, G, H, I, J, L, M, O, P, R, S, T, and V. Windows F, G, H, I, and J are historic and restorable. Window O is historic; however, unrestorable. Windows L, M, P, R, S, T, and V are non-historic. Windows F, G, H, I, J, and L are all located on primary facades.
    b. Window replacement with a new size at window E, which is a non-historic window, and not located on a primary facade.
    c. Window Q will be infilled as part of the structural changes on the north elevation. This window is non-historic, and not located on a primary facade.
    d. Window N will be converted to a door. Window N is historic, however, not part of the original house, and not located on a primary facade.
    e. Two new windows where there are currently no openings will be in the addition, and on the north elevation wall.
    f. A new door opening at the accessory dwelling unit.
    g. Doors 1 and 3 (door 3 is on a primary façade) are to be replaced with windows; both are non-historic.

h. Door 2 (on a primary façade) is to be replaced without a size change, but the shape will be changed to rectangular with no arc, and the swing will be reversed.
i. Door 4 will be increased in size. According to the window assessment, it is historic, however, not of the original house, and is not located on a primary facade. The current unit has cut stiles and rails. The unit is lacking in structural integrity.
j. Doors 5 and 6, removed with reconstruction of space and addition, both are non-historic and are not located on a primary façade.
k. Door 7 will be decreased in size to convert from a vehicle door to a pedestrian door. This door is currently missing and is not located on a primary facade.
l. The east and south gable diamond vents are to be replaced with metal louvered vents for attic exhaust, painted white to match the facia. The east and south gable vents should open for venting; however, they have glass on the inside and do not vent to facilitate attic airflow.

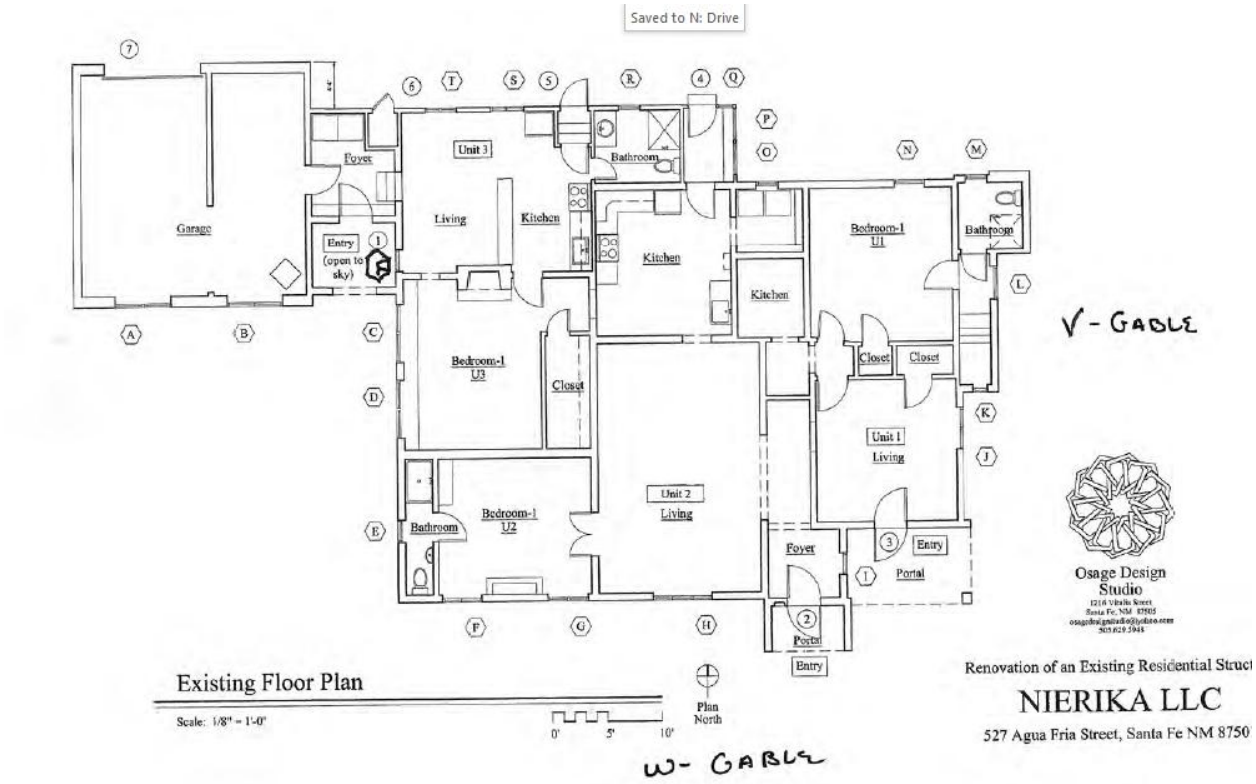


Figure 3: Window Schedule

2) Raise the roof of the lower section of the north elevation, currently at 7'-10", to a height of 9'-8" and reroof to match the existing. The slope of the roof will be lessened to minimize the overall height change. This portion of the roof is not located on a primary façade.



Figure 4: Area of Roof to be Raised on North Elevation

3) Construct a 36. sq. ft. addition to a height of 11'-2", where the maximum allowable height is 17'-8" on the north elevation. The addition will have a pre-finished metal gutter, downspout, and rain barrel. The addition is not on a primary façade nor is it within 10' of a primary façade.

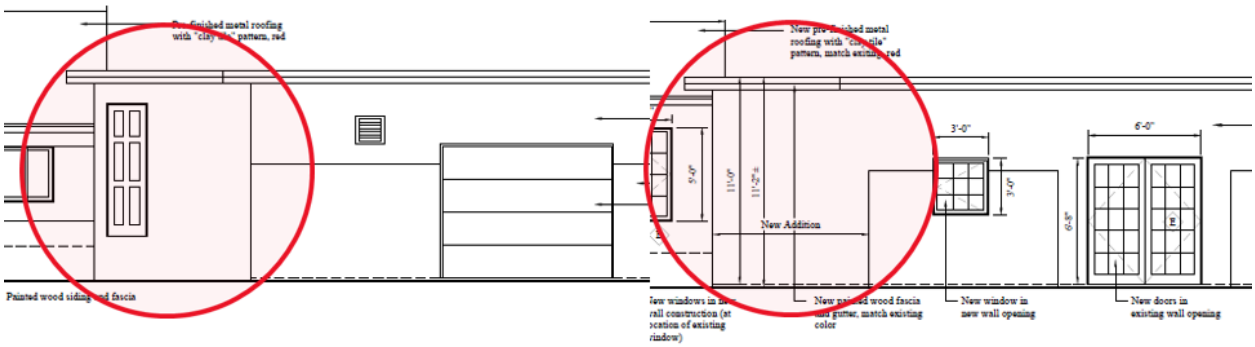


Figure 5: Area of Addition on North Elevation

4) Replace a chimney to meet current fire code and remove the metal flue for the wood stove that is currently on the northwest roof area. The chimney and flue are not located on primary facades.

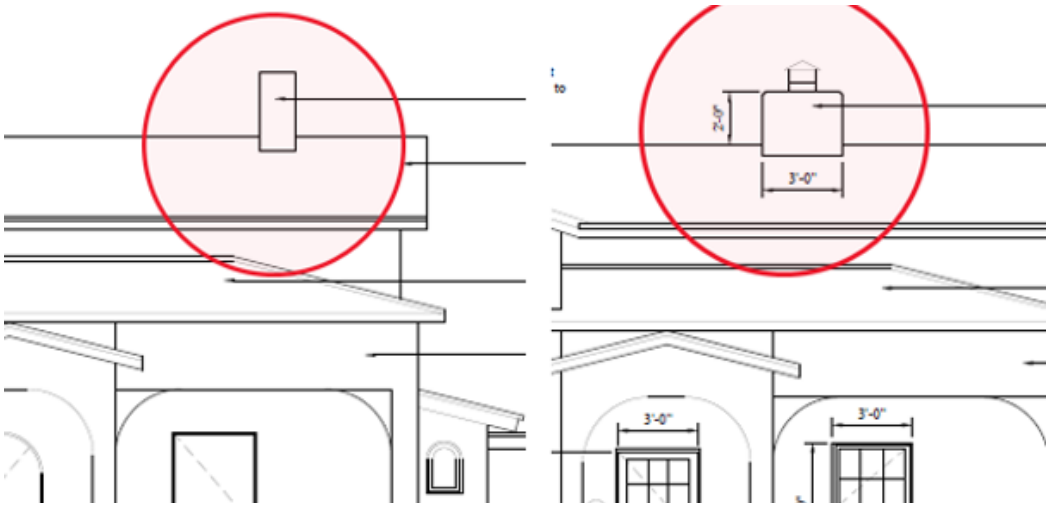


Figure 6: Area of Chimney on North Elevation

5) Construct a 6'-0" high coyote fence with 6'-0" pedestrian gates on the north of the residence to replace the existing 6'-0" high wood plank fence.
6) Repair and stucco the unstatused front yard wall and replace the pedestrian gate with a new wood gate with solid wood rails and a flat wood panel, painted to match the existing fascia. The stucco shall be cementitious and will match the existing color. The existing color will need to be tested for confirmation of color.
7) Install a flagstone path from the front gate to the front door and replace the flagstone on the floor of the portal.
8) Install exterior steps with handrails at the exterior doors on the north elevation.
9) Stucco the residence in cementitious stucco to match the existing color. The existing color will need to be tested for confirmation of color, and the fascia will be painted white.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(5)(a); The applicant requests an exception to replace historic windows F, G, H, I, J, and L, and doors 2 and 3 on primary facades.

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

Applicant Response: The structure has been designated "contributing," and the south and east facades are considered "primary". However, in the opinion of the Applicant, changes to the street-facing public façade should take precedence. On the street-facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from public view. Hence, the character of the district will be maintained.

Staff Response: Staff finds that this criterion is not met for items Items 1a, 1g, 1h, and 1l. The windows are deemed as repairable per the window assessment. Replacing historic windows when unnecessary does damage the character of the historic district.

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

Applicant Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single-pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors is historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented, which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear "lean-to" addition does not meet code regarding ceiling height. Replacing windows and doors in existing and new openings, as well as raising the roof,

allows for the spaces to be more efficiently utilized and provide code-required life safety egress.

Staff Response: Staff finds that this criterion is not met. Window replacement for the non-historic window L, can be considered because this window is non-historic, irreparable, and will be replaced in the same size openings. However, window replacement for the historic windows F, G, H, I, J, which can be repaired; repair is not under consideration in this application. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable. There is no hardship in retaining these windows.

Replacing the diamond vents changes the style of the home. Diamond-shaped gable vents for the side of a house were popular in the Victorian era and in Mediterranean-style buildings. They offer decorative appeal and attic ventilation, blending both aesthetic and functional purposes, particularly in architectural features. Metal louvered vents will not match the style of the residence.

Replacement of the non-historic doors can be considered. However, the front door that arcs at the top to match the portal is unique and a part of the character of the building. The door shape should be retained.

The green code does not apply to contributing, significant, or landmark properties. Therefore, the windows do not need to come into compliance with the green code.
The Green Code Reads:

> **"R501.6 Historic buildings**. Provisions of this code relating to the construction, repair, alteration, restoration and move-ment of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building."

There is no hardship in retaining the windows F, G, H, I, J, or the diamond attic vents.

(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 unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations, finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

Staff Response: Staff finds that this criterion is not met. Replacement of all windows, including those that are repairable, damages the status of the building and therefore the district and the city.

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.

(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).

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.

(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 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.

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

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of

unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

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

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
BASE FORM

1. IDENTIFICATION

HCPI # NMCRIS # Project Name:527 Agua Fria Street Survey Date: November 25, 2025	Agency Number: Other #Old ID# 051613581; Santa Fe ID Number H1510 ☒Update
NAME OF PROPERTY Historic Name:243 Aqua Fria, 243/527 Agua Fria (Aqua Fria) Current Name:527 Agua Fria Street	OWNER and contact information:
SURVEYOR and contact information:Tina Reames; CSR Architects; 220 Gold Avenue SW; Albuquerque, NM 87102	
PROPERTY TYPE Category: ☒Building ☐Structure ☐Object ☐District ☐Site Subcategory: ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☐ State ☐ Local ☒ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:527 Agua Fria Street CITY:Santa Fe, NM 87501 COUNTY:Santa Fe If no street address, describe how to locate the property:	UTM Coordinates:Hemisphere N Map-datum: NAD 83 Zone:13 E:414338.4 N:3949579.4 USGS Quad Name USGS Quad Code: Assessor Parcel #11266176 Local Reference #
SETTING	
Category: ☐Urban ☐Suburban ☐Rural ☐Village	Subcategory: ☐commercial ☐industrial ☒residential ☐public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: Residence, Duplex (and for a time, a three-unit) residence CURRENT FUNCTION:Residence	CURRENT CONDITION: ☐intact ☒altered ☐deteriorated ☐other Describe:
CONSTRUCTION DATE: Before 1908 ☐Known ☒Estimated Source:1908 sanborn Fire Insurance Map ☒continuation	ARCHITECT/BUILDER:Unknown
BREIF DESCRIPTION OF PROPERTY:The property consists of a lot that is approximately 18,050 sf (.41 acres), located on the north side of Agua Fria Street, west of De Fouri Street. The house is located at the south end of the lot, along Agua Fria Street, and a small front yard, enclosed by a low adobe wall that has been stuccoed, is located between the front façade of the house and the sidewalk. North of the house is a small backyard surrounded by a wooden fence. A dirt and gravel drive runs along the east edge of the lot and to the north of the house. The house is a one-story, pitched roof, combination adobe and wood stud house that has been faced with a stucco finish. The back of the lot holds another single story smaller house (designated at 525 D Agua Fria Street).	

The front of the house entry is marked by a protruding front porch with arched screened front entry door. The front porch is not very visible from the street as the landscape is overgrown with evergreen trees. The rest of the south façade includes three sets of wood windows: central and nearest the front door is an 8/8/8 triple casement window, next to the west are two 8/8 double casement windows. All windows are trimmed with wood and painted a dark red/burgundy.

☐continuation

ACEQUIA/HISTORIC IRRIGATION DITCH:
Name of Acequia/Ditch Association:

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☒ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:
Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☐ Contributing ☐ Non-contributing
District Name:Santa Fe Historic District District SR #260; District NR #73001150 in Santa Fe, the house is located within the "Westside-Guadalupe Historic District"
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No ☒ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:
Name:Tina Reames Date:11/25/2025
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☒ criteria consideration: A) and B)
Research into the history of the building reveals that the house does not hold any special significance for its association with events or individuals on a local, regional, national, or global level. C) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction. Because there were so many changes to this house over the course of close to 50 years, there is not a high level of historic integrity to any specific historic period or type. D) It is unlikely that information important in history or prehistory will be yielded from this building or site.
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss:The building is already considered to be contributing to the Santa Fe Historic District, listed on both the State and National Registers, and it is included in the Santa Fe Historic Preservation Divisions Westside-Guadalupe Historic District. If another district containing the site were defined, the building could be considered contributing.

B. Agency Determination:
Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☒Adobe	☐Metal: Corrugated	☒Stucco
☐Brick	☐Masonry: Simulated	☐Tile: Clay
☐Composition Board	☐Metal: Structural Siding	☐Vinyl or Aluminum Siding
☒Concrete: Block	☐Metal: V-Crimp	☐Wood: Board & Batten
☐Concrete: Cast Stone	☐Stone: Random Ashlar	☐Wood: Horizontal Siding
☐Concrete: Poured	☐Stone: Random Coursed	☐Wood: Jacal
☐Concrete: Pre-cast	☐Stone: River Rock	☐Wood: Log
☐Curtain Wall	☐Stone: Rock Faced	☐Wood: Shingle
☐Earth Plaster	☐Stone: Tabular	☐Wood: Tongue and Groove

☒Other, describe:Wood stud, lath and plaster. Metal roofing.

B. Number of Stories

☐N/A ☒1 ☐1 ½ ☐2 ☐2 ½ ☐Other, describe:

C. Foundation

☐N/A ☒Not visible ☐None ☐At Grade ☐Raised

Materials: ☐Concrete: Poured ☐CMU ☐Stone ☐Other, describe:

Notes:

D. Roof

☐N/A Features: ☒Eave ☐Parapet

Shape: ☐Barrel ☐Butterfly ☐Flat ☒Cross Gable ☐Gable ☐Hipped ☐Pyramidal ☐Shed ☐Other, describe:

Pitch: ☐None ☒Low ☒Medium ☐Steep

Materials:

☐Asphalt	☐Metal: Corrugated	☒Tile: Metal
☐Composition Roll	☐Metal: Pressed	☐Tile:Terra Cotta
☐Composition Shingle	☒Metal: Standing Seam	☐Wood: Shingle
☐Earth	☐Metal: V-Crimp	

☒Other, describe:The original roof was a flat roof with drainage to the north. At some point, a gabled roof was added raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross gable roof is offset. The lower metal roofs covering the front porches and side and back additions has a combination of metal tile and standing seam. The roof over the garage and connector is a low slope standing seam metal roof.

E. Chimneys

☐N/A Number Interior: Number Exterior:1

Construction Material: ☐Brick ☐Adobe ☐Stone ☒Stucco ☐Terra Cotta Tile ☒Metal Flue ☐Other, describe

F. Porches

☐N/A

Type: ☒Entry ☐Incised ☒Partial Width ☐Full-Width ☐Wrap ☐With a Gazebo

Other Details, describeAt the front entry, an extended covered area shields the front door to Suites 1 and 2. A later addition added a back enclosed porch with a low roof and large skylight.

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

G. Doorways

☐N/A Number of Doorways:7

Type: ☒One-leaf ☐Two-leaf

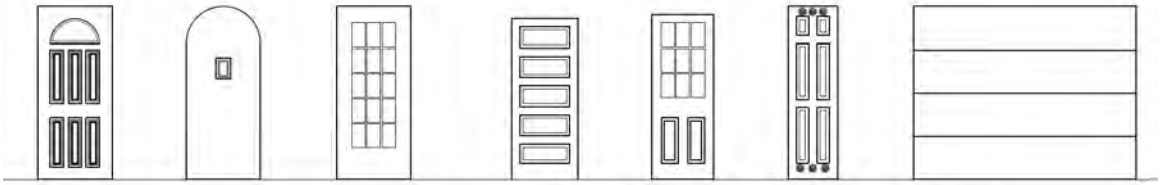
Style: ☐Diagonal Plank ☐Dutch ☐French ☐Plain ☒Panel ☐Vertical Plank ☒Other, describe:See sketches below

Components: Panels/Lights-Number and configuration ☐Sidelights - number and configuration ☐Transom

Material: ☐Aluminum ☐Fiberglass ☐Metal ☐Steel ☐Vinyl ☒Wood ☐Other, describe

Depth of Reveal:varies

Notes:



South Elevation Doors #1, #2, and #3 North Elevation Doors #4, #5, #6, and #7

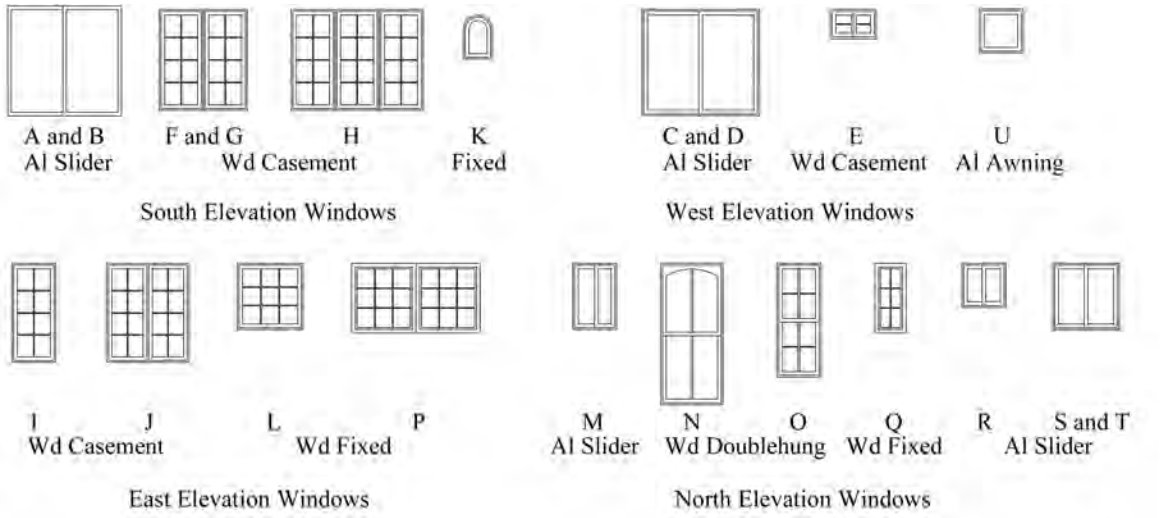
H. Window Openings

☐N/A Number of Window Openings:21

Operation:	Material:	Glazing:		
☐Awning	☒Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☐6/6	☒Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☐Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe:The configuration of the windows varies. See elevations below.		
☒Sliding t				

Depth of Reveal: varies among the different window types

Notes:



I. Other Significant Features

Describe: On the north side of the house there is a thickened wall with decorative tile where a fountain may have been.

7. Associated Properties

Discuss:N/A
Are associated properties eligible for listing?No

8. Documents Available and Their Locations

Discuss: Sanborn Fire Insurance Maps attached (April 1908, June 1913, June 1921, January 1930); King's Official Map of the City of Santa Fe (1912); 1997 NM Historic Building Inventory forms; 2024 Santa Fe County Tax Parcel Viewer

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

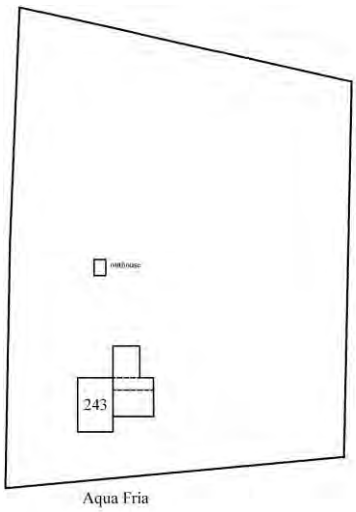
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number: 4. County Santa Fe 5. Date of Survey November 25, 2025

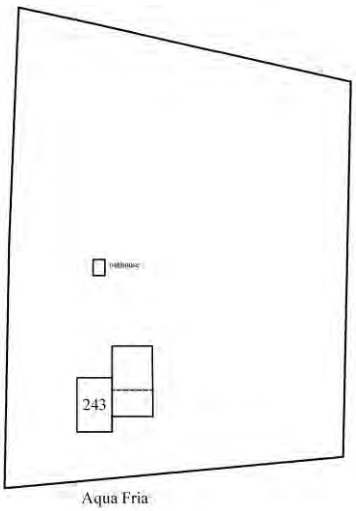
Construction Date, Timeline of House, and Inferred Evolution of House Graphic:

There have been several additions and renovations to this building over time. Based on historic maps and the previous Historic Building Inventory forms (1997), it is estimated that there have been at least four additions to the original house.

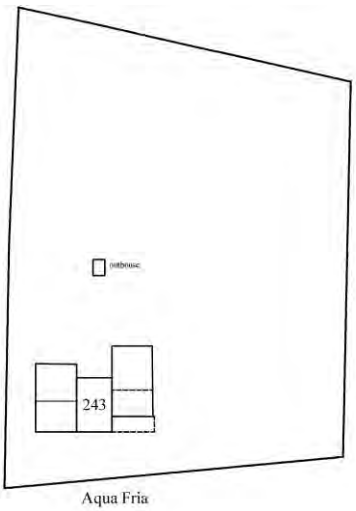
- The original house was built sometime before 1908.
- It is estimated that the outhouse at the rear of the lot was constructed during the same timeframe (before 1908).
- An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913.
- A much larger addition was constructed at the west side of the house sometime after 1913 and before 1921. (Note: the new southwest corner of the house is constructed of adobe.) A covered front porch was added at the southeast corner of the house.
- Another large addition was added to the back of the house, possibly an enclosed back porch with lower roof. A separate garage was added to the west and access to a cellar on the east side of the house sometime after 1921 and before 1930. (Note: the location of the house appears to be further east.)



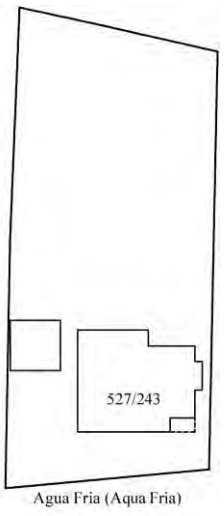
1908 Sanborn Map



1913 Sanborn Map

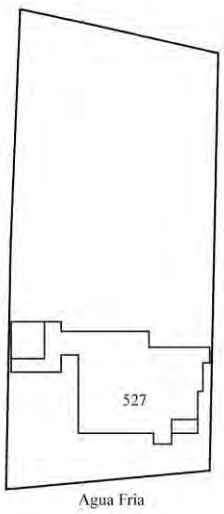


1921 Sanborn Map

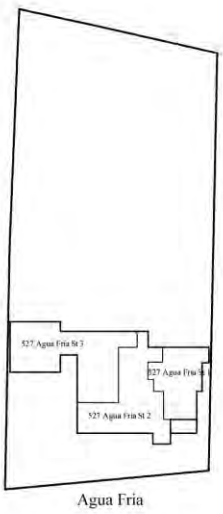


1930 Sanborn Map

- It is estimated that the double gable roof was added after 1930 and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house.
- The 2024 Santa Fe County Tax Parcel Viewer shows the property divided into three units.



1998 SF County Assessor Sketch



2024 SF County Tax Parcel View

- The image below is an enlarged image of the 1912 King's Official Map of the City of Santa Fe, NM indicating property ownership - Mrs. C. W. Dudrow



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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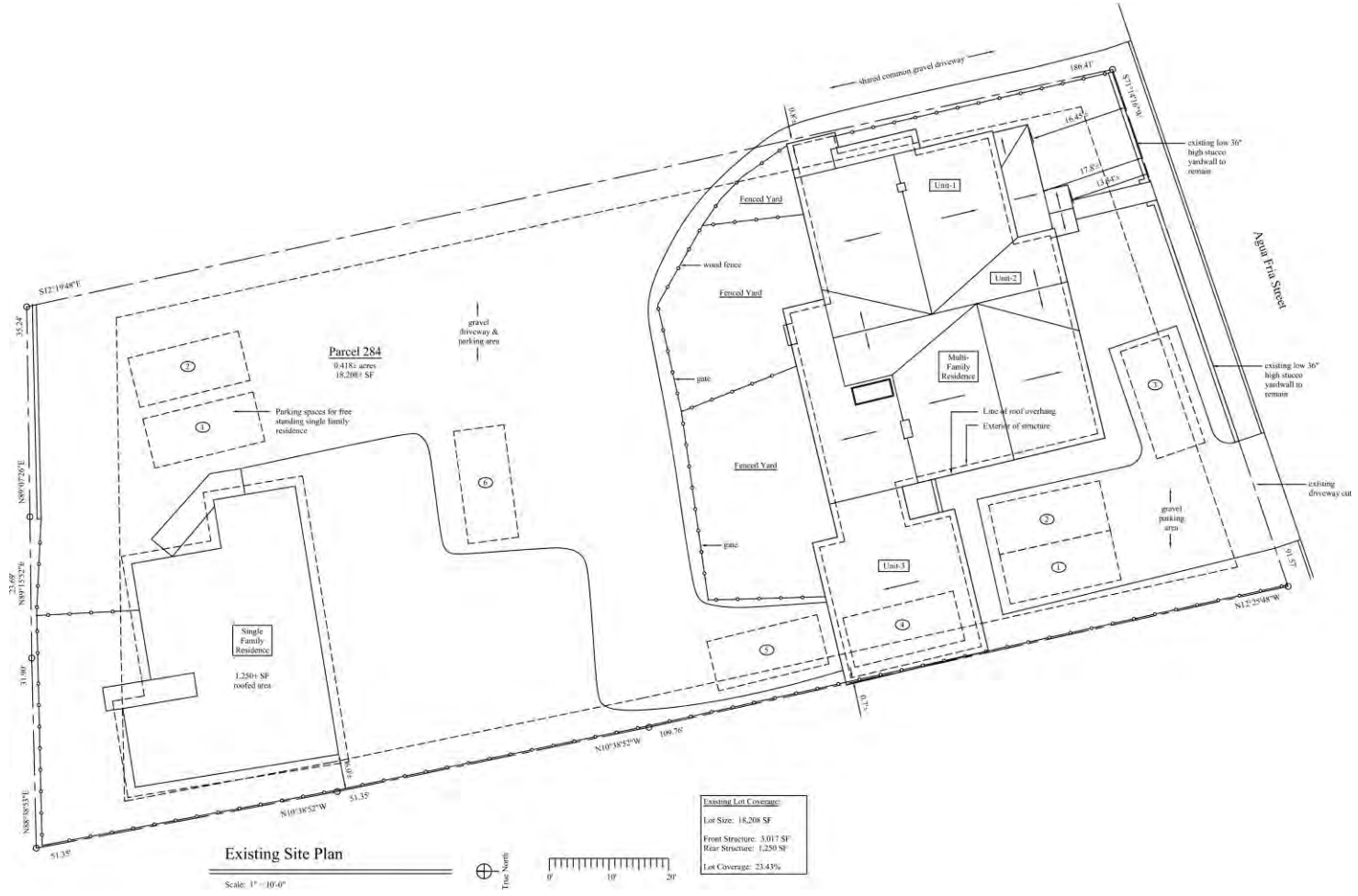
Site Plan:



527 Agua Fria Site Plan, Drawn by Osage Design Studio, 9/1/25

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Photographs of Building and Site:

See 7 pages of exterior building photographs by Osage Design Studio; 45 pages of window assessment by RPA & Associates, LLC that follow.





North Elevation - northeast corner of house - thickened wall at exterior with decorative tile and broken spigot (remnants of a fountain)

527 Agua Fria Street
Existing Exterior Photographs
6/30/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Facade



9 - North Facade



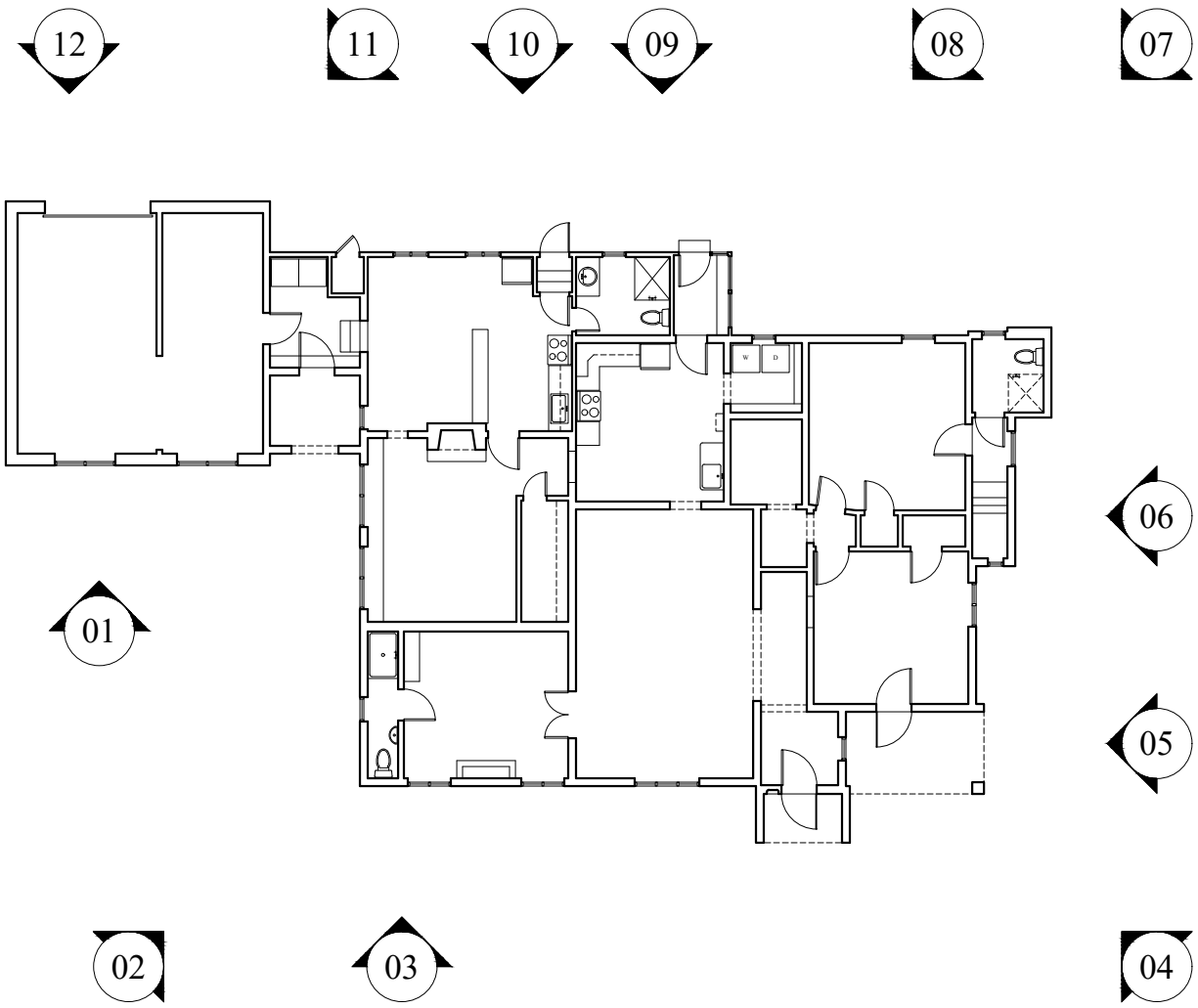
10 - North Façade



11 - North Façade



12 - North Façade (northwest corner)



Agua Fria Street

Photo Key Plan

Plan
North

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial Photograph:



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527 Agua Fria House Historic Research Synopses, Timeline of House, and Bibliography

See 12 pages of research synopses, etc. that follow.

527 Agua Fria House Research Synopses

Per King's and Sanborn Fire Insurance Maps:

243 Aqua Fria was built sometime before 1908. Based on the historic maps, the original portion of the existing building is the middle portion of the front rectangular façade that faces the street today. (Refer to building footprint graphic for more information.) The original building underwent a renovation and addition to the east and rear of the house sometime after 1912 and before 1913. An addition was added to the west sometime after 1913 and before 1921. A front porch was also added. Between 1921 and 1930, the footprint of the building moves to allow more space between the lot line and the main house. (There appears to have been an error in the original location of the dwelling.) On the 1930 Sanborn Map, the footprint of the building was changed from three simple rectangles to a blocky almost square footprint with the addition of a garage and the outhouse was removed. The address label for the building was changed from 243 Aqua Fria to 527 Agua Fria and the lot line had changed, reducing the lot size from east to west. The footprint of the building remained the same on the 1948 revision to the 1930 Sanborn Map. The current footprint of the building, which adds a restroom to the northeast corner and a connector from the main house to the garage, shows that one or more additions were constructed onto the building after 1985 but before 1998. Based on the research materials available, it is not entirely clear when the other additions were constructed, but it is inferred that all additions to the building and the garage were completed prior to 1998. Refer to the 1985 and 1997 Historic Building Inventory Forms section below.

Per the 1985 and 1997 Historic Building Inventory Forms:

The building was described in previous Historic Building Inventory forms – in 1985 and then resurveyed in 1997. There are some inconsistencies between the 1985 form and the 1997 and the Sanborn maps indicating the development of the house.

On the 1985 form, 527 Agua Fria (ID No. 051613581) is drawn with the main house separate from the garage that matches the 1930 and 1948 Sanborn Maps but with a protruding front porch addition. In addition, the surveyor of the 1997 form included a comment about the garage: "connected to the house by arched stucco gateway."[1] This gateway was not shown on either survey site plans. Based on the former survey, it is assumed that the addition joining the garage to the main house was constructed after 1985 but before 1998.

Both 1985 and 1997 forms note the “Mediterranean” style, but do not note that the original building was flat roofed. The 1985 form notes that the significance of the building is "of interest," and that the building should be eligible because it is "contributing."[2] It is to be noted that this 1985 survey form was the survey used to determine whether or not the building should be considered "contributing" in the Santa Fe Historic District (refer to the Santa Fe Historic District Section that follows).

On the 1997 form, the building is noted as being listed on the National Register of Historic Places, as being a contributing property, and as being listed on the State Register of Cultural Properties. While it is

[1] DB, “New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria,” August, 1997.
[2] HMW, “527 Agua Fria Building Survey Form,” June, 1985.

true that the building is contributing to the Santa Fe Historic District (See Santa Fe Historic District section that follows), the building is not listed individually on either the State Register of Cultural Properties or on the National Register of Historic Places. (Refer to SR-NR-Excel-Database-through-June-2016.xlsx file provided by the NM HPD for a list of individual properties and districts included on the State and National Registers).

On the 1985 form, the building is also noted as having had moderate remodeling and the 1997 form lists the degree of remodeling as minor.

Santa Fe Historic District

Per the 1973 National Register of Historic Places Inventory – Nomination Form:

The Santa Fe Historic District was added to the State Register on September 29, 1972 (State Register #260) and to the National Register on July 23, 1973 (National Register # 73001150). 527 Agua Fria is included as a contributing property in the Santa Fe Historic District, based on the 1997 survey of the property (mentioned above).

Ownership of the House:

On the 1912 King's Map, the building is marked as Block 60, Lot 34, and is attributed to Mrs. C. W. Dudrow.

From the 1985 Historic Building Inventory Form, included a comment: "A. C. Koch bought this in 1912 from C.W. Dudrow Estate. He added tile Rf in 1920-25. House has grown @ rear – N.V." [3]

Between 1913 and 1927, no information regarding the ownership of the house was found.

From 1928 through 1964, A.C. Koch or a Koch family member is listed as the owner of the property (per Santa Fe City Directories). There is also a Mrs. Dorothea K Dunakin (nurse) associated with the property either as a tenant or owner from 1944 through 1951.

- Between 1928 and 1938, the owner is listed as Koch, A. C.
- Between 1940 and 1944, the owner is listed as Koch, A. C. Mrs.
- Between 1944 and 1947, the owner is listed as Koch, A. C. Mrs. and Dunakin D. K. Mrs. nurse
- Between 1947 and 1949, the owner is listed as Koch, Alice Mrs. and Dunakin D. K. Mrs. nurse
- Between 1949 and 1951, the owner is listed as Koch, Alice Mrs. and Dunakin Dorothea K. Mrs. nurse
- Between 1951 and 1964, the owner is listed as Koch, Alice A. and Dunakin Dorothea K. Mrs. nurse
- In 1964, the owner is listed as Koch, Alice C. Mrs.

It is unknown when the Koch family sold the house.

On December 19, 2024, the house was sold.[4]

[3] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[4] https://www.zillow.com/homedetails/527-Agua-Fria-St-Santa-Fe-NM-87501/6826806_zpid/

According to the Santa Fe County Tax Parcel Viewer, Neirika LLC is the owner of the house.

Review of Architectural Features and Styles of the House and Site:

The existing house is a compilation of pieces that were added on and renovated over the course of approximately ninety years. The various additions and renovations add different styles to the house.

Original Portion of the House: The original portion (pre-1908) may have followed many of the stylistic patterns of a New Mexico vernacular house. Whether Spanish Colonial or Territorial Style which was primarily in use in New Mexico during the mid to late nineteenth century, and featured flat roofs, adobe construction, new milled lumber elements and fired brick detailing, along with the inclusion of provincial Greek Revival Style elements, the original portion of the house is constructed of wood stud framed walls, which have been faced with stucco. A small outhouse was added in the rear. It is unknown when the north thickened wall and fountain were added to the house. This appears to be more Mediterranean in style. It is also unknown when the low adobe wall that wraps the front yard was added to the house.

Minor Addition #1: Between 1908 and 1913, a small addition was added to the northeast corner of the house.

Major Renovation/Addition #2: A significant renovation and addition was done at the house prior to 1921. It is assumed that part of the work of this project was completed in adobe construction, as the front southwest corner remains an 8" thick adobe constructed wall. Another part of the renovation of the house is thought to have included a front porch at the main entry. The windows and doors are typically wood units painted red. It appears that many of these units are the original ones installed when the main house and addition were built. The majority of the windows and doors have divided lites, square red wood trim, and the windows have square sills. All windows appear to be operable, inward swinging casement windows with a few double hung on the north side of the building.

Major Addition #3: It is possible that the third addition actually included more than one addition and interior remodeling over the course of approximately ten years including the addition of the pitched Mediterranean style tile roof. From what we can deduce, the third addition (post-1921) included the portion added onto the north and east side stair to a cellar, as well as the separate garage building. The rear porch addition may have been open to air or screened. The roof was a low slope. It is unknown whether the garage and porch had windows as it is apparent that the aluminum slider windows were added later.

The Garage: The garage is constructed of rusticated or split face narrow and long concrete masonry units. The roof is a flat roof and has a very low slope. It is unknown what the original material was but now is covered with a standing seam metal roof.

Major Renovation/Addition #4: It is possible that the fourth addition and renovation included the subdivision of the house into three separate dwelling units. The garage was connected to the main house and the back porch was enclosed. A small restroom was added to the northeast corner to serve

another tenant. Exterior entry doors were added for three separate entries. Metal roofs replaced the tile roofs, but simulated the look with red metal. The smaller additions have standing seam red metal roofs, while the main house and upper roofs have simulated metal tile red roofing.

Fences and Walls: There is little to no information regarding the existing fences and walls around the site. A low adobe wall (+/- 3' to 4' high) wraps the front yard. The low wall is not connected to the house on either edge, and has a break in the middle through which the front doors can be accessed. It is likely that the low adobe wall was added during either the first or the second addition to the house. On the east side of the building, the lot line is defined by a low wooden picket fence supported by square wood posts (approximately 4" x 4"). This fence was added sometime after the lot line was changed to its current position in 1930. It is adorned with a growing vine. A low adobe wall turning into a wooden coyote fence runs along much of the west edge of the site, but appears to be associated with the neighboring building. At the north side, individual back yards for the tenants are defined by a 6'-0" tall wooden picket fence. This fence was likely added much later on to provide privacy and security from vehicles parking in the rear of the lot.

Santa Fe Historic Preservation Division Definitions of Noncontributing, Contributing, and Significant Structures in a Historic District: [5]

- **NONCONTRIBUTING STRUCTURE:** A structure, located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District. (Ord. No. 2004-26 §6)

- **CONTRIBUTING STRUCTURE:** A structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)

- **SIGNIFICANT STRUCTURE:** A structure, located in an Historic District, that is approximately 50 years old or older, and (1) embodies distinctive characteristics of a type, period or method of construction. A structure may also be designated as significant (2) for its association with events or individuals that are important on a local, regional, national, or global level. In order for a structure to be designated as significant, (3) it must retain a high level of historic integrity. A structure may also be significant (4) if it is listed in or is eligible to be listed in the State Register of Cultural Properties or the National Register of Historic Places. (Ord. No. 2004-26 §5)[6]

[5] Santa Fe Historic Preservation Division, "Historic Preservation Definitions," City of Santa Fe Website, accessed May 5, 2017, http://www.santafenm.gov/historic_preservation_definitions.
[6] (x) Numbers in gray added for clarity of response. See "Architectural Historian Opinion" section that follows.

National Register Criteria for Evaluation (For Determination of Building's Eligibility):[7]

Per Santa Fe Historic Preservation Division definition of "Significant Structure" above, listing on either the State or National Registers is one criteria by which a structure can be considered significant within a historic district for the Santa Fe Historic Preservation Division. For that reason, we include the US Department of the Interior's Criteria for Evaluation of a historic property, along with the Criteria Considerations.

- **Criteria for Evaluation:** The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
    A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
    B. That are associated with the lives of significant persons in our past; or
    C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
    D. That have yielded or may be likely to yield, information important in history or prehistory.

- **Criteria Considerations:** Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
    a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
    b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
    c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
    d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
    e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
    f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

[7] Rebecca H. Shrimpton, ed., "How to Apply the National Register Criteria for Evaluation" (U.S. Department of the Interior, National Park Service, Cultural Resources, 1995), https://www.nps.gov/nr/publications/bulletins/nrb15/Index.htm.

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Historic Architect's Opinion:

In response to criteria for a "Significant Structure," – see numbers in gray added to definition above:

(1) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction.

(2) Based on the research into the history of the building, including past owners, and residents of the house, the house was owned by Charles W. Dudrow, a 19th century entrepreneur in Santa Fe, who was engaged in the lumber, coal, ice, transfer and livery business. His legacy is connected to several historic locations, including the Dudrow House at 548 Agua Fria Street and an old warehouse that was later part of the Sanbusco Market, now part of the New Mexico School for the Arts complex. The house at 527 Agua Fria was part of the Dudrow Estate, but its significance is unknown for the Westside-Guadalupe Historic District "for its association with events or individuals that are important on a local, regional, national, or global level." The house was owned primarily by C. W. Dudrow for a short period of time before sold to A. C Koch in 1912.

(3) Because there were so many changes to this house over time, there is not a high level of historic integrity to any specific historic period or type.

(4) The building is not individually listed on either the State Register of Cultural Properties or on the National Register of Historic Places. While it is included as a contributing property in the Santa Fe Historic District, it is our opinion, for similar reasons to those listed in items (1) through (3) above, that the building would not be eligible for inclusion on either the State or National Registries.

Based on our findings, and on the Santa Fe Historic Preservation Division definitions included above, we recommend that the building continue to be designated as "Contributing."

Timeline for 512 Agua Fria House:

1846-1880 **Territorial Style** first appears in NM; features include traditional flat-roofed buildings, adobe construction, new milled lumber elements and fired bricks, and provincial Greek Revival style elements.

1869-1872 **Charles W. Dudrow,** came to Santa Fe. He had been a driver for the Barlow and Sanderson stage lines that ran from Pueblo, Colorado, to Santa Fe. [8]

1881 **Dudrow & Bear Ice, Transfer and Livery.** When Charles W. Dudrow arrived in Santa Fe he married Cora Bear and became a business partner with her father, Samuel Bear. The business was located near the train depot and Our Lady of Guadalupe Church. [9]

1908 The house appears on the April, 1908 Sanborn Map as three small rectangles with a smaller rectangle to the north. The house has the following markings: 1'2, D, and a small x in the right hand corners of each rectangle. The address is 243 Aqua Fria.[10]

1910 **Charles W. Dudrow – Kerr's Plaza Barber Shop** advertisement in the Santa Fe New Mexican, page 2, Tuesday, October 11, 1910. [11]

1911 **C. W. Dudrow** appears on the Fairview Cemetery Santa Fe history under Pioneer Merchants and Other Notable Businesspeople. (Approximate birth year is 1849).[12]

1912 The house appears on the 1912 Kings Map as the same three small rectangles (only shown as a polygon) with a smaller rectangle to the north. The property is listed as Block 60, Lot 34. A name is written on the lot. (Mrs. C. W. Dudrow)[13]

1913 The house appears on the June, 1913 Sanborn Map as the same three small rectangles only the top northeast corner of the third rectangle has an addition. The smaller rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the two larger rectangles. The address is 243 Aqua Fria.[14]

1921 The house appears on the June, 1921 Sanborn Map as the same three small rectangles now with another larger rectangle added to the west. The smallest rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the three large rectangles. A smaller dashed rectangle runs horizontally at the front of the house facing the street. The address is 243 Aqua Fria.[15]

[8] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[9] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[10] "Sanborn Fire Insurance Map, April 1908" (Santa Fe County, NM: Sanborn Map Company, 1908).
[11] "Santa Fe New Mexican", advertisement, https://files.core.ac.uk/download/pdf/217579931.pdf
[12] Fairview Cemetery Santa Fe website, https://www.fairviewcemeterysantafe.org/history/
[13] "King's Official Map of the City of Santa Fe, New Mexico" (Santa Fe, NM, 1912).
[14] "Sanborn Fire Insurance Map, June 1913" (Santa Fe County, NM: Sanborn Map Company, 1913).
[15] "Sanborn Fire Insurance Map, June 1921" (Santa Fe County, NM: Sanborn Map Company, 1921).

1928-1929 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). (o) following the name shows the occupant is owner of the home. This is given as an indication of permanency, but have not been checked by the official records. [16]

1930 The house appears on the January, 1930 Sanborn Map.[17]

- The house is now a large polygon appearing to have had a smaller rectangular addition to the east and larger area filled in to the northwest. The front dashed area has decreased at the southeast corner and an additional dashed protruding rectangle has been added. A large rectangle has been added to the west separate from the main polygon.
- The address is listed as 243, and also 527 Agua Fria (Aqua Fria).
- The markings say 1, D, small black circle in each of the small rectangular spaces. The separate rectangle has a 1, A (C.B) and three small black dots. There are black X's on the south, east, and north walls.
- The smallest rectangle to the north is now removed.
- A new lot line to the east has been drawn. There is a small adobe building and larger "r" shaped dwelling in the adjacent lot to the east.

1930-1931 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence. [18]

1932-1933 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[19]

1934-1935 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[20]

1936-1937 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[21]

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[16] *Hudspeth Directory Company's Santa Fe City Directory, 1928-1929* (El Paso, TX: Hudspeth Directory Company, Inc., 1928).
[17] "Sanborn Fire Insurance Map, January 1930" (Santa Fe County, NM: Sanborn Map Company, 1930).
[18] *Hudspeth Directory Company's Santa Fe City Directory, 1930-1931* (El Paso, TX: Hudspeth Directory Company, Inc., 1930).
[19] *Hudspeth Directory Company's Santa Fe City Directory, 1932-1933* (El Paso, TX: Hudspeth Directory Company, Inc., 1932).
[20] *Hudspeth Directory Company's Santa Fe City Directory, 1934-1935* (El Paso, TX: Hudspeth Directory Company, Inc., 1934).
[21] *Hudspeth Directory Company's Santa Fe City Directory, 1936-1937* (El Paso, TX: Hudspeth Directory Company, Inc., 1936).

1938 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[22]

1940 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[23]

1942 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[24]

1944 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[25]

1947 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[26]

[22] *Hudspeth Directory Company's Santa Fe City Directory, 1938* (El Paso, TX: Hudspeth Directory Company, Inc., 1938).
[23] *Hudspeth Directory Company's Santa Fe City Directory, 1940* (El Paso, TX: Hudspeth Directory Company, Inc., 1940).
[24] *Hudspeth Directory Company's Santa Fe City Directory, 1942* (El Paso, TX: Hudspeth Directory Company, Inc., 1942).
[25] *Hudspeth Directory Company's Santa Fe City Directory, 1944* (El Paso, TX: Hudspeth Directory Company, Inc., 1944).

1949 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[27]

1951 **Koch Alice A** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[28]

1964 **Koch Alice C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[29]

1972-1973 **Santa Fe Historic District**, which includes 527 Agua Fria as a contributing property, was added to the State Register of Cultural Properties and National Register of Historic Places.[30]

1985 NM Historic Preservation Division survey for 527 Agua Fria.[31]

1997 NM Historic Building Inventory – Santa Fe Resurvey form for 527 Agua Fria completed.[32]

2024 House listed and sold.

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[26] *Hudspeth Directory Company's Santa Fe City Directory, 1947* (El Paso, TX: Hudspeth Directory Company, Inc., 1947).
[27] *Hudspeth Directory Company's Santa Fe City Directory, 1949* (El Paso, TX: Hudspeth Directory Company, Inc., 1949).
[28] *Hudspeth Directory Company's Santa Fe City Directory, 1951* (El Paso, TX: Hudspeth Directory Company, Inc., 1951).
[29] *Hudspeth Directory Company's Santa Fe City Directory, 1964* (El Paso, TX: Hudspeth Directory Company, Inc., 1964).
[30] James H. Purdy, "National Register of Historic Places Inventory - Nomination Form, Santa Fe Historic District" (NM Historic Preservation Division, July 23, 1973).
[31] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[32] DB, "New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria," August, 1997.

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Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number: 4. County Santa Fe 5. Date of Survey November 25, 2025

Historic Sanborn Maps:

See 8 pages of Sanborn Maps that follow.
Sanborn Maps includes:

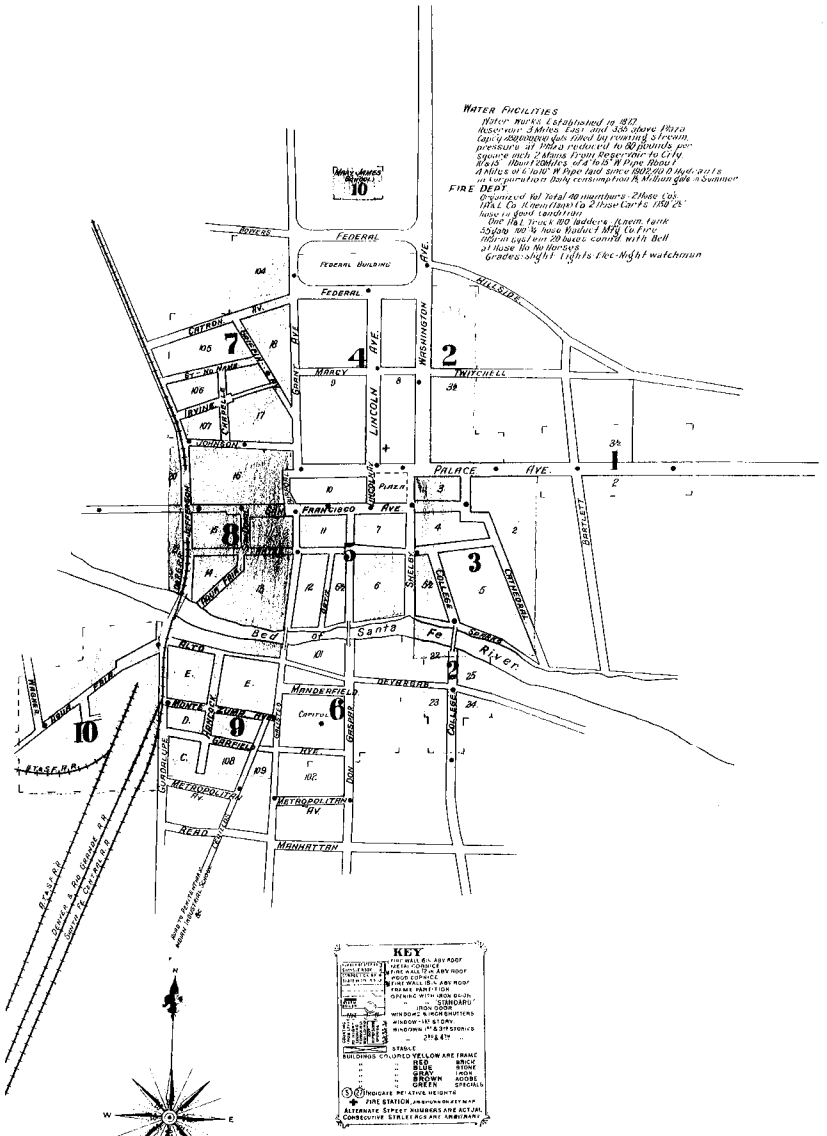
- April 1908
- June 1913
- June 1921
- January 1930
- August 1948 Revision to January 1930 Map

SANBORN MAP COMPANY
POPULATION 8000
PREVAILING WINDS N & N W
WATER FACILITIES SEE NOTE
INCHAM & JNO HAND ENGINE
2 INDEPENDENT HOSE CARTS
1 HOOK & LADDER TRUCK
SANTA FE.
SANTA FE COUNTY
NEW MEXICO.
SCALE 200 FT. = 1 INCH
APRIL 1908
11 BROADWAY, NEW YORK.

COPYRIGHTED 1908 BY THE SANBORN MAP COMPANY

WATER FACILITIES
Water Works Established in 1892
Reservoir 3 Miles East and 350 above Plaza
Capacity 2500000 Gals filled by running Stream
pressure at Plaza reduced to 60 Pounds per
Square inch 2 Mains from Reservoir to City
No 13 Main Gateves of 4 to 15 In Pipe About
4 Miles of 6 8 10 12 In Pipe laid since 1892 250 0 Hyd. Suits
in Corporation Daily consumption 1½ Million Gals in Summer

FIRE DEPT
6 Salaried Vol Total 40 members 2 Hose Cos
1 Hook & Ladder Co 1 Chem Engine Co 2 Hose Carts 1050 ft
hose 4 good Locations
Dept Hd 1 Truck 100 ladders 1 chem tank
55 gals 100 ft hose Reduct Mfg Co Fire
160 Fire Gal and 20 hooks cared with Bell
at Hose No No Horses
Grades-night Lights Elec-Night watchmen



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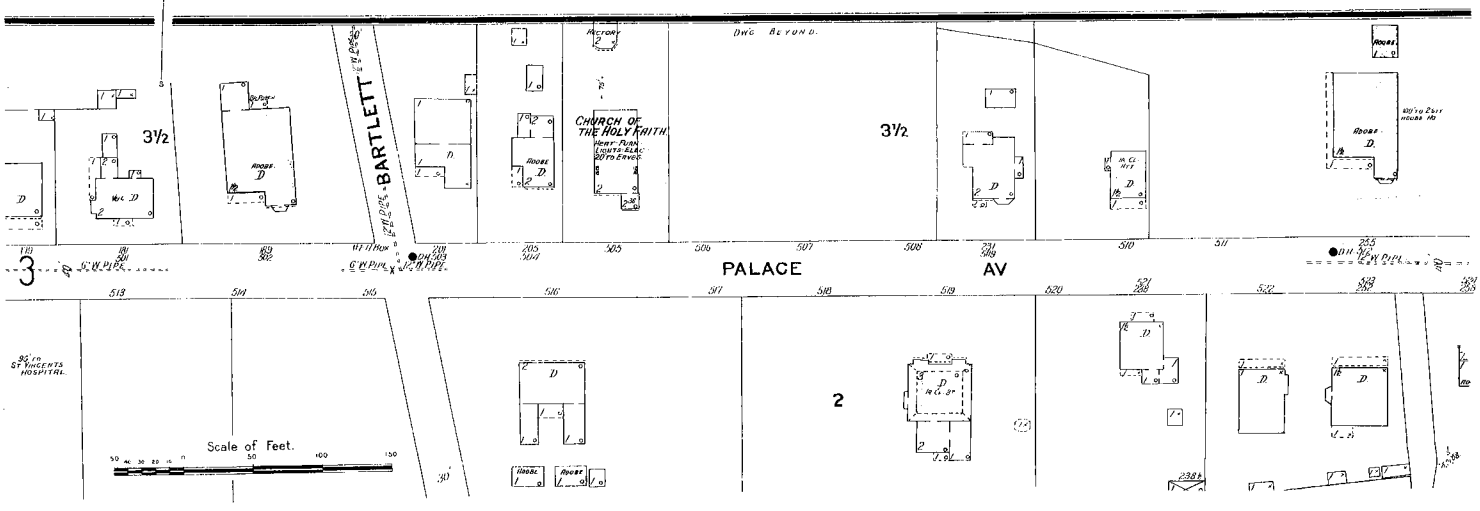
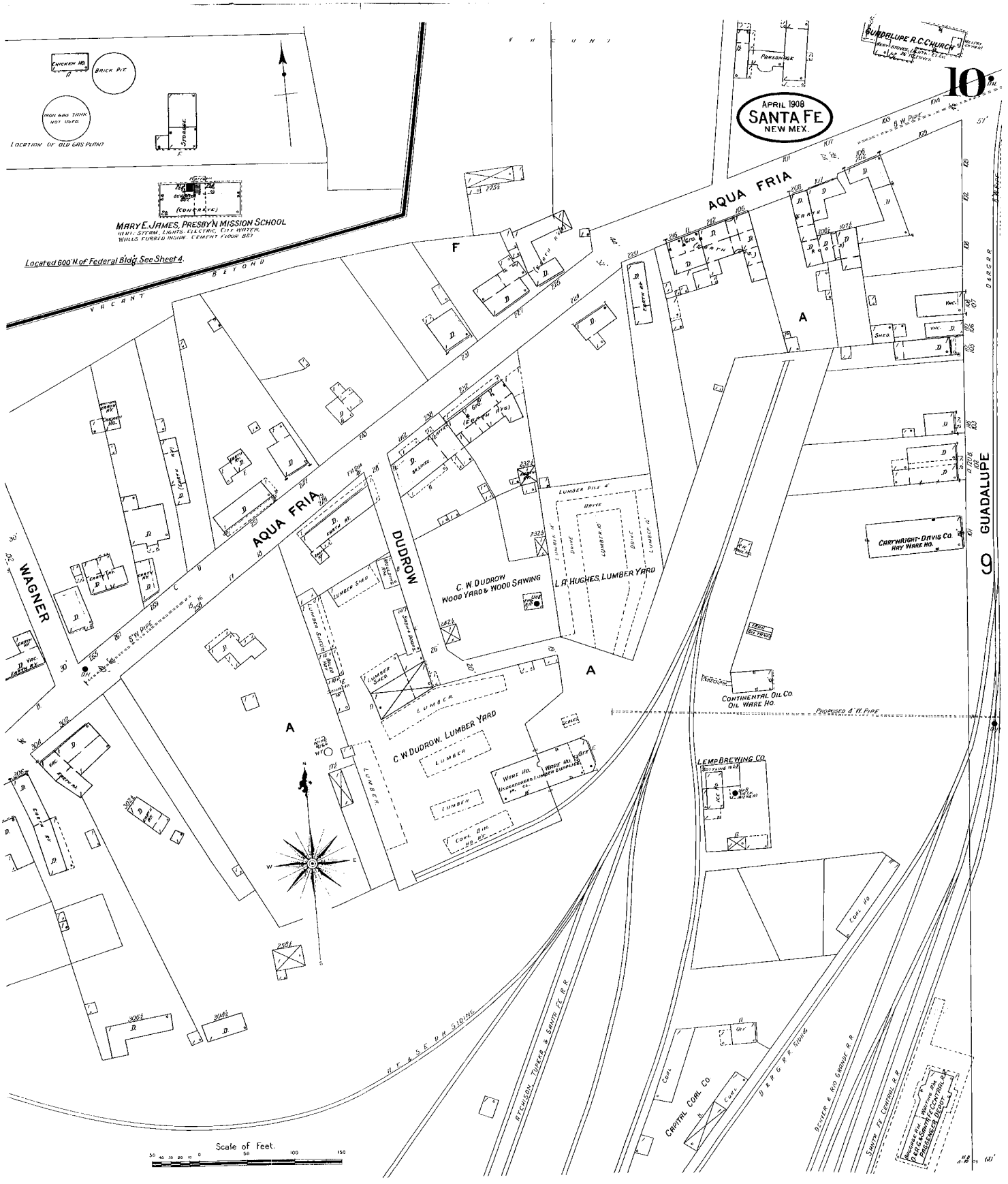
NOTE— Indicates only one side of street shown.





APRIL 1908
SANTA FE
NEW MEX.
10
GUADALUPE R.C. CHURCH
PARSONAGE
MARY E. JAMES, PRESBY'N MISSION SCHOOL
HEAT, STEAM, LIGHTS, ELECTRIC, CITY WATER, WALLS FURRED INSIDE. CEMENT FLOOR BDT
Located 600' N. of Federal Bldg. See Sheet 4.
CHICKEN HO.
BRICK PIT
IRON GAS TANK NOT USED.
LOCATION OF OLD GAS PLANT
STORAGE
VACANT BEYOND
AQUA FRIA
WAGNER
DUDROW
GUADALUPE
C. W. DUDROW WOOD YARD & WOOD SAWING
L. A. HUGHES, LUMBER YARD
C. W. DUDROW, LUMBER YARD
LUMBER
LUMBER SHED
LUMBER PILE
DRIVE
CARTWRIGHT-DAVIS CO. HAY WARE HO.
CONTINENTAL OIL CO. OIL WARE HO.
PROPOSED 4" W. PIPE
LEMP BREWING CO.
CAPITAL COAL CO.
COAL HO.
ATCHISON, TOPEKA & SANTA FE R.R.
D & R G R.R. SIDING
DENVER & RIO GRANDE R.R.
SANTA FE CENTRAL R.R.
Scale of Feet.

WATER FACILITIES :–
Water Works established in 1884 - Reservoir 3 Miles E. & 390' above Plaza - capcty 450,000,000 Gals. filled by running stream - Pressure at Plaza reduced to 80 lbs. per sq. in - One 10" & One 15" main from reservoir to city - About 12 Miles 4" to 15" W. Pipe - About 4 Miles 6" to 10" W. Pipe laid since 1902 - 40 O.Hyds in corporation - Daily Consumption 1 Million gals. in summer -

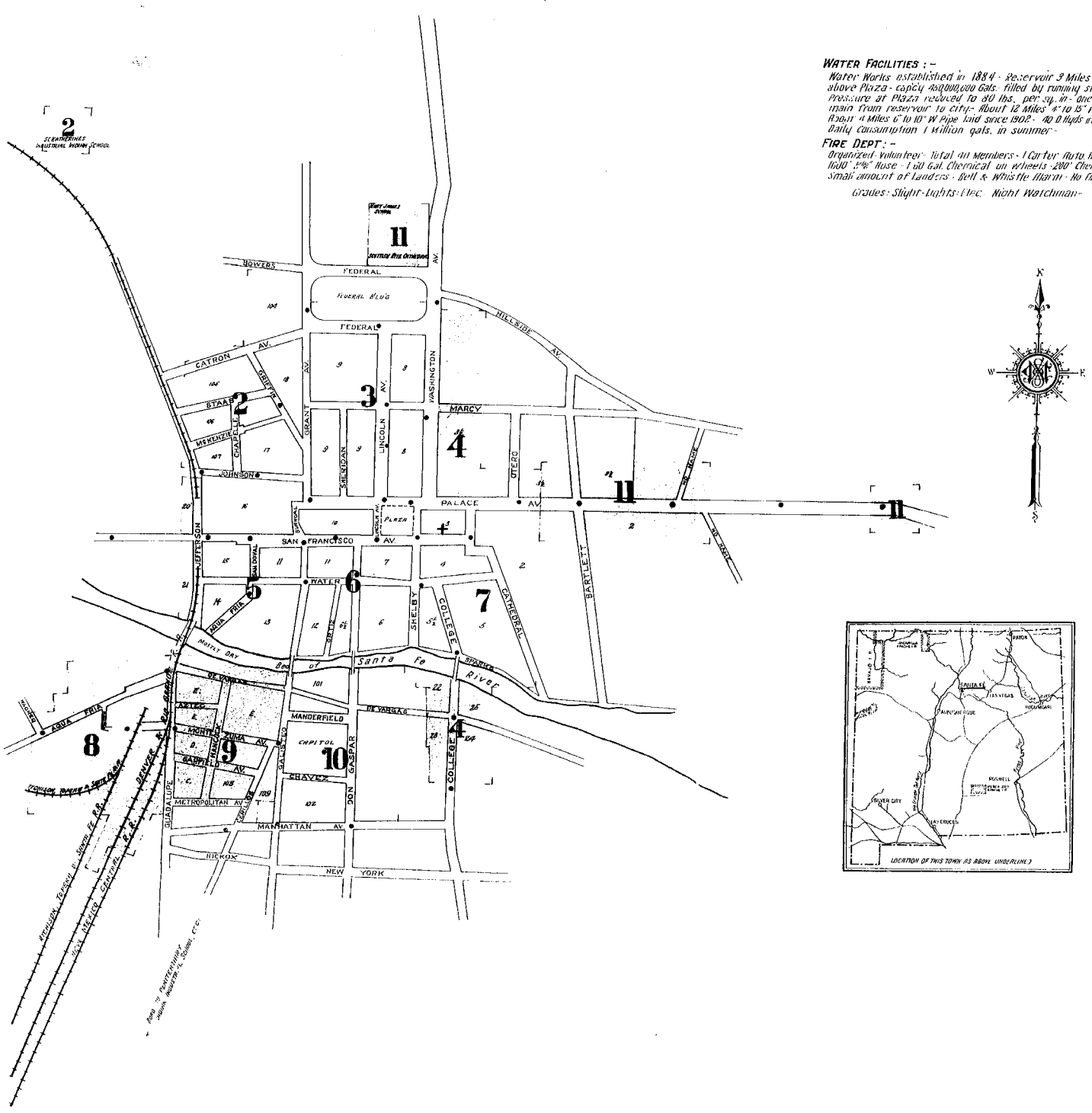
FIRE DEPT. :–
Organized - Volunteer - Total 40 Members - 1 Carter Auto Hose Wagon, 1600' 2½" Hose - 1 60 Gal. Chemical on wheels - 200' Chemical Hose. Small amount of Ladders - Bell & Whistle Alarm - No fire Limits

Grades: Slight - Lights: Elec. Night Watchman -

SANBORN MAP COMPANY.
POPULATION 8000
PREVAILING WINDS S.W. & N.W.
WATER FACILITIES SEE NOTE
NO STEAM & ONE GAS ENGINE
ONE AUTO HOSE WAGON
NO HOOK & LADDER TRUCK
SANTA FE
SANTA FE COUNTY
NEW MEXICO
SCALE 50 FT. TO AN INCH
JUNE 1913
11 BROADWAY, NEW YORK.
COPYRIGHT 1913 BY THE SANBORN MAP COMPANY.

1931 (12 SHEETS)

1





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" Planing Mill,		9
" Water & Light Co., Electric Light Pl't,		6
" " " " Office,		4
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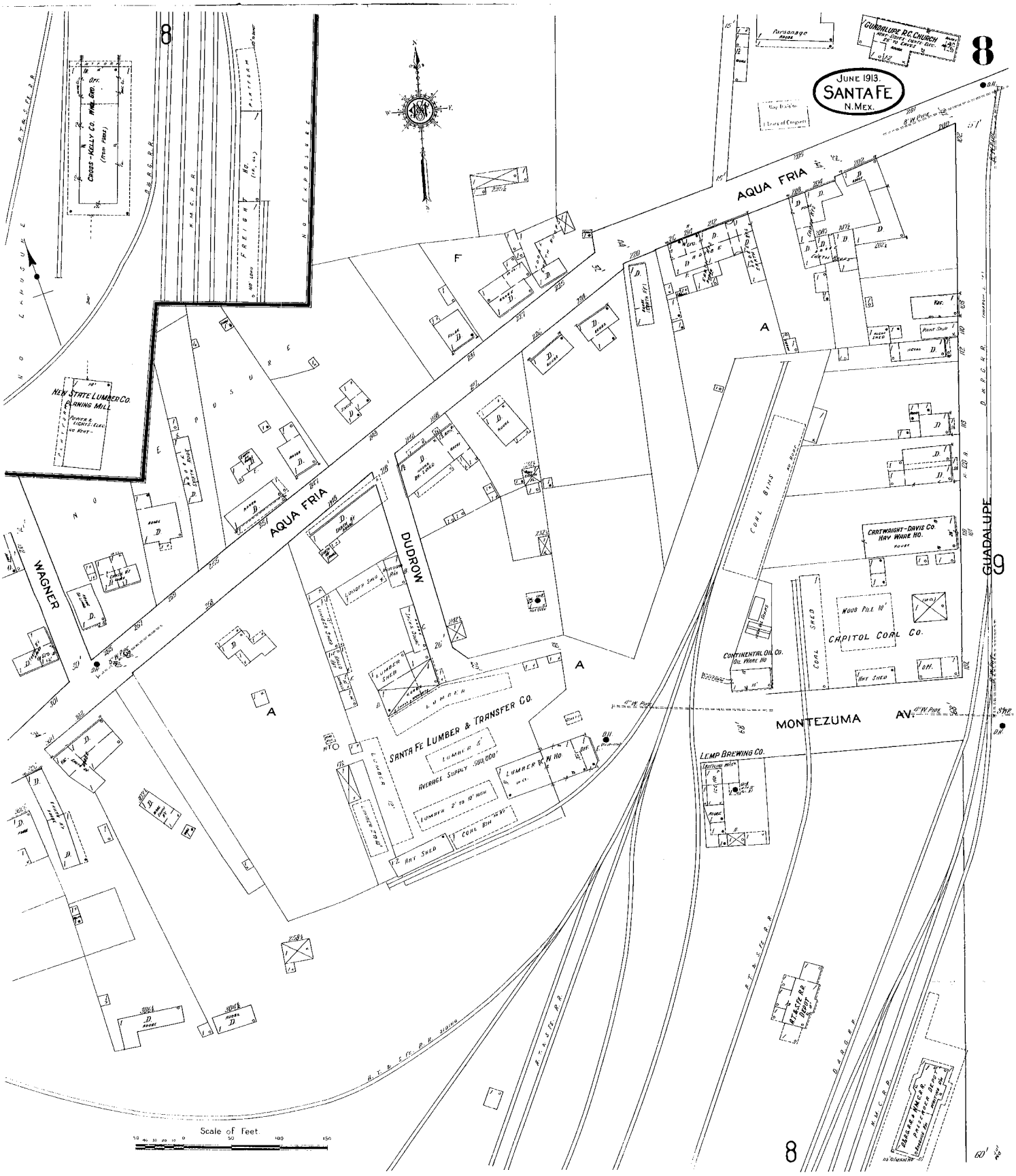
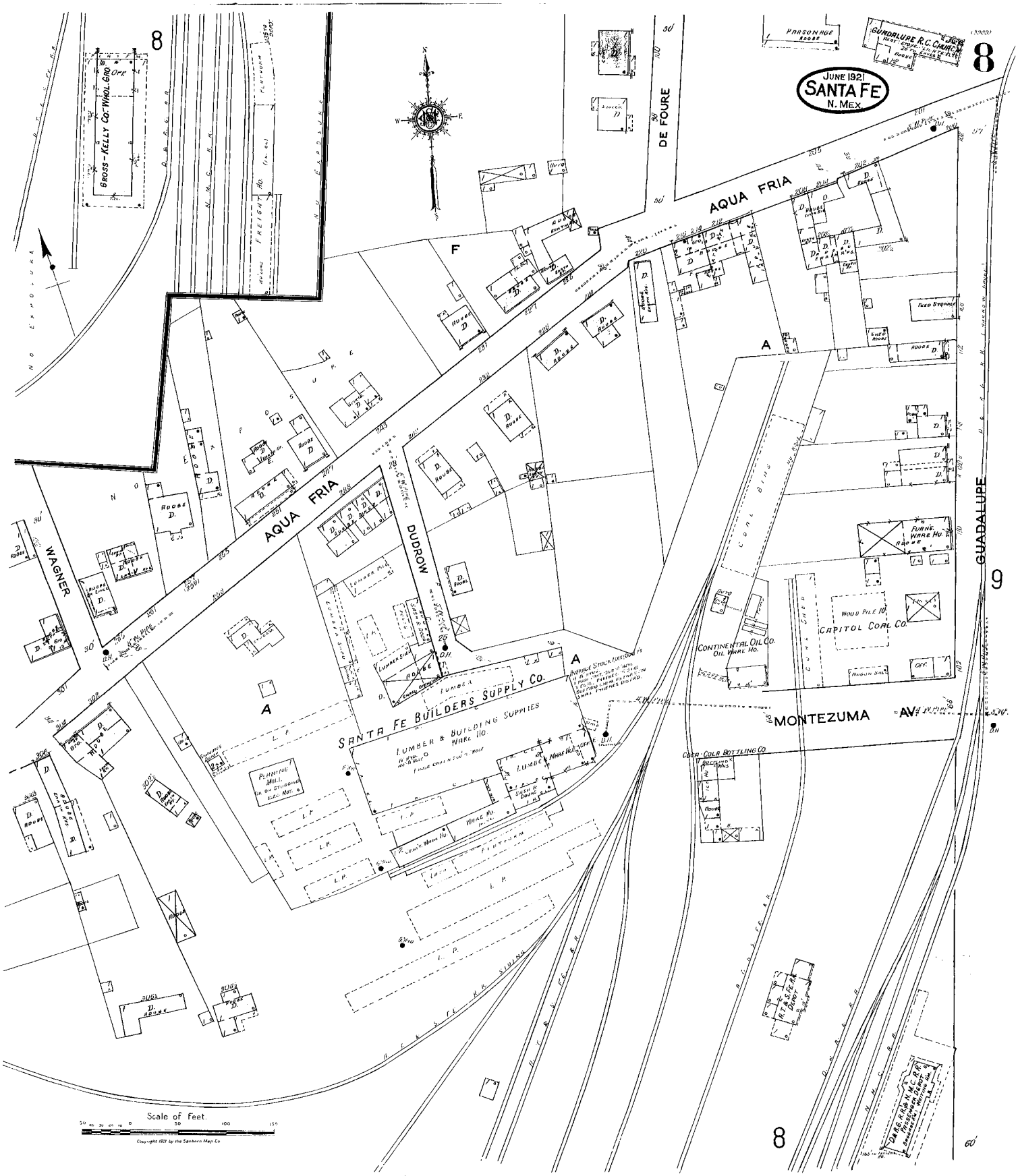
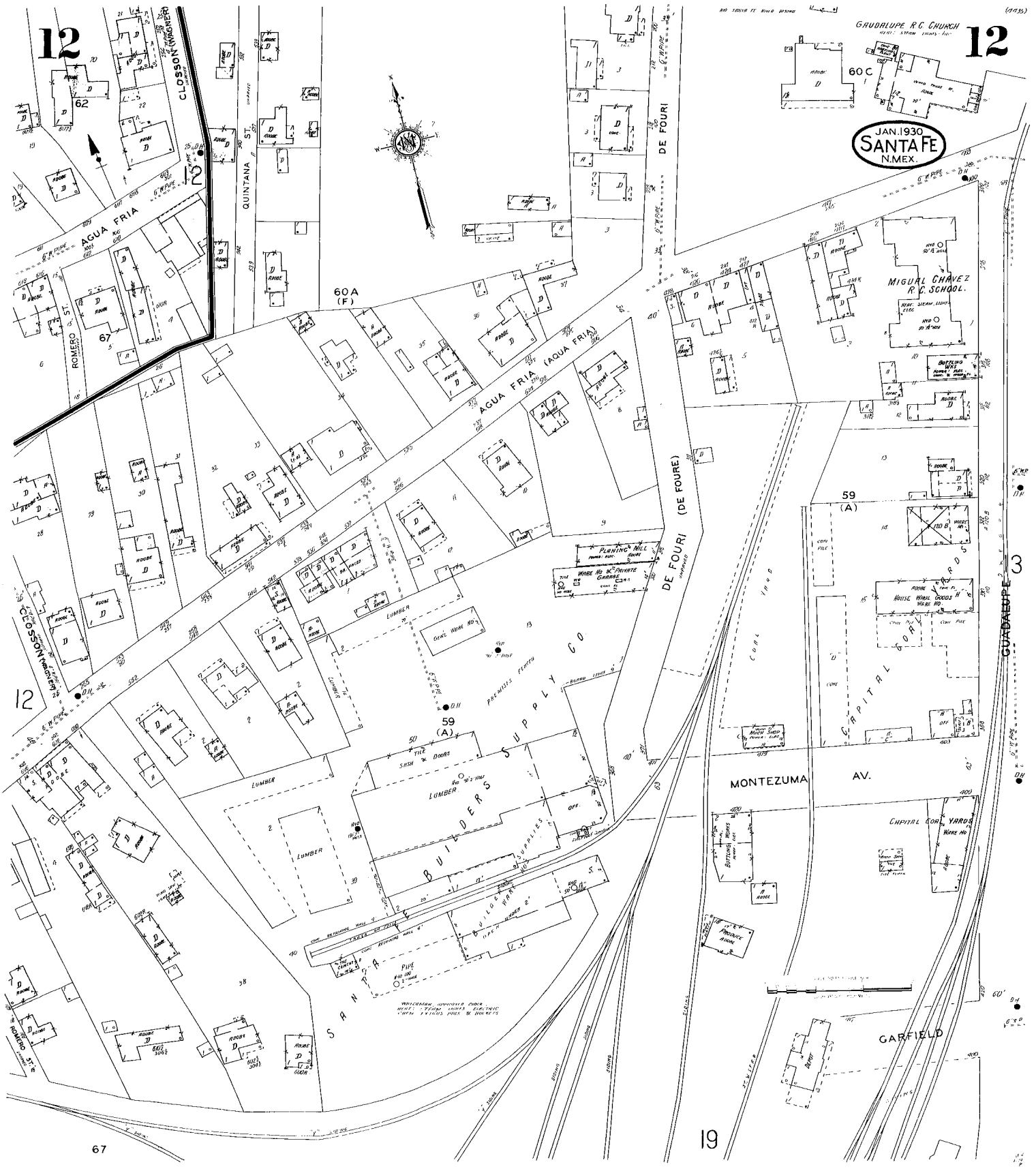
*** Indicates only one side of Street shown.**


8
JUNE 1913.
SANTA FE
N. MEX.
AQUA FRIA
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AV.
NEW STATE LUMBER CO. PLANING MILL
SANTA FE LUMBER & TRANSFER CO.
CAPITOL COAL CO.
CARTWRIGHT-DAVIS CO. HAY WARE NO.
LEMP BREWING CO.
CONTINENTAL OIL CO.
GUADALUPE R.C. CHURCH
Parsonage
Scale of Feet


JUNE 1921
SANTA FE
N. MEX.
AQUA FRIA
DE FOURE
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AVE
SANTA FE BUILDERS SUPPLY CO.
LUMBER & BUILDING SUPPLIES
CAPITOL COAL CO.
CONTINENTAL OIL CO.
COCA-COLA BOTTLING CO.
BROSS-KELLY CO. WHOL. GRO.
GUADALUPE R.C. CHURCH
PARSONAGE
Scale of Feet.


12
12
12
12
JAN. 1930
SANTA FE
N.MEX.
GAUDALUPE R.C. CHURCH
60 C
CLOSSON (WAGNER)
QUINTANA ST.
AGUA FRIA
ROMERO ST.
60 A
(F)
AGUA FRIA (AQUA FRIA)
DE FOURI
DE FOURI (DE FOURE)
MIGUAL CHAVEZ
R.C. SCHOOL.
59
(A)
PLANING MILL
WARE HO & PRIVATE GARAGE
LUMBER
GEN'L WARE HO
PREMISES FLOATED
SANTA FE BUILDERS SUPPLY CO
SASH & DOORS
OFF.
BUILDERS SUPPLIES
OPEN WARE HO
PIPE
CAPITAL COAL YARDS
HOUSE WHOL GOODS WARE HO
COAL YARD
MONTEZUMA
AV.
CAPITAL COAL YARDS
WARE HO
BOTTLING WORKS
PRODUCE ROOM
GARFIELD
GUADALUPE
3
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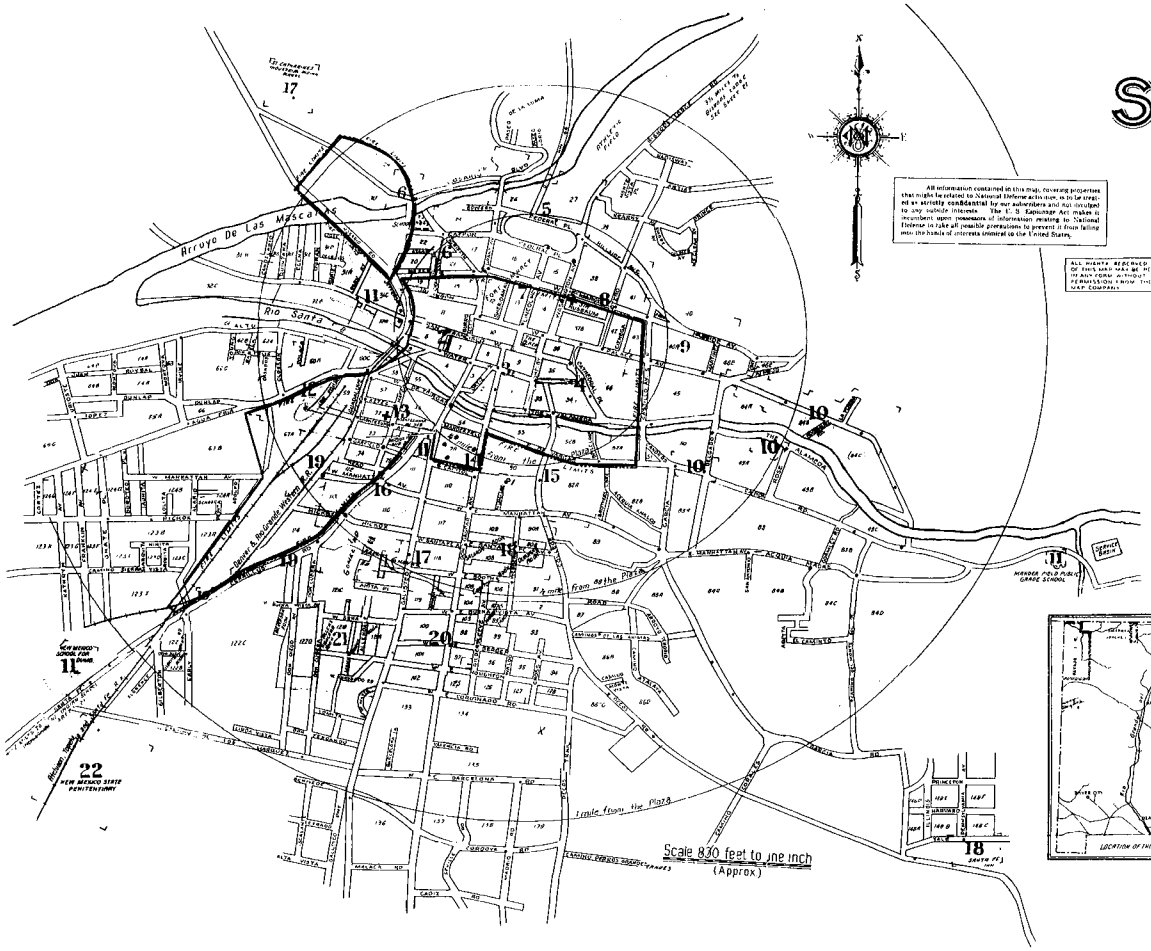

(X8455) (2)46 20 (6455) (12 SHEETS)

65 58

SANTA FE

Santa Fe County NEW MEXICO

SANBORN MAP CO. NEW YORK

JAN. 1930

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Corrections and Additions

Paste over New Re...ort of March, 1933, which is now void. Santa Fe, N. Mex.

NEW REPORT, March, 1942

POPULATION: 20,237

Prevailing Winds:—North and Northwest.

PAVING—About 10½ miles concrete.
GRADES—Slightly rolling.

WATER FACILITIES

Supply ample and satisfactory. Source from 8 reservoirs located east of Town. Upper (Granite Point), capacity 580 acre feet, elevation 2,000 above Plaza; Lower, capacity 450 acre feet, elevation 850' above Plaza. Service basis, capacity 6,000,000 gallons, elevation 170' above Plaza. Gravity pressure direct into mains.

31 miles of 3" to 12" pipe. 197 double hydrants and 18 private hydrants. Average daily consumption 1,150,000 gallons. Domestic and fire pressure 80 lbs. at the Plaza.

FIRE DEPARTMENT

Volunteer. 1 (Ohio) 1 gasoline chief, 2 paid drivers and 21 volunteers. 1 station. 1 American-LaFrance 750 gallon pumper with 1,000' 2½" hose and 40' of ladders. 1 American-LaFrance, 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' 3" hose and 40' of ladders. 1 American-LaFrance 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' 3" hose and 40' of ladders. 1 Seagrave 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 800' 1½" hose and 1,200' 2½" hose in reserve.

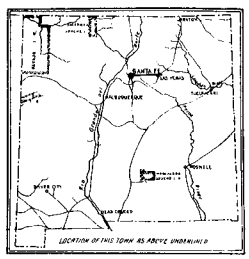
To have one fire station corner of Hancock St. and Montezuma Ave. (Sheet 18).

Fire alarm by telephone and siren.

FIRE-RESISTIVE ROOFING ORDINANCE.

Ordinance prohibits use of wooden shingle roofs in Fire Limits only.

City Limits 3½ miles square.





CORRECTION RECORD

REVN NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
4	2/45	REPRINT	
5	7/45		

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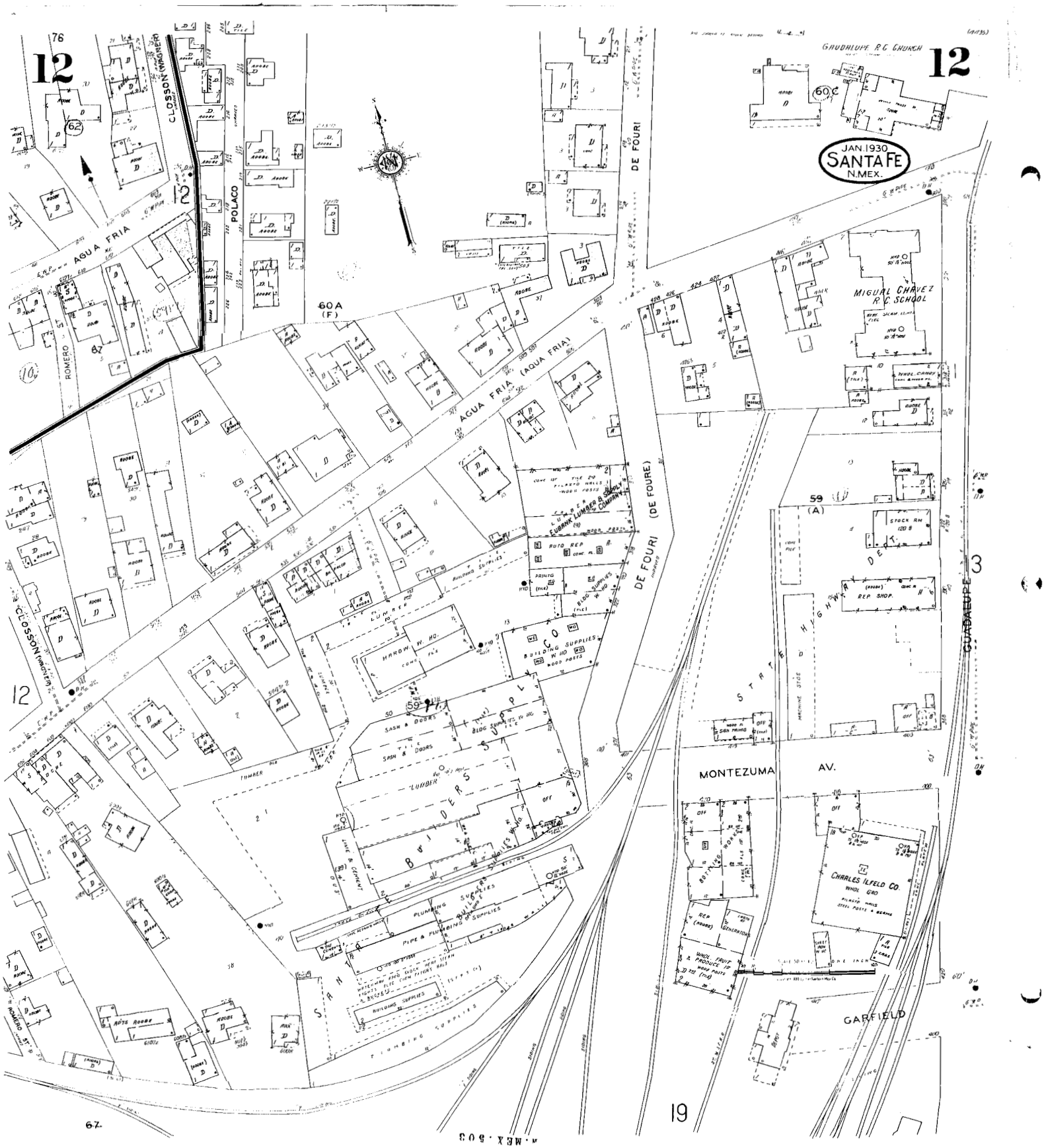
* Indicates only one side of Street shown.

N. MEX. 503


12
12
GUADALUPE R.C. CHURCH
60C
JAN. 1930
SANTA FE
N.MEX.
CLOSSON (WAGNER)
POLACO
AGUA FRIA
ROMERO
60A
(F)
AGUA FRIA (AQUA FRIA)
DE FOURI
(DE FOURE)
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STATE HIGHWAY
MONTEZUMA AV.
CHARLES ILFELD CO.
WHOL GRO
GARFIELD
GUADALUPE
19
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NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 527 Agua Fria

OLD ID NUMBER: 0516 13581

SANTA FE ID NUMBER: H1510

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

BUILDING NAME:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NW 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
by 1928 ESTIMATE city directory A C Koch ©
by 1930 ACTUAL Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
Mediterranean

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

H1511

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR none evident

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

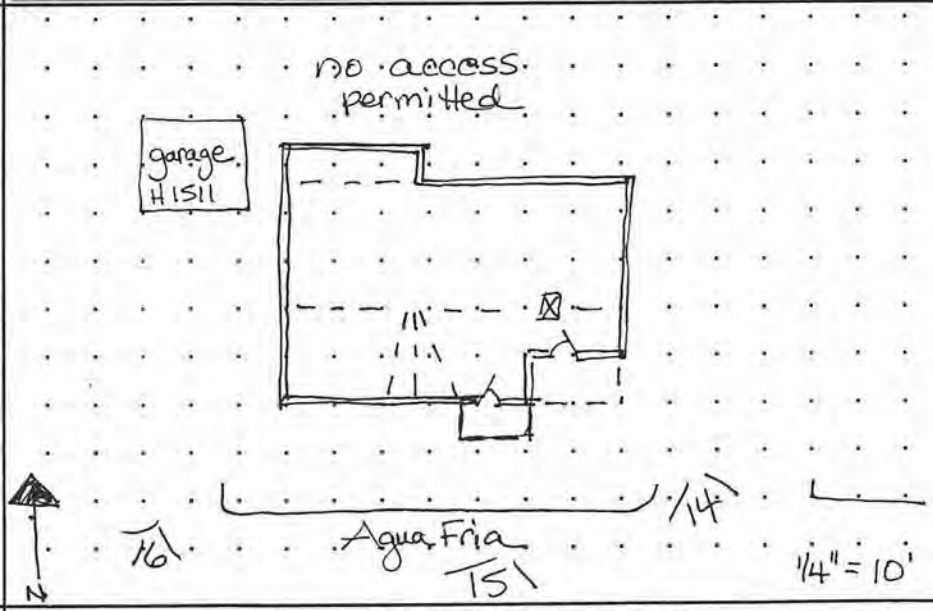
BUILDING THREATENED?

___ YES X NO

PHOTO



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

LOCAL DESIGNATION: Downtown-Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/97 BY DB

NEGATIVES WITH NMHPD ROLL # D69 NEG # 14 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	red (metal) tile roof with gables of various heights, gable horns, exposed rafters	
BUILDING WALLS	tan stucco/concrete	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20
DOORS	wood french	
WINDOWS	8 light wood casements in pairs and trios; picture windows	
PORCHES OR PORTALES	SE corner - shed roof, stucco piers S - gable roof, round arched opening	
ARCHITECTURAL DETAILS		
FENCES/WALLS	low stucco wall, S; wd plank fence SE	
SITE FEATURES		
OTHER/ COMMENTS	Garage - flat roof, one overhead door, one filled w/ window, wd wall. Connected to house by arched stucco gateway.	

ADDITIONAL PHOTOGRAPHS



#16 SW



SE #17



1908 Sanborn
Aqua Fria
527

1930 Sanborn 527 Agua Fria

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting	northing

location description

527 AGUA FRIA

city/town SANTA FE

~~land grant/reservation~~

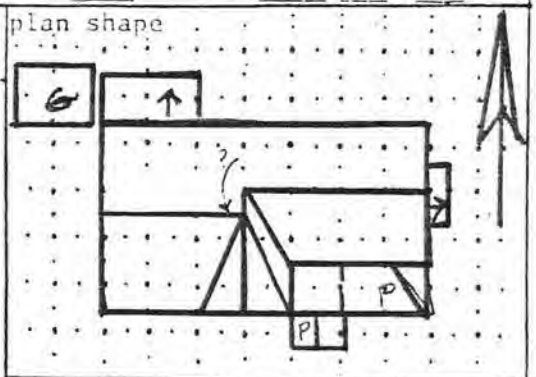
building name

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

film roll by SL no. SFHD # 20	negative nos. 35	loc. of neg. HPB



plan shape



date of construction
PRE 1912 + estimate ___ actual
source

use
present residential
other ___
historic residential
other ___

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe:
REAR ADDS, PORCH CHANGED.

surroundings
RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type?
STUCCO 2 CAR GARAGE
if inventoried, list ID nos.

see back? ___ yes

style
MED. REV.

foundation material
CONC.

wall material/surface
ADOBE/ STUCCO

architectural features
MTL MISSION TILE RF W/ GABLE HORNS., EXP'D RAFTER ENDS,
DIAMOND VENTS.
CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SGL LF
DOOR. IN SMALLER FRONT PORCH ENTRY.
8 LIGHT WD. CASM'TS., TAND, TRIPS.
2 LARGE PIC WDWS ON W.
N.V. SHED ADDS @ REAR.

comments
A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE.
HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN
@ REAR - N.V.
IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER
CORE.
(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLACO).

H151

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting	northing

location description

527 AGUA FRIA

city/town SANTA FE

~~land grant/reservation~~

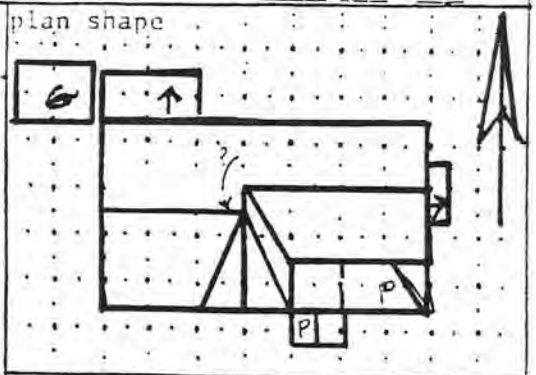
building name

legal description
tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll by SL no. SFHD # 20	negative nos. 35	loc. of neg. HPB



plan shape



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CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SGL LF
DOOR. IN SMALLER FRONT PORCH ENTRY.
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2 LARGE PIC WDWS ON W.
N.V. SHED ADDS @ REAR.

comments

A.C KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE.
HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN
@ REAR - N.V.
IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER
CORE.
(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLACO).

527 AGUA FRIA

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

527 Agua Fria

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/6/2025

Site Address: 527 Agua Fria

Property Owner of Record: NEIRIKA LLC

Proposed Construction Description: REMODEL

Applicant/Agent Name: Osage Design Studio / Richard Woodbury

Contact Person Phone Number: 505)629-5948

TOTAL ROOF AREA: 3,053

Zoning District: R-21

Overlay: □ Escarpment n/a
□ Flood Zone*
□ Other: _____

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

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

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

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

Terrain: □ 30% slopes n/a

Lot Coverage : 23.6 %
□ Open Space Required: No

Setbacks:
Proposed Front: 13.3' Minimum: 7'
2nd Front? n/a
Proposed Rear: 128' Minimum: 15'
Proposed Sides: L 0.7' R 0.8' Minimum: 5'

Height: Proposed 18'-8" Existing
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible n/a
Minimum: 3

Bicycle Parking:**
Proposed: n/a 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.

Richard Woodbury
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.

Richard Woodbury (electronic signature) 8/6/2025
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-011022-PAR

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

Zoning Approval:
☒ **Preliminary Approval** □ **with conditions** □ **Rejected**
Comments/Conditions: Legal lot of record provided. Significant structure in setbacks pre-existing.

REVIEWER: Rachael Harrison **DATE:** 08/15/2025

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

Revised 20 November 2020

Osage Design Studio
Richard Woodbury
1216 Vitalia Street
Santa Fe, NM 87505
505.629.5948
osagedesignstudio@yahoo.com

December 15, 2025 revised 12/30/25

Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Project Number:	2025-011549-HDRB
Address:	527 Agua Fria Street, Santa Fe NM 87501
Owners:	NEIRIKA LLC
Building Status:	Contributing
UPC:	1-053-099-521-161
Parcel No.:	11266176

On behalf of the applicant NEIRIKA LLC, I am submitting a request for approval of an interior and exterior remodel of the subject structure and exceptions listed below. The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a duplex located at the front of the property facing Agua Fria Street. The rear structure is not part of the scope of this request; no work planned on the rear structure.

Per the HDRB meeting December 9, 2025, the subject structure was designated as “contributing”. The primary facades were determined to be the south façade (except for the south facing façade of the existing garage offset to the rear) and the east façade.

Exterior work includes:

- Replacement of all of the windows and the majority of the exterior doors.
- The work includes stucco repair and a new stucco color coat.
- Removing and raising the roof along the north side (rear) of the structure.
- A 36 square foot addition in heated area.

Please see the attached plans for reference.

The roof has been recently replaced with a pre-finished red “clay tile” shaped roof system. In addition, the interior has received a non-structural demolition of interior partitions, cabinetry, and fixtures. This work was permitted with the City of Santa Fe. Interior work includes installing new interior partitions, bathroom fixtures, and kitchen fixtures & appliances.

Exception Requests

In general, per Chapter 14-5-2 (D), for all facades of contributing structures, architectural features, finishes, and details shall be repaired or restored rather than replaced. In addition, no additions are

permitted to primary facades. Exceptions are required to for multiple modifications to the primary facade. Exception requests must address the following criteria:

a. Do not damage the character of the district.
b. Are required to prevent a hardship to the applicant or an injury to the public welfare.
c. 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.

Each exception request is listed below with its corresponding response to the criteria.

1. Replace existing windows and selected exterior doors, including altering the size and location of fenestrations. The exception request includes removal of iron grilles on some of the windows and replacement of existing "diamond" gable vents. *14-5-2(D)(5)(a)(i)(ii)(iii): Historic windows shall be repaired or restored wherever possible. No new openings shall be made unless historic documentation supports its prior existence. No existing openings shall be closed*.

    a. *Do not damage the character of the district.*

        Response: The structure has been designated "contributing" and all facades are considered "primary". However, in the opinion of the Applicant, changes to the street facing public façade should take precedence. On the street facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from the public view. Hence, the character of the district will be maintained.

    b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

        Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors are historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear "lean to" addition does not meet code regarding ceiling height. By replacing windows and doors in existing and new openings, as well as raising the roof, allows for the spaces to be more efficiently utilized and provide code required life safety egress.

    c. *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 unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations,

finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

In summary, the proposed work, including the requested exceptions, will provide an aesthetically pleasing and modern efficient living space without any compromise to the integrity of the original structure or have any negative impact on the structure contributing to the historic fabric of the neighborhood.

Please contact me if you have any questions or require additional information.

Sincerely,

Richard Woodbury

Richard Woodbury
Osage Design Studio

Attachments: Preliminary Zoning Review Worksheet (PZR) – sent prior
24x36 drawing set, 6 sheets
Property photographs
Window Assessment – sent prior
Exterior Finish Schedule
NM Historic Building Inventory Report – sent prior

Finish Schedule:

Item / Material:	Color:	Notes:
Exterior Stucco	Match existing color	Patch & repair. New color coat.
Fascia Trim	Match existing color	Pre-finished metal and wood fascia & wood trim. Repair and repaint wood trim
Roofing	Match existing type & color	Replace at north modifications
Windows	Pella "Bright White"	New windows
Exterior Doors	"White" to match windows	New exterior doors to be either painted wood or clad units provided by window manufacturer.

Proposed Windows: The proposed replacement would be Pella wood windows with pre-finished exterior cladding and simulated divided lights. The exterior color to be "Bright White". See the Plans for window location, size, type, and grille pattern.

Bright White



7/8" Ogee Integral Light Technology



Existing wood and pre-finished metal fascia

Existing stucco

Existing pre-finished metal roofing with "clay tile" profile





Photographs of interior along rear façade (north wall). White pole set at 6’-0” (disregard numbers on pole). Per code, minimum ceiling height of a habitable space is 7’-0”

Photo on left in area of proposed Bedroom-2. Approximate bearing to beams 5’-8”.

Photo on right in area of proposed rear hallway. Approximate bearing is 6’-10”. However, finish floor will be raised approximately 6” to match floor level of remainder of residence.

527 Agua Fria Street
Existing Exterior Photographs
12/15/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Facade



9 - North Facade



10 - North Façade



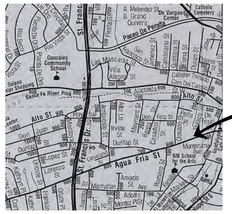
11 - North Façade



12 - North Façade (northwest corner)

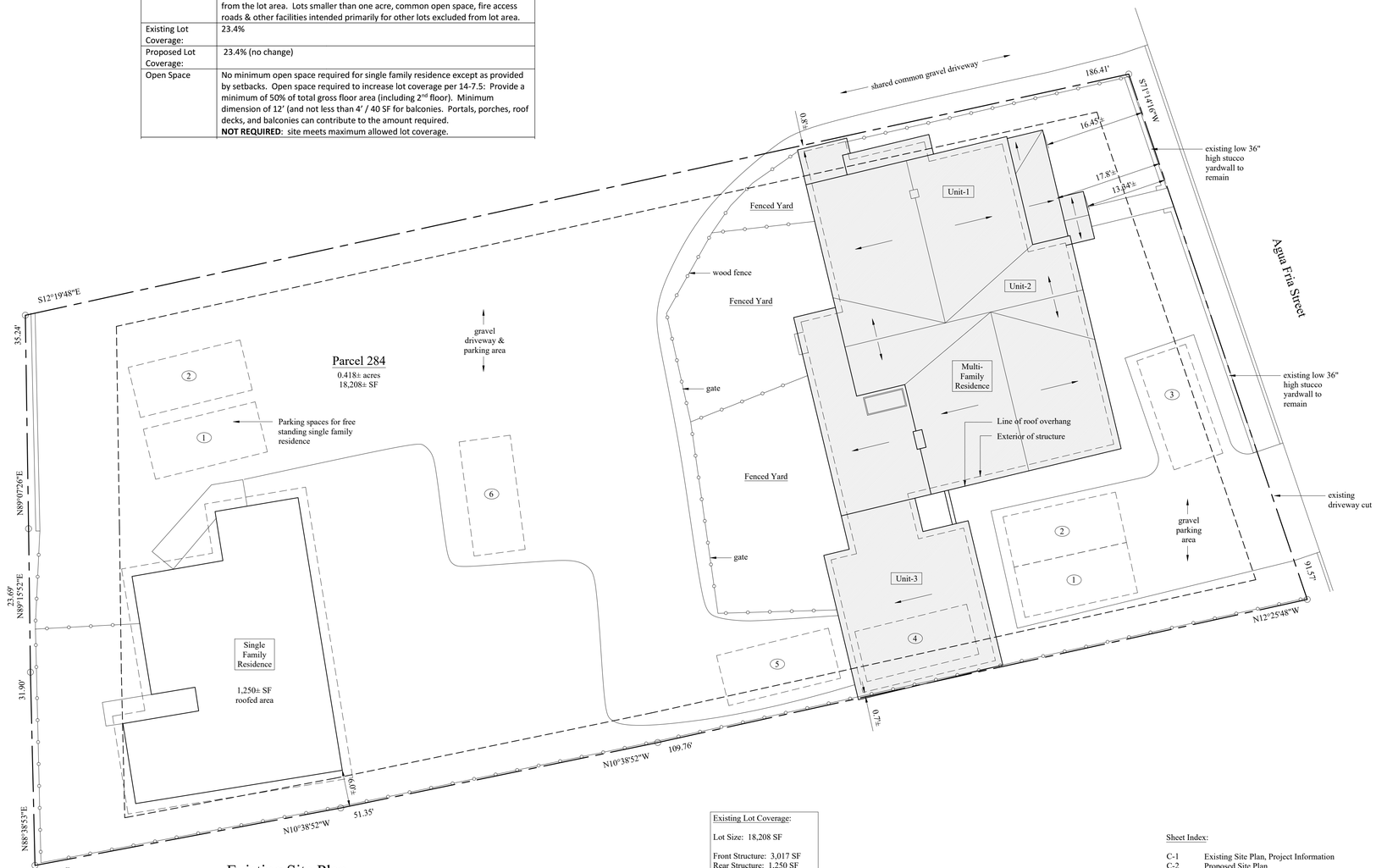
City of Santa Fe Chapter 14 Land Development Code	
Owner	NEIRIKA LLC
Address	527 Agua Fria Street, Santa Fe NM 87501
UPC	1-053-099-521-161
Tax Parcel	1126 6176
Legal	Guadalupe Neighborhood Parcel 284, T17N R9E S23
Zoning	R-21
Historic District	Westside Guadalupe Historic District
Hist. Bldg. Status	Contributing
Flood Plain	Not applicable
Archeological	Historic Downtown Archeological Review District
Escarpment	Not applicable
Mountain	Not applicable
Density	21 dwelling units per acre
Min. Lot Size	3,000 SF minimum, 2,000 SF with common open space
Existing Lot Size	0.418± acres
Max. Height	24' maximum height for residential structures, within 10' of side or rear property no portion of any story above ground level shall be higher than 14.0'. ***Maximum height might be superseded by historic***.
Existing Height	18'-8"± (no proposed change)
Setbacks (minimum yard requirements)	Front: 7' (20' for front facing garage) Side: 5' Rear: 15' or 20% of average lot depth, whichever is less
Maximum Lot Coverage:	40% maximum for single family or multi-family of fewer than 6 units. 40% maximum for multi-family with 6 or more units. May increase to 55% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot in relation to lot area). For residential development, the portion of a lot occupied by easements for private roads and lot access driveways is excluded from the lot area. Lots smaller than one acre, common open space, fire access roads & other facilities intended primarily for other lots excluded from lot area.
Existing Lot Coverage:	23.4%
Proposed Lot Coverage:	23.4% (no change)
Open Space	No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2nd floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required. **NOT REQUIRED**: site meets maximum allowed lot coverage.

Accessory Structures	Generally, cannot be used as an accessory dwelling – may have a half bathroom (sink & toilet) or kitchen but not both.
Parking Residential	Dwelling Unit: 2 spaces per unit Attached Dwelling Unit (2-5 units): 2 spaces per dwelling unit Attached Dwelling Unit (over 5 units, less than 800 SF): 1 assigned space and 0.25 unassigned space per DU Attached Dwelling Unit (over 5 units, 800-1200 SF): 1 assigned space and 0.5 unassigned space per DU Attached Dwelling Unit (over 5 units, over 1200 SF): 1 assigned space and 1.0 unassigned space per DU Accessory Dwelling Unit: 1 space if ADU < 1,000 SF; otherwise 2 spaces Accessory Structures: parking not required
Required Parking Spaces	3 offstreet parking spaces
Existing Parking Spaces	6 off street parking spaces provided on lot for subject lot (1 in garage).
Parking Space Size	Standard pull in: 8.5' x 19', 23' drive aisle Small car: 7.6' x 15', 20' drive aisle. Parking lots with 10 or more spaces may have up to 20% of total req'd spaces designated as small car. Parallel: 8.5' x 23' Parking lots with less than 40 spaces may be gravel.



Vicinity Map

North



Existing Site Plan

Scale: 1" = 10'-0"

True North

0' 10' 20'

Existing Lot Coverage:

Lot Size: 18,208 SF

Front Structure: 3,017 SF
Rear Structure: 1,250 SF

Lot Coverage: 23.43%

Sheet Index:

C-1 Existing Site Plan, Project Information
C-2 Proposed Site Plan
A-1 Existing Floor Plan
A-2 Proposed Remodel Floor Plan
A-3 Existing & Proposed Exterior Elevations
A-4 Existing & Proposed Exterior Elevations

Scope of Work: Exterior and Interior Remodel of an existing residential structure.

Issued for City of Santa Fe Historic Division Review

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

Existing Site Plan
Project Information

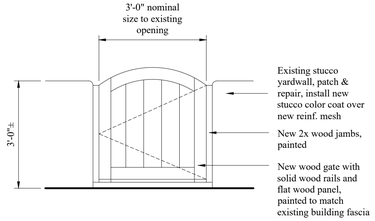
PRELIMINARY
Not for Construction
HDRB Review Only

12/15/25

2025-011549-HDRB

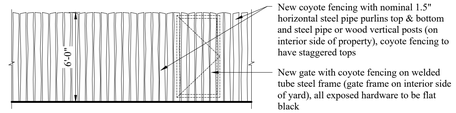
C-1

Sheet 1 of 6



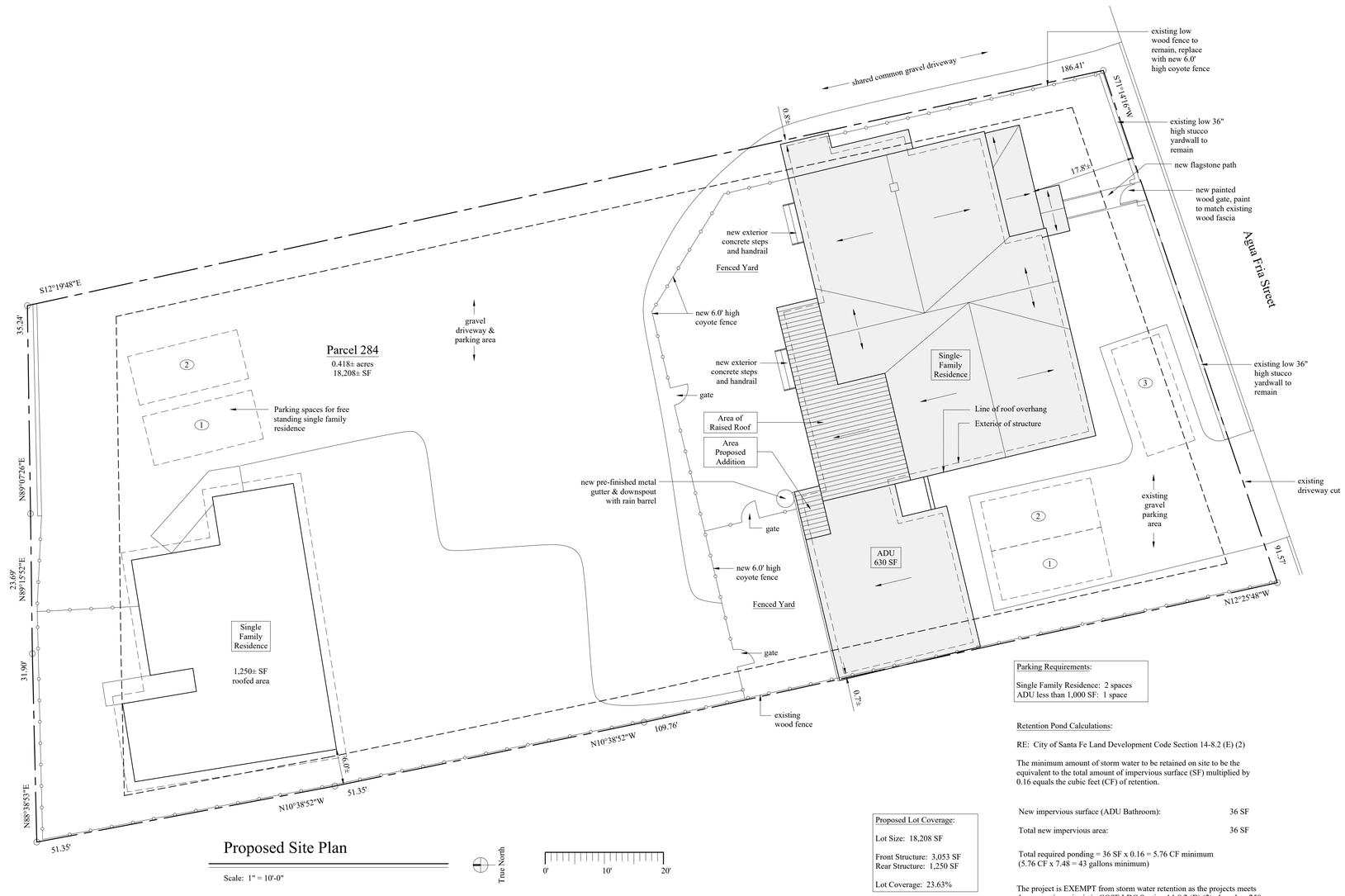
02 Gate Detail

Scale: 1/2" = 1'-0"



01 Coyote Fence Elevation

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



Proposed Site Plan

Scale: 1" = 10'-0"

True North

0' 10' 20'

Parking Requirements:

Single Family Residence: 2 spaces
ADU less than 1,000 SF: 1 space

Retention Pond Calculations:

RE: City of Santa Fe Land Development Code Section 14-8.2 (E) (2)

The minimum amount of storm water to be retained on site to be the equivalent to the total amount of impervious surface (SF) multiplied by 0.16 equals the cubic feet (CF) of retention.

New impervious surface (ADU Bathroom):	36 SF
Total new impervious area:	36 SF

Total required ponding = 36 SF x 0.16 = 5.76 CF minimum
(5.76 CF x 7.48 = 43 gallons minimum)

The project is EXEMPT from storm water retention as the projects meets the exemption criteria in COSF LDC Section 14-8.2 (B) (2): less than 250 SF of total area disturbed; no disturbed slopes greater than 10%; no change to existing site drainage patterns that would increase runoff leaving the site; and adequate erosion control provided.

Proposed Lot Coverage:

Lot Size: 18,208 SF

Front Structure: 3,053 SF
Rear Structure: 1,250 SF

Lot Coverage: 23.63%

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

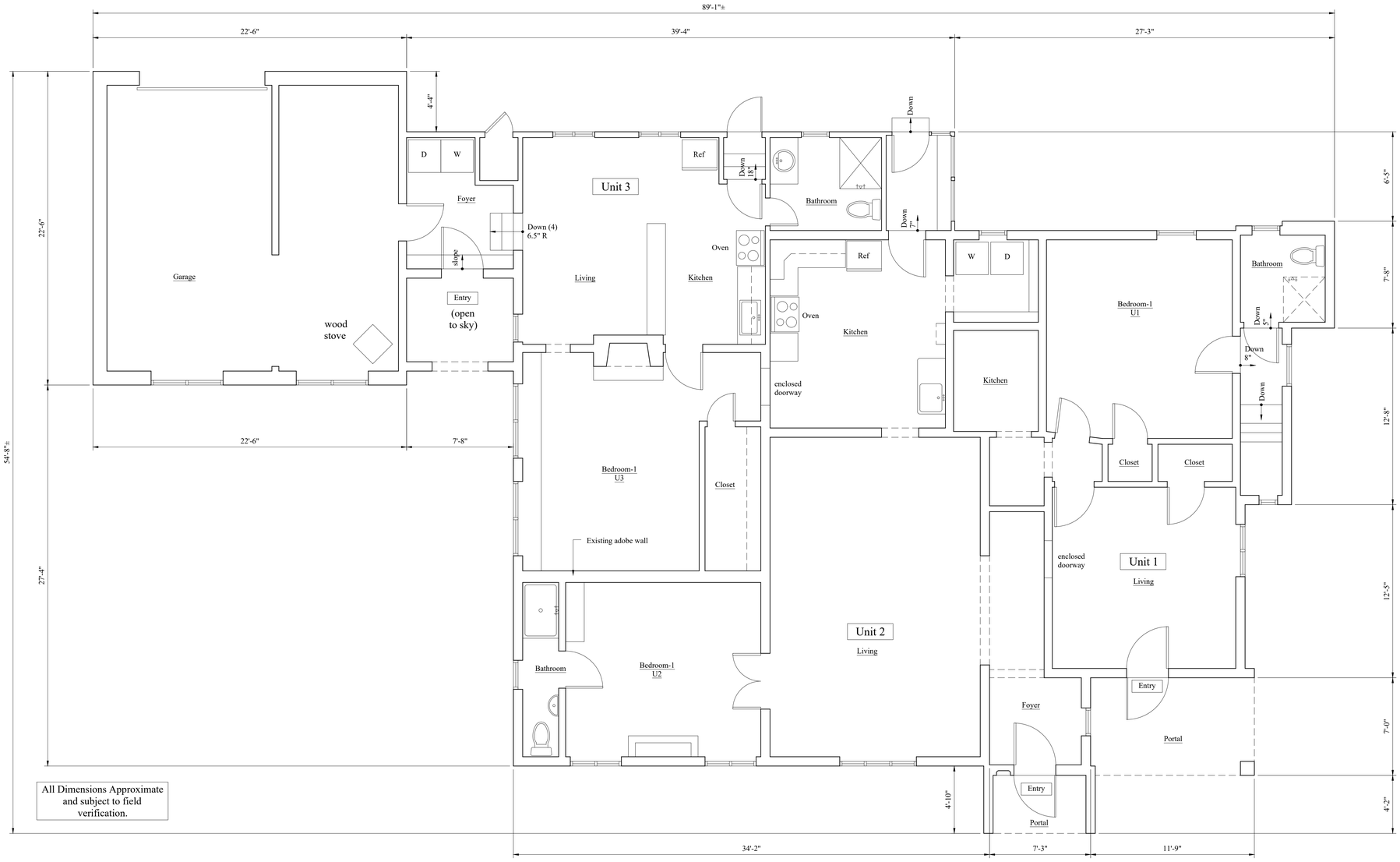
Proposed Site Plan

PRELIMINARY
Not for Construction
HDRB Review Only

12/15/25

C-2

Sheet 2 of 6



Existing Floor Areas - Unit 3:

Heated:	727 SF
Non-heated (garage):	506 SF
Portals:	51 SF
Total Heated:	727 SF
Total Roofed:	1,284 SF

Existing Floor Areas - Unit 2:

Heated:	993 SF
Non-heated (garage):	0 SF
Portals:	33 SF
Total Heated:	993 SF
Total Roofed:	1,026 SF

Existing Floor Areas - Unit 1:

Heated:	625 SF
Non-heated (garage):	0 SF
Portals:	82 SF
Total Heated:	625 SF
Total Roofed:	707 SF

Total Existing Floor Areas:

Heated:	2,345 SF
Non-heated (garage):	506 SF
Portals:	166 SF
Total Heated:	2,345 SF
Total Roofed:	3,017 SF

Existing Floor Plan

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

0' 5' 10'

Plan North

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

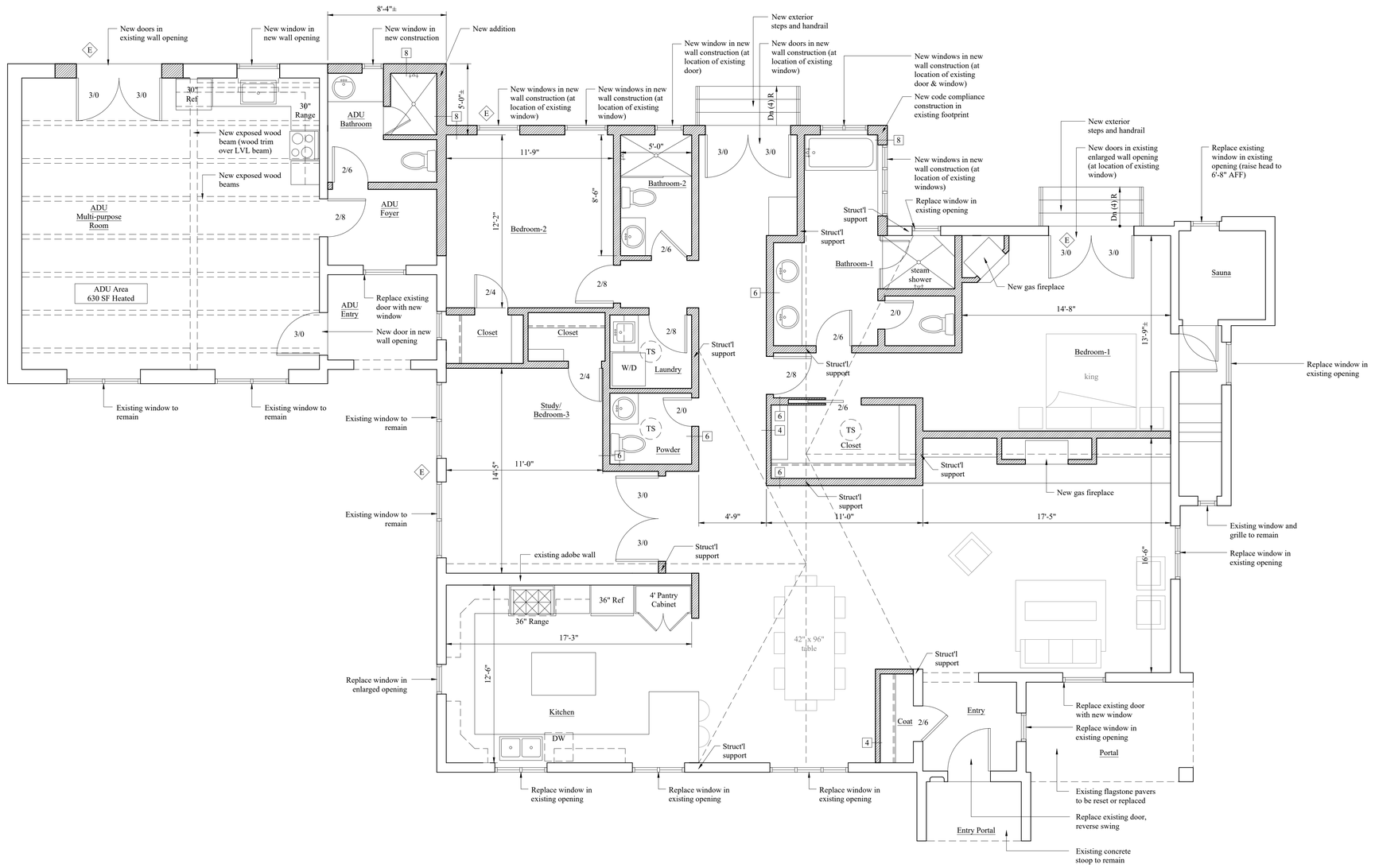
Existing Floor Plan

PRELIMINARY
Not for Construction
HDRB Review Only

12/15/25

A-1

Sheet 3 of 6



Total Existing Floor Areas:	
Heated:	2,345 SF
Non-heated (garage):	506 SF
Portals:	166 SF
Total Heated:	2,345 SF
Total Roofed:	3,017 SF

Total Proposed Floor Areas:	
Heated:	36 SF
Non-heated (garage):	0 SF
Portals:	0 SF
Total Heated:	36 SF
Total Roofed:	36 SF

Total Adjusted Floor Areas:	
Heated:	2,345 SF
Non-heated (garage):	0 SF
Portals:	166 SF
Total Heated:	2,887 SF
Total Roofed:	3,053 SF

Wall Legend:

- Existing wood framed construction
- New CMU / masonry construction
- New wood framed construction

Wall Types:

- 8 — 2 x 8 wood studs
- 6 — 2 x 6 wood studs
- 4 — 2 x 4 wood studs

Proposed Floor Plan

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

Plan North

0' 5' 10'

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Renovation of an Existing Residential Structure

NIERIKA LLC

Guadalupe Neighborhood Parcel 284
527 Agua Fria Street, Santa Fe NM 87501

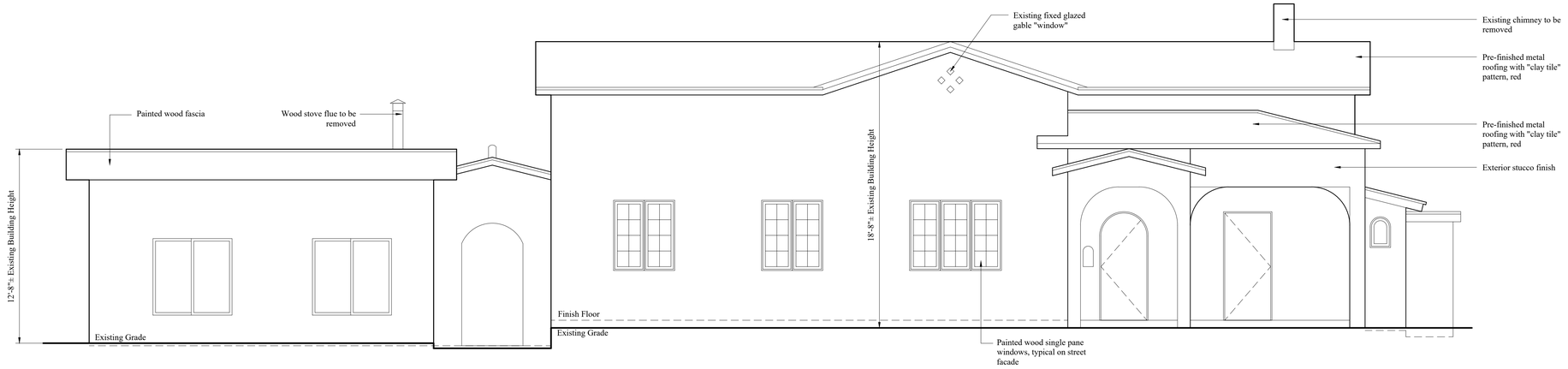
Proposed Remodel Plan

PRELIMINARY
Not for Construction
HDRB Review Only

12/15/25

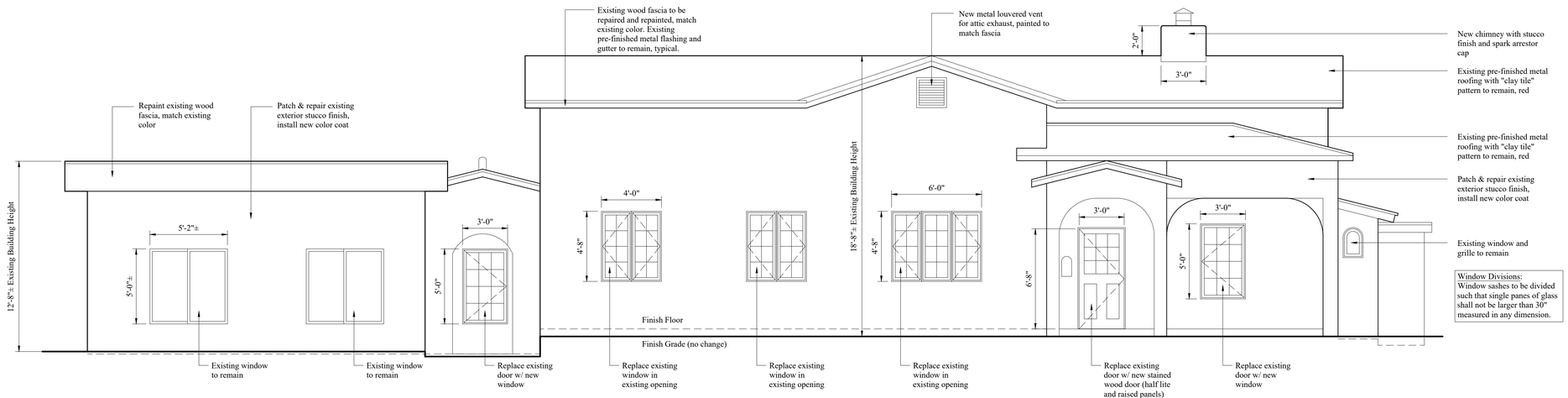
A-2

Sheet 4 of 6



Existing Front (South) Elevation

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



Proposed Front (South) Elevation

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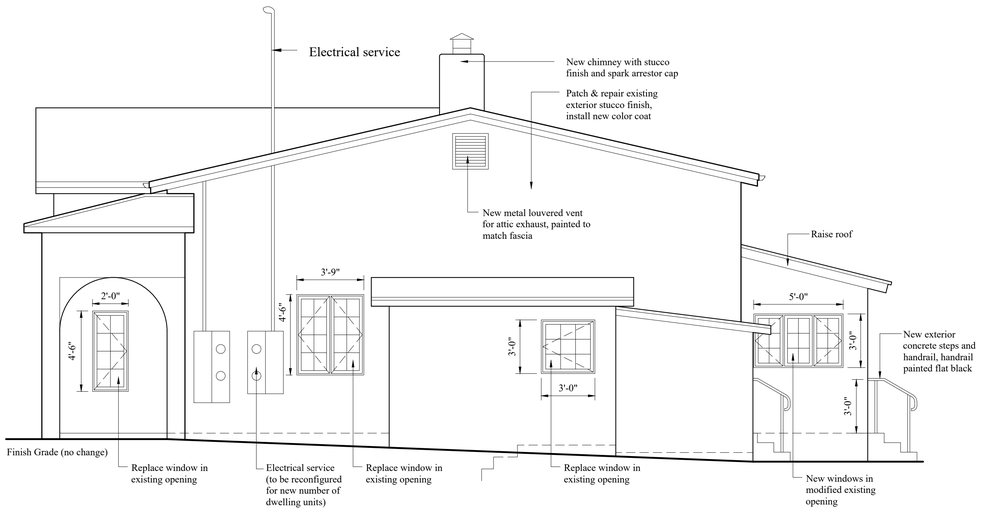
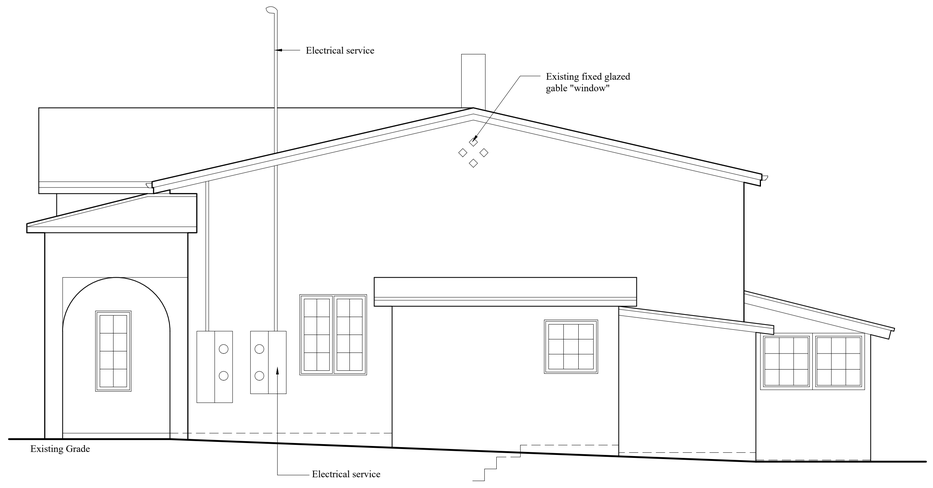


Proposed Right Side (East) Elevation

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



Existing Right Side (East) Elevation

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

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

Exterior Elevations

PRELIMINARY
Not for Construction
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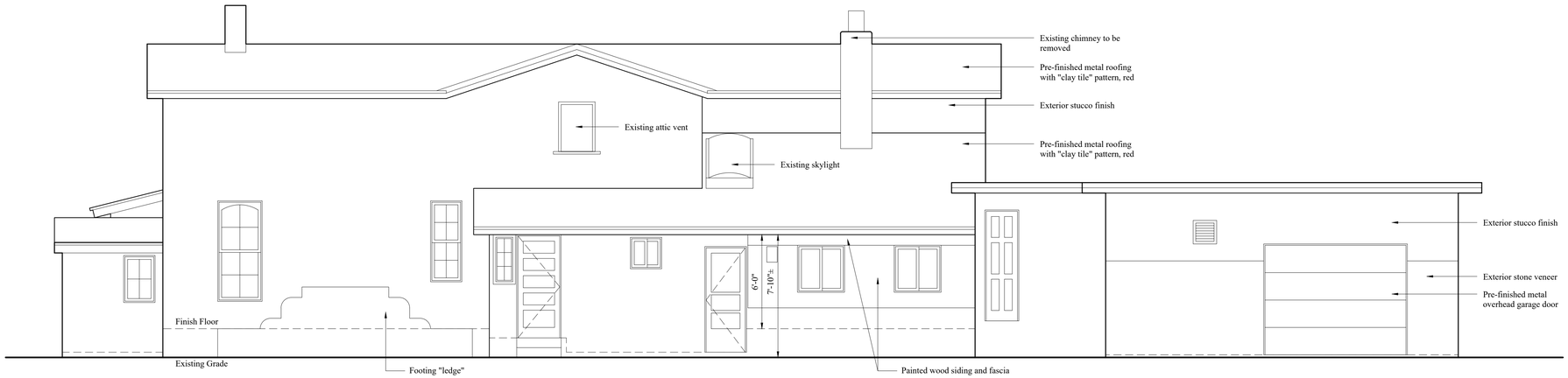
12/15/25

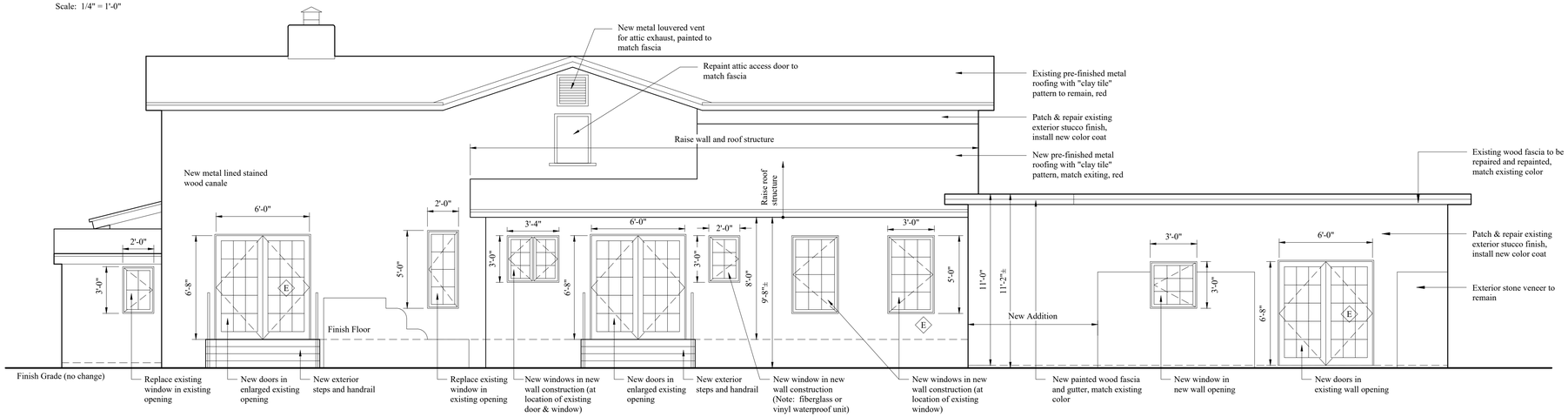
A-3

Sheet 5 of 6



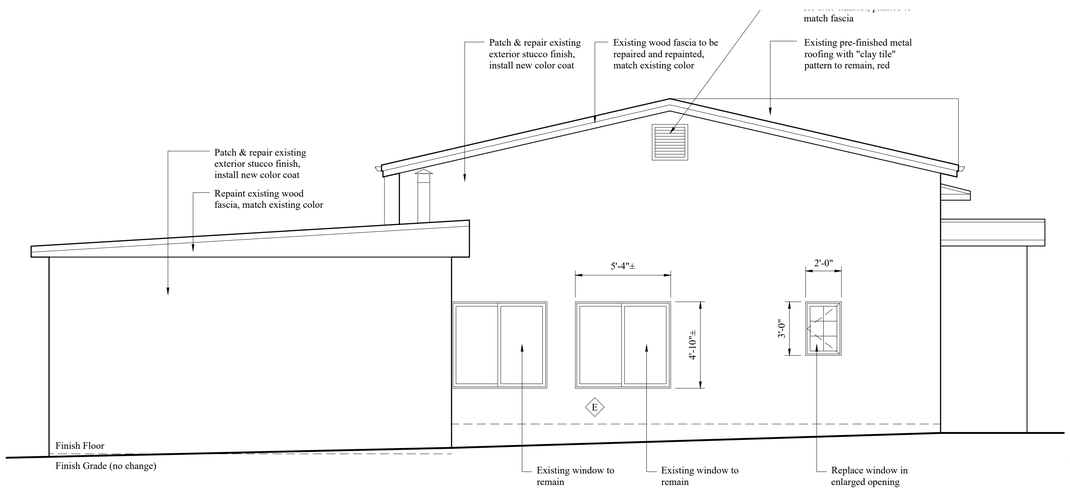
Existing Rear (North) Elevation

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



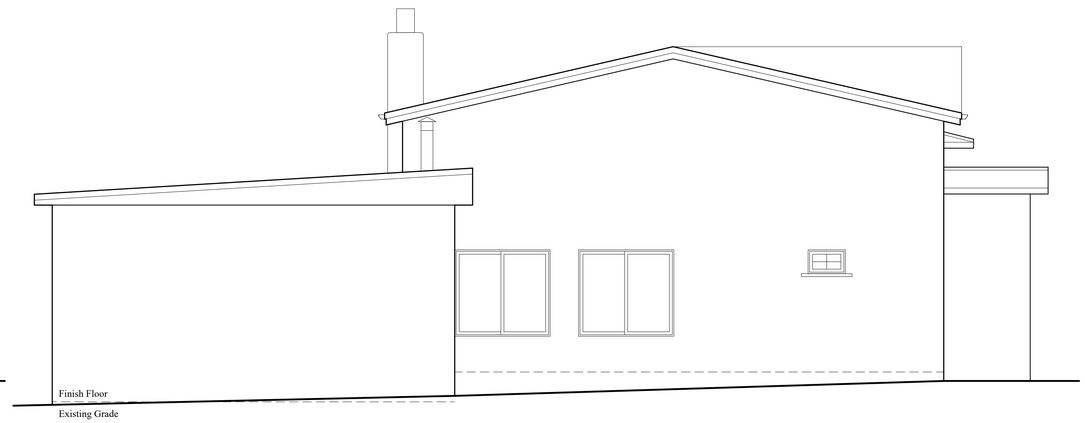
Proposed Rear (North) Elevation

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



Proposed Left Side (West) Elevation

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



Existing Left Side (West) Elevation

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

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

Exterior Elevations

PRELIMINARY
Not for Construction
HDRB Review Only

12/15/25

A-4

Sheet 6 of 6

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 Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
SOUTH	
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
DR #1	36 x 80 LH – FG HC/6-PANEL 2018
WEST	
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
E	33 x 26 – 2 LR 1W2H WOOD NON-HISTORIC/WIDER DIVIDED LITE BAR
SOUTH	
F	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
G	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
H	75 x 59 – 3 LSR 2W4H INSWING CASEMENT WOOD HISTORIC (3-25”)
DR #2	36 x 81 LH ARCH 1-GLASS FLASH 1 ¾ SC BIRCH
EAST	
I	23 x 55 RH 2W4H INSWING CASEMENT WOOD HISTORIC
SOUTH	
DR #3	36 x 82 ½ RH 3W5H 15” BOTTOM RAIL WOOD BEAD SIMPSON DOOR

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
EAST	
J	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
SOUTH	
K	11 x 20 1-LT FIXED STOPPED IN GLASS
EAST	
L	38 x 38 LH 3W3H INSWING CASEMENT WOOD HISTORIC
NORTH	
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED OBSCURE
N	34 x 81 DOUBLE HUNG 2W1H/2W1H IN SEGMENT HEAD WOOD HISTORIC
O	28 x 64 DOUBLE HUNG 2W2H/2W2H WOOD – WIDER MUTTON
EAST	
P	67 x 38 TWIN LR 3W3H INSWING CASEMENT SLANT CUT TOP SASHES (2-33 ½“) HISTORIC
NORTH	
Q	15 x 36 L 2W3H INSWING CASEMENT WOOD HISTORIC
DR #4	36 x 80 RH INSWING 5-HORIZONTAL PANEL CUT DOG DOOR STRUCTURAL ISSUE SIMPSON DOOR CUT DOWN
GABLE DOOR	32 x 44 RH OUTSWING PLANK – WOOD 2 x 6
DR #5	30 x 80 LH 3W3H/2-PANEL SIMPSON WOOD DOOR NON-HISTORIC
R	24 x 24 HORIZONTAL SLIDER OBSCURE 1-LT BRONZE ALUMINUM
S	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
WEST	
U	24 x 24 AWNING 1-LT CLAD – RED JELD-WEN 2009
NORTH	
DR #6	24 x 80 LH OUTSWING 6-PANEL SIMPSON VENEER DOOR 2000
DR #7	9 x 7 GARAGE DOOR - MISSING

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
2 GABLE VENTS	
EAST	
V	4 - DIAMONDS
SOUTH	
W	4 - DIAMONDS

In closing, my professional opinion is as follows:

Windows F, G, H, I and J are historic and restorable.

Window N is historic however not part of the original house.

Window O is historic however unrestorable.

Window A, B, C, D, E, K, L, M, P, Q, R, S, T, V and north gable door are non-historic.

Doors #1, #2, #3, #5 and #6 are non-historic.

East and south gable vents should be vents however have glass on the inside and not venting to facilitate with attic air flow.

Door #7 is missing.

Door #4 is historic however not of the original house. The unit has cut stiles and rails. The unit is lacking in structural integrity.

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
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #1	36 x 80 LH FIBERGLASS HALF CIRCLE 6-PANEL	P	NON-HISTORIC – THERMA TRU (2018)
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
E	33 x 26 – 2 LR INSWING CASEMENT ALL WOOD 1W2H (2-17”)	F	NON-HISTORIC – DIFFERENT SILL, WIDER DIVIDED LITE BARS, SASHES MADE MECHANICALLY (1985 OR NEWER)
F	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
G	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
H	75 x 59 – 3 SLS INSWING CASEMENT ALL WOOD 2W4H (3-25”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
DR #2	36 x 81 LH ARCH TOP W/1-PEEP GLASS 1 ¾ SC BIRCH	S	NON-HISTORIC – 1 ¾ SC BIRCH CUT OUT AND ARCHED VENEERED (1990)
I	23 x 55 RH INSWING CASEMENT 2W4H ALL WOOD	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE
DR #3	36 x 82 ½ RH 3W5H ALL WOOD GLASS DOOR W/15” BOTTOM RAIL	S	NON-HISTORIC – SIMPSON DOOR (1995)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE NON-HISTORIC – WROUGHT IRON
K	11 x 20 FIXED 1-LT ARCHED GLASS STOPPED IN STUCCO	U	NON-HISTORIC – WROUGHT IRON
L	38 x 38 LR INSWING CASEMENT ALL WOOD 3W3H	F	NON-HISTORIC – SASH & JAMB HAVE SIGNS OF HINGES; ORIGINAL UNIT WAS A TWIN NOT A SINGLE SCREEN (NON-RESTORABLE) THE WROUGHT IRON IS ALSO NON-HISTORIC
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED ON THE EXTERIOR	S	NON-HISTORIC – (2001)
N	34 x 81 DOUBLE HUNG SEGMENT INSIDE RECTANGLE UPPER SASH WOOD 2W1H/2W1H	F	HISTORIC – NOT OF THE ORIGINAL HOUSE, ADDED AT A LATER DATE
O	28 x 64 DOUBLE HUNG ALL WOOD 2W2H/2W2H	U	HISTORIC – ROTTED BEYOND 30 TO 40%
P	67 x 38 – 2 LR INSWING CASEMENT ALL WOOD 3W3H (2-33 ½")	F	NON-HISTORIC – BARN SASHES CUT TO SLANT TO FOLLOW ROOF (1996)
Q	15 x 36 L INSWING CASEMENT ALL WOOD 2W3H	F	NON-HISTORIC – BARN SASH (1996)
DR #4	36 x 80 RH INSWING DOOR 5-HORIZONTAL PANELS ALL WOOD	U	HISTORIC – HOWEVER NOT PART OF THE ORIGINAL HOUSE. ALL DOORS ARE 2-PANEL CUT, ONE CROSS RAIL CUT, RESULTING IN WEAK STRUCTURAL INTEGRITY

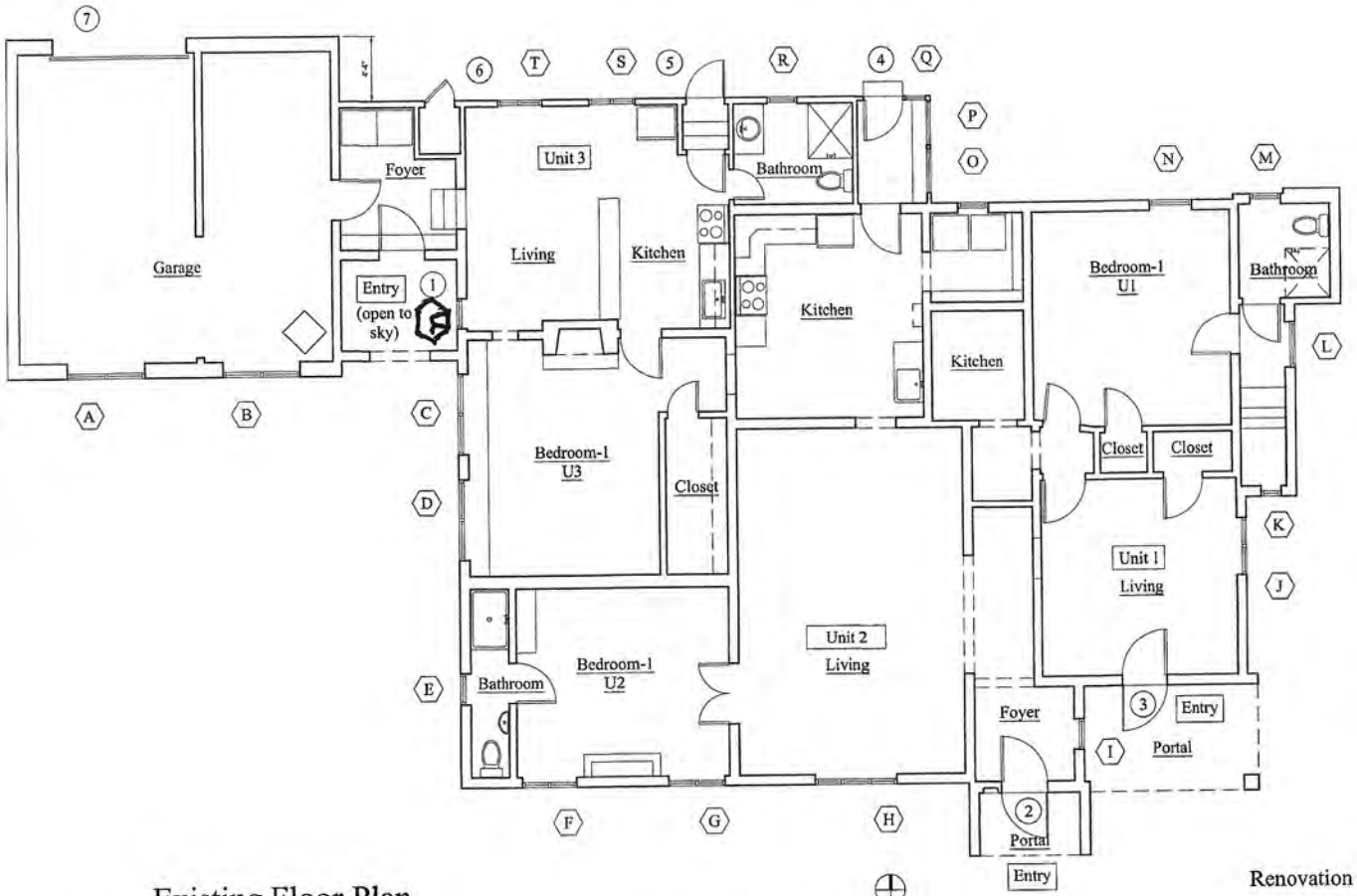
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH GABLE DOOR	32 x 44 OUTSWING PLANK DOOR	F	NON-HISTORIC – GUN NAILS USED (1989)
DR #5	30 x 80 LH INSWING DOOR 3W3H/2-PANEL	F	NON-HISTORIC – SIMPSON (1989)
R	24 x 24 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
S	36 x 36 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM	S	NON-HISTORIC – ALENCO (1995)
U	24 x 24 AWNING 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #6	24 x 80 LH OUTSWING 6-PANEL WOOD DOOR	S	NON-HISTORIC – SIMPSON DOOR (2009)
DR #7	9 x 7 GARAGE DOOR	U	DOOR IS MISSING

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GABLE VENTS			
EAST			
V	4 – DIAMOND GLASS	F	HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)
SOUTH			
W	4 – DIAMOND GLASS		HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)

NOTES:



Existing Floor Plan

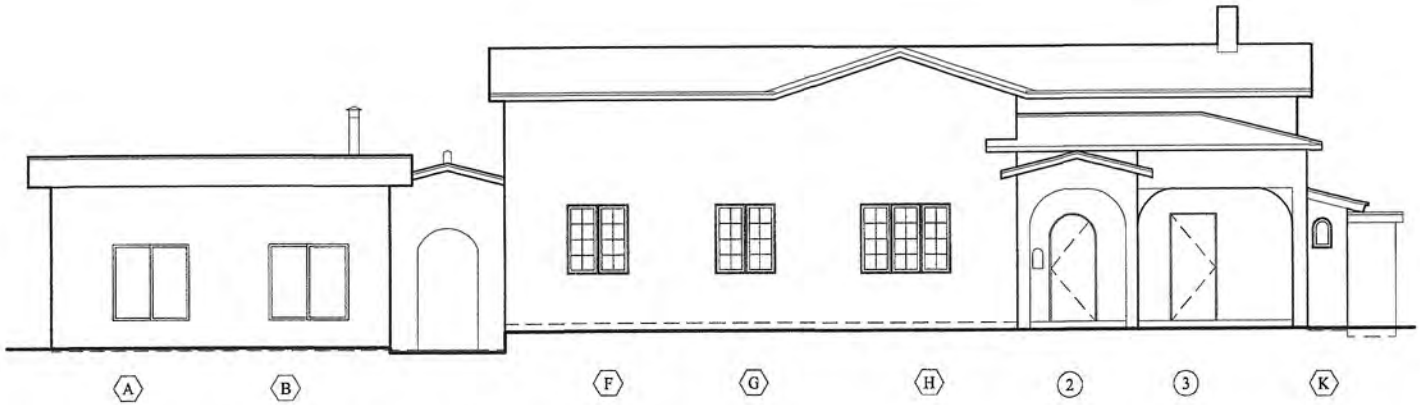
Scale: 1/8" = 1'-0"

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

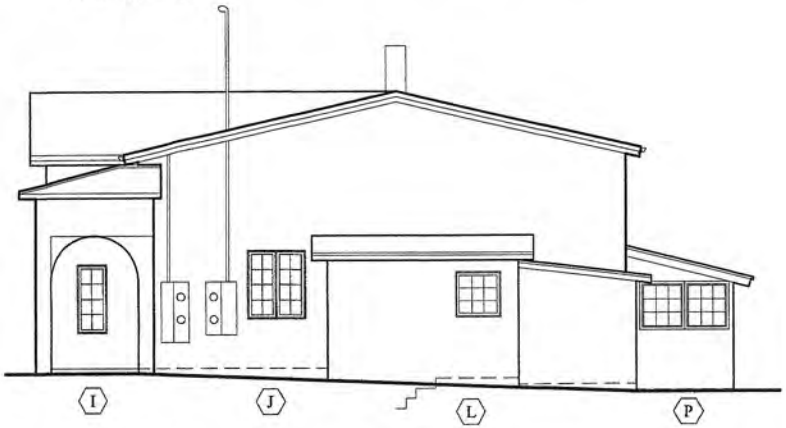
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



Existing Front (South) Elevation

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



Existing Right Side (East) Elevation

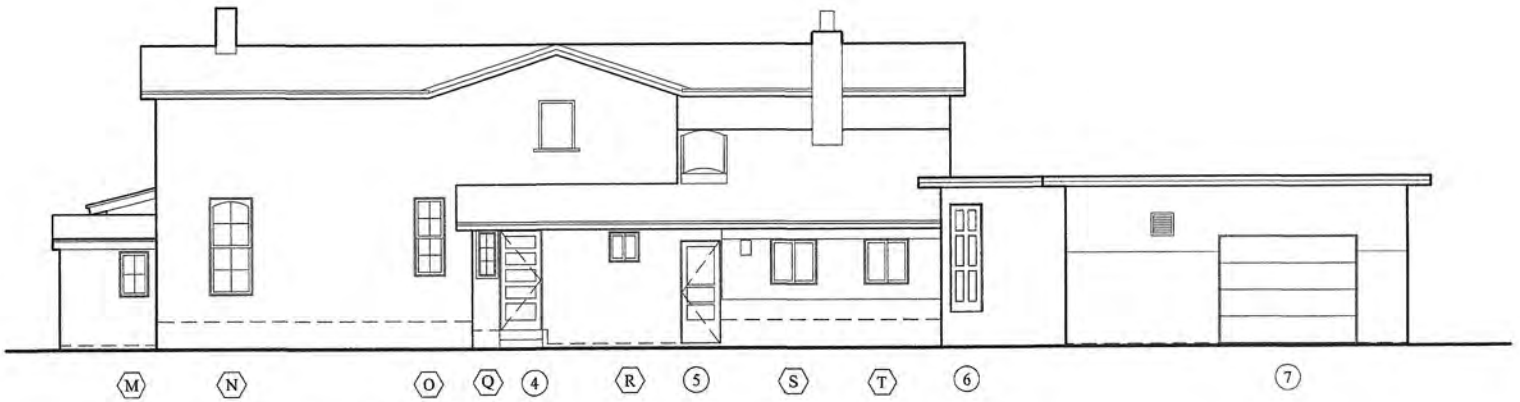
Scale: 1/8" = 1'-0"

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

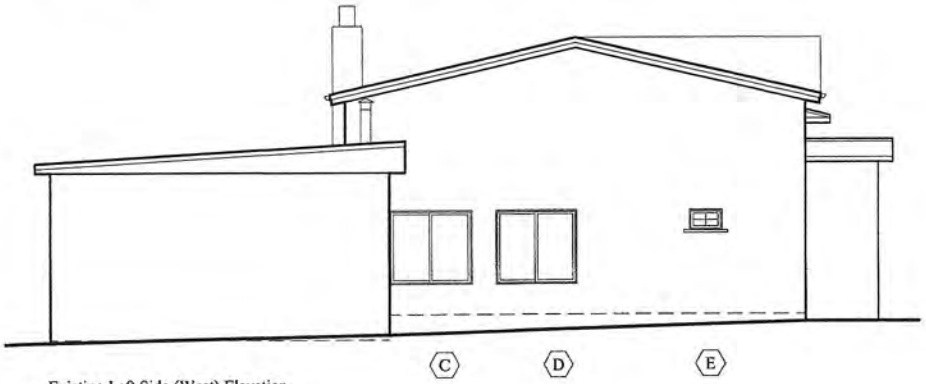
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



Existing Rear (North) Elevation

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



Existing Left Side (West) Elevation

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

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

South Elevation
Window
A



South Elevation
Window
B



South
Elevation
Door #1

West Elevation
Window C

West Elevation
Window D

West
Elevation
Window
E

South Elevation
Window
F

South Elevation
Window
G

South Elevation
Window H

South Elevation
Door #2

East Elevation
Window
I

South
Elevation
Door
#3

East Elevation
Window
J

Elevation
Window
K



East
Elevation
Window
L

North
Elevation
Window
M

North
Elevation
Window
N

North Elevation Window O

East
Elevation
Window
P

North
Elevation
Window
Q

North
Elevation
Door# 4

North
Elevation
Gable door

North Elevation
Window
R

North
Elevation
Door
#5

North
Elevation
Window
S

North
Elevation
Window
T

West Elevation
Window
U

North Elevation Door #6


North
Elevation
Door
#7
Missing

East
Elevation
Diamond
Vent/glass
V

South
Elevation
Diamond
Gable
Vent/glass
W

527 Agua Fria
South Elevation



527 Auga Fria












2


2


3


























527


527
2
527


527






527 Aqua Fria
ss 9 Rael Ln.
Comments Historic







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: September 25, 2024

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: 527 AGUA FRIA ST 1, Santa Fe, NM 87501

Case Number: 2024-009160--ADMIN

Contact Name: Luis Ibarra

Phone Number: 505-780-8602 **Email:** highpinesrandr@gmail.com

Approved Scope of Work: *1) Re-roof structure as submitted, (3,012 sq. ft.).*
2) There shall be no publicly visible rooftop appurtenances, no roofing material shall be on the top of the parapets and shall be flashed on interior of parapets.
3) Not approved to replace canales or skylights.
4) There shall be no changes to existing mechanical, line sets, or other rooftop appurtenances at this time.

Conditions of Approval: *1) No other work approved at this time.*

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

FINAL HISTORIC INSPECTION

[Type here]

High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

Roof Plan

September 12, 2024

Client:

Brandon Gabel

527 Agua Fria St

Santa Fe, NM 8750

Square Ft: 2770

Re-Roof Plan

Metal Tile Roof (2512 sf)

- **Tear off down to wood deck**
- **Remove and replace rotten wood**
- **Install Ice and Water Shield**
- **Install Peel and Stick Underlayment**
- **Install 26 Gauge Metal Panels**
- **S Tile Roof Type to match existing and match color.**
- **All Metal Valley, Drip Edge and Ridge Cap Included**

Shingle Roof (500 sf)

- **Tear off down to original sheathing deck.**
- **Remove and replace Rotten Wood Deck**
- **Install Ice and Water Shield**
- **Install Peel and Stick Underlayment.**
- **Install 30 Year Owens Corning Duration Shingles to match existing and match color.**
- **All Metal Valleys, Drip Edge and Ridge Cap Included.**

High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

Metal Tile Roof



Shingle Roof





[Type here]

High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

High Pines R And R LLC

1261 Calle de Comercio
Santa Fe, NM 87507 US
+1 5057808602
highpinesrandr@gmail.com
www.highpinesrandr.com

Estimate

ADDRESS	SHIP TO		
Brandon Gabel 527 Agua Fria St Santa Fe, NM 87501	Brandon Gabel 527 Agua Fria St Santa Fe, NM 87501	ESTIMATE DATE	3822 07/30/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Metal Tile Roof (2512 sf)			
Metal Roofing	Tear off down to wood deck Remove and replace rotten wood Install Ice and Water Shield Install Peel and Stick Underlayment Install 26 Gauge Metal Panels S Tile Roof Type to match existing and match color. All Metal Valley, Drip Edge and Ridge Cap Included **12 Year Labor Warranty- It is the homeowner's responsibility to call High Pines R&R to schedule maintenance time every three (3) years. Note: Warranty only applies to exterior of roof and workmanship mentioned above. Permit fee is not included on the estimated price. **Tear off/Debre roof to be Hauled by High Pines **Cleanup everyday after End of Day	2,512	26.25	65,940.00T
Shingles Re-roof	Tear off down to original sheathing deck. Remove and replace Rotten Wood Deck Install Ice and Water Shield Install Peel and Stick Underlayment. Install 30 Year Owens Corning Duration Shingles to match existing and match color. All Metal Valleys, Drip Edge and Ridge Cap Included. **5 Year Labor Warranty- It is the homeowner's responsibility to call High Pines R&R to schedule maintenance time every three (3) years. Note: Warranty only applies to exterior of roof and workmanship mentioned above. Permit fee is not included on the estimated price. **Tear off/Debre roof to be Hauled by High Pines **Cleanup everyday after End of Day	500	16.75	8,375.00T

By signing above, client agrees to pay a 2.9% fee to process credit or debit card payments.

Contact High Pines R And R LLC to pay.

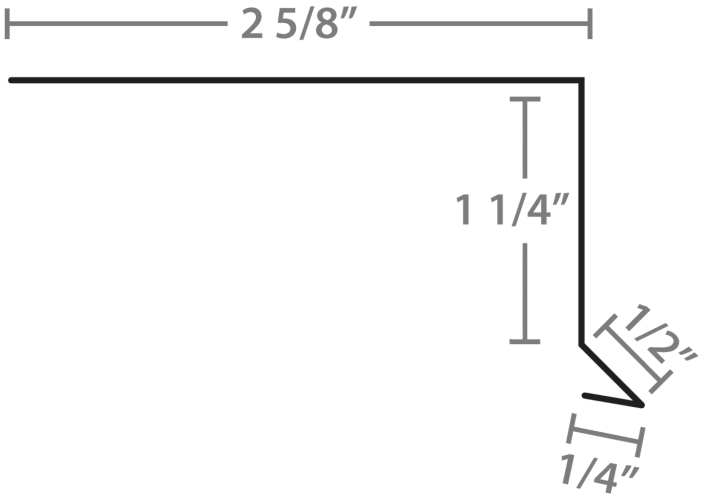
SUBTOTAL	74,315.00
TAX	6,084.54
TOTAL	**$80,399.54**

Accepted By

Accepted Date 08/01/2024

By signing above, client agrees to pay a 2.9% fee to process credit or debit card payments.

Metal Drip Edge



TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



STREAKGUARD ALGAE PROTECTION

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*/‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty3/§

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*/‡ mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas 3/§

STREAKGUARD
ALGAE PROTECTION

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

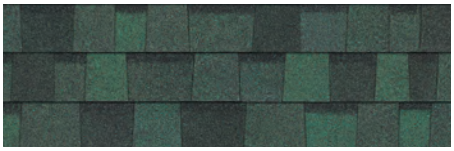


Amber[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8



Brownwood[1]



Chateau Green[1]



Colonial Slate[1]



Desert Rose[1]



Driftwood[1]



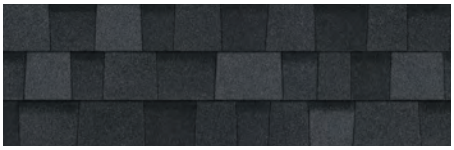
Estate Gray[1]



Harbor Blue[1]



Midnight Plum[1/5]



Onyx Black[1]



Peppercorn[1]



Shasta White[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8



Sierra Gray[1]



Teak[1]



Terra Cotta[1]



Williamsburg Gray[1]

COLOR AVAILABILITY MAP

Disponibilidad de colores por zonas/región



COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

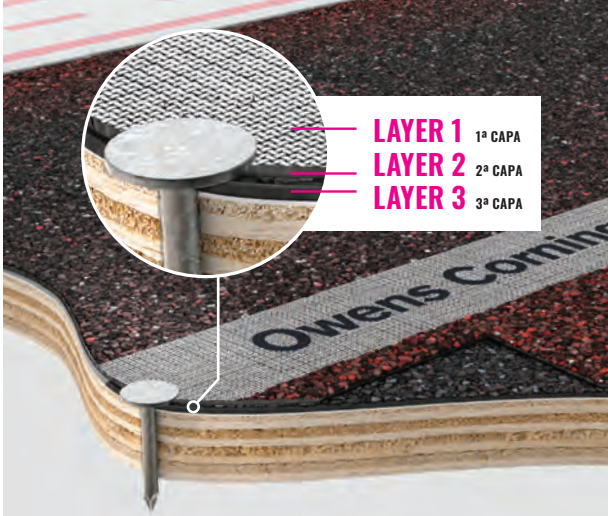
En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

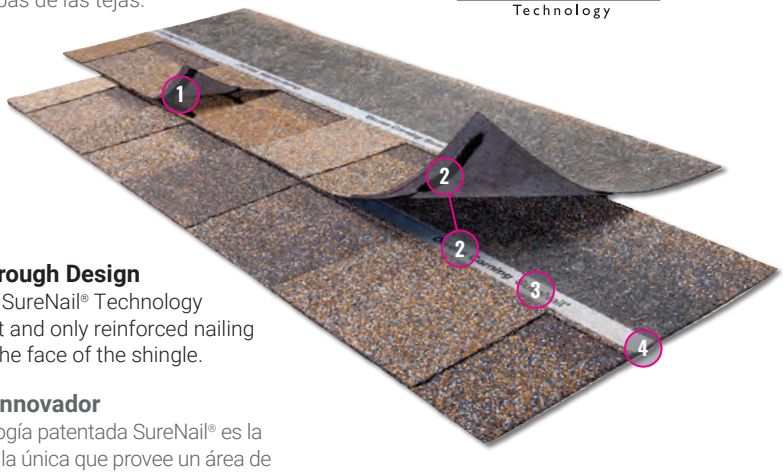
Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.



1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

4

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.

THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5 VECES MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9 VECES MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2 VECES MEJOR** RESISTENCIA A LA DELAMINACIÓN

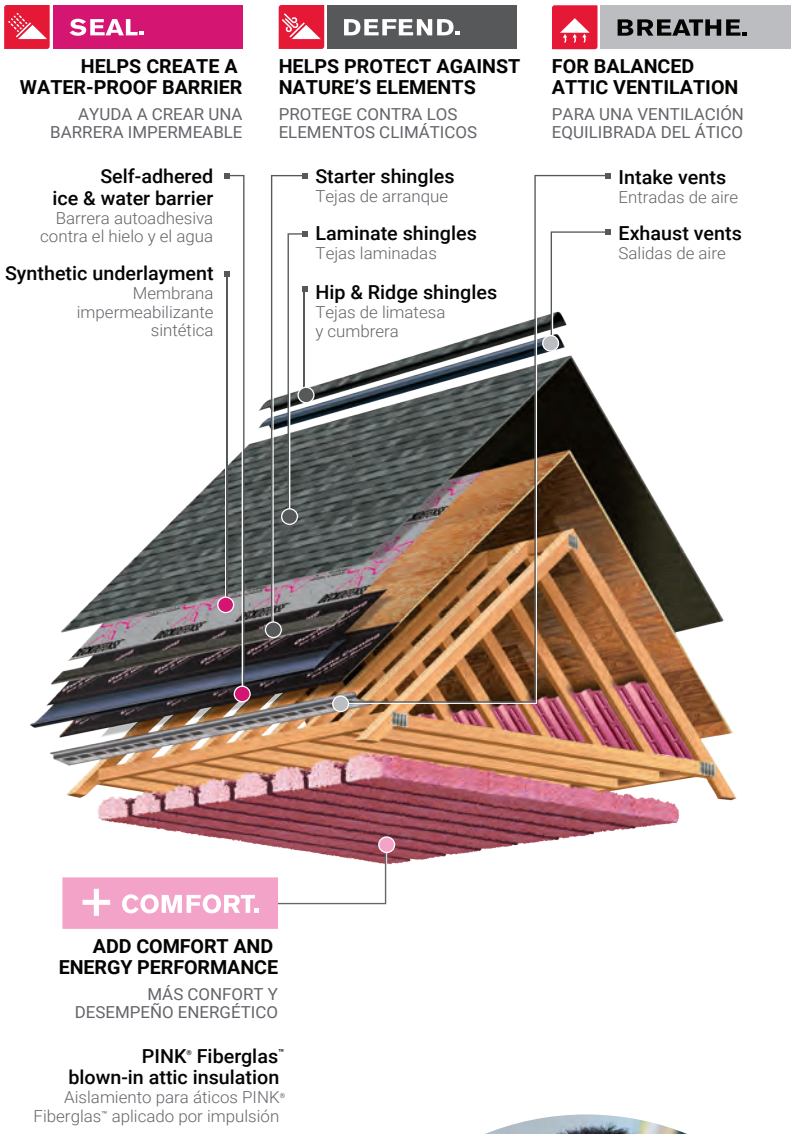
TOTAL PROTECTION ROOFING SYSTEM^

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

Product Attributes

Warranty Length*/‡

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval[2]

Características del producto

Período de garantía*/‡

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade[2]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

For Patent information, please visit owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

5 Owens Corning® Midnight Plum shingle includes a patent pending design.

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

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

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(Irving, Memphis)

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

Para información sobre la patente, visite www.owenscorning.com/patents.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

5 La teja Owens Corning® Midnight Plum incluye un diseño con patente pendiente.

Pub. N.º 10024195-A. Impreso en EE.UU. Abril de 2023.
THE PINK PANTHER™ y © 1964–2023 Metro-Goldwyn-Mayer Studios Inc.
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City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

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

---

2025-011725-HDRB, 1302 Cerro Gordo Rd., Downtown & Eastside Historic District, Non-contributing, Dr. Mavrick Lobe, owner, proposes to construct a 3,698 sq. ft. free-standing residence to a height of 22'-0" where the maximum allowable height is 15'-6". An exception is requested to 14-5.2 (D)(9) for exceeding the allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [height calculation]

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)(9) to exceed the maximum allowable height of the residence. Otherwise, staff recommend 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 2025-011725-HDRB, for 1302 Cerro Gordo, approve/deny the exception to 14-5.2(D)(9) to exceed the maximum allowable height of the residence, finding that the exception criteria have/have not been met
b. In case 2025-011725-HDRB, for 1302 Cerro Gordo, approve/deny the elements of the project that do not require an exception.

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

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(2). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

This section of Cerro Gordo Road consists of various sloped sites, with those on the north at a higher grade than the road and those in the south at a lower grade. The houses vary in proximity to the road, ranging from directly on the street to about thirty feet from the road. The street is lined with a variety of fences, from wire or coyote latillas, and stucco, adobe, and rock walls. The houses vary with both flat and pitched roofs, and very low single-story homes and taller two-story homes. The predominant styles are Spanish Pueblo Revival and Vernacular. Stucco tends to be lighter shades of brown with paint in red, brown, or white. The pitched roofs are metal with either a grey or red tone. The lots are long and narrow, with housing at the front and secondary housing at the rear of the lots. The taller residences range from sixteen feet to 28 feet in height and are located to the east and rear of the subject property. The lower residences range from eleven feet to fifteen feet in height. The older structures to the rear of the lots on the south of the road average at about fourteen feet in height. The newer construction in the rear of the lots averages twenty feet in height.

Site Description:

The site holds two lots, located in the Downtown and Eastside Historic District. Lot 1 features a non-contributing single-family residential structure of approximately 1,498 sq. ft. in a Spanish Pueblo Revival style, constructed in 2021. The site also includes a non-historic coyote fence and stuccoed wall. The existing residence on Lot 1 and the yard walls are exempt from this request. Lot 2 is to the rear of the property and sits below street level grade by approximately forty feet. Lot 2 is a vacant lot with access provided from Lot 1.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:
The existing front residence on this property was statused as non-contributing under case 2021-003829-HDRB, and was partially demolished and remodeled under case 2021-004367-HDRB

ADMINISTRATIVE:
The existing front residence on this property received administrative approvals for changes to case 2021-004367-HDRB under cases 2021-004632-ADMIN, 2022-005144-ADMIN, 2023-007317-ADMIN, 2023-007415-ADMIN, 2023-007455-ADMIN, and 2025-010083-ADMIN. The changes included meeting the conditions of the Board approval, yard wall, and stucco changes.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 3,698 square foot single-family residence in a Spanish Pueblo Revival Style to a height of 22'-0" where the maximum allowable height is 15'-6". An exception is requested to section 14-5.2(D)(9) to exceed the maximum allowable height.
    a. The windows on the north street-facing elevation will be divided light in Iron Ore color. Windows and doors under portals on the south and on the east, and west elevations will be single-lite. This is similar to those of the existing house.
    b. The entry door will be wood with hand-forged hardware.
    c. The garage door will be a metal raised panel design.
    d. Stucco color has not yet been determined, but will most likely match the other residence in a synthetic "buckskin".
    e. Exterior lighting will consist of Rose Onyx Rectangular Wall sconce 16"H x 8" W x 4"deep to match the front house.
    f. Canales will be metal-lined wood trough units.
2) Install a 10'-0" wide 5'-0" high metal and wood electric gate at the entrance to the back side of the lot at the driveway access.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(9): The applicant requests an exception to exceed the maximum allowable height for the residence.

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

Applicant Response: The proposed new home is approximately 200 feet from Cerro Gordo Rd and approximately 40 feet below the street level of Cerro Gordo, making it virtually invisible. The home is designed in a Spanish Pueblo Revival Style, which matches the overall streetscape of Cerro Gordo Road in this section.

Staff Response: Staff finds that this criterion is met. The residence height will not be obvious from Cerro Gordo Road due to the lot being behind another residence and well below street level.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: We are requesting a height exception in order to minimize the building footprint due to setback and lot coverage requirements. The lot is a long, narrow lot, which is popular in this area. Due to the narrow lot and the setback requirements, the new structure will need to be two stories to accommodate the needs of the homeowner and meet city requirements. While most of the residences are lower, making the maximum allowable height 15'6", there is a 2-story structure immediately adjacent to our property and directly above our property across Cerro Gordo Road; there is also another 2-story structure. The two-story residence across the street is above the grade of the street and is very visible, whereas this residence is below grade and will not be very visible from the street.

Staff Response: Staff finds that this criterion is met. Due to the size of the lot, buildable area, and the setback requirements, the design of the structure best meets the code requirements.

(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 home will be built to resemble a traditional adobe home. All historic district building codes will be strictly adhered to. The home will be a recent Santa Fe style as defined under section 14-5.2(E)(2).

Staff Response: Staff finds that this criterion is met. Due to the size of the lot, buildable area, and the setback requirements, the Spanish Pueblo Style design of the structure best meets the code requirements.

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

Applicant Response: The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.

Staff Response: Staff finds that this criterion is met. Due to the size of the lot, buildable area, and the setback requirements, the design of the structure best meets the code requirements.

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

Applicant Response: The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.

Staff Response: Staff finds that this criterion is met. The lot is well below grade and would allow for a taller structure to be built without a large impact on the streetscape.

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

Applicant Response: The house will be located below the grade of the street, approximately 200 feet from the street, behind another structure. The impact of the 22' structure will be minimized by these factors.

Staff Response: Staff finds that this criterion is met. The grade does allow for a discrete taller structure.

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:

(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

(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*.

(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.

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

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: Santa Fe ID #: H 1377
Beverly A. Averitt House	1302 Cerro Gordo ***Downtown and Eastside Historic District***	4. County: Santa Fe Parcel # 10126300

5. Property Type:
x Buildings: House
x Structures: Wall
__ Site __ Object

6. Date of Survey: June 9, 2021.

7. Previous Survey Date(s):
_x_ Yes:
_ _ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6829005,-105.9125494



10. Photo Information: Robyn Powell, photographer. View of front, north elevation, facing south.

11. Brief Description of the Property:

Situated on a slight slope on the south side of Cerro Gordo Road is an approximately 1,900-square-foot ranch house constructed in circa 1961. The home sits near the front of its nearly 320-foot-deep lot, below road grade (Photo 1). It is approached along a shared gravel drive from the east. The land is minimally landscaped, consisting of a CMU wall defining the backyard. The back area is divided in two with an axial path.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: ca.1961
_ _Known _x_ Estimated Source: drawings and city directories

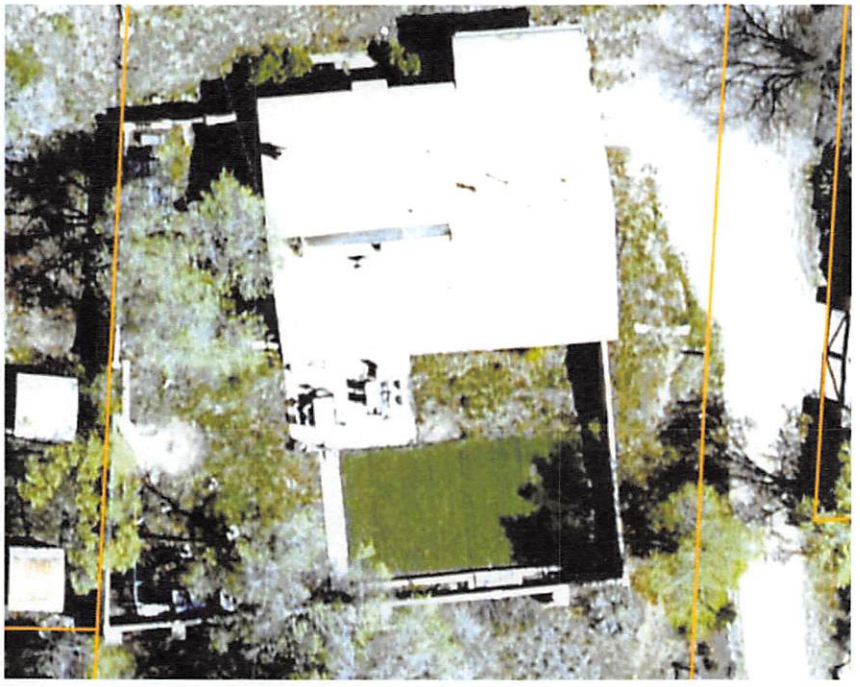
14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Office of the Santa Fe County Assessor, 2021

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

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

For: Mavrick Lobe and Cristiana Costa

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

Owner: Mavrick Lobe and Cristiana Costa

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 * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: House _x_ No Status: House and Wall Per City of Santa Fe official designation map.

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

House and Wall Recommended Non-Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/2021.

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 1377
Beverly A. Averitt House	1302 Cerro Gordo Road Santa Fe: ***Downtown and Eastside Historic District***	4. County: Santa Fe
		5. Date of Survey: June 9, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe (CMU) __ Brick __ Composition _x_ Concrete: Block

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

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

Stone: __ Random Coursed _x_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 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation Number	Material	Glazing	
Sliding	Aluminum	1-1	9
Fixed	Wood	2 and 3	2

11. Doors __ N/A

Type Number	Style	Material	
Single-Leaf	Panel	Wood	1
Single-Leaf	¾ - Glass w/sidelights	Metal	1

12. Chimneys
One, brick interior

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: late 1980s, early '90s; enclosure of rear porch; oral informant, period photographs, 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	__ 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: Ranch**

17. Documents Available and Their Locations

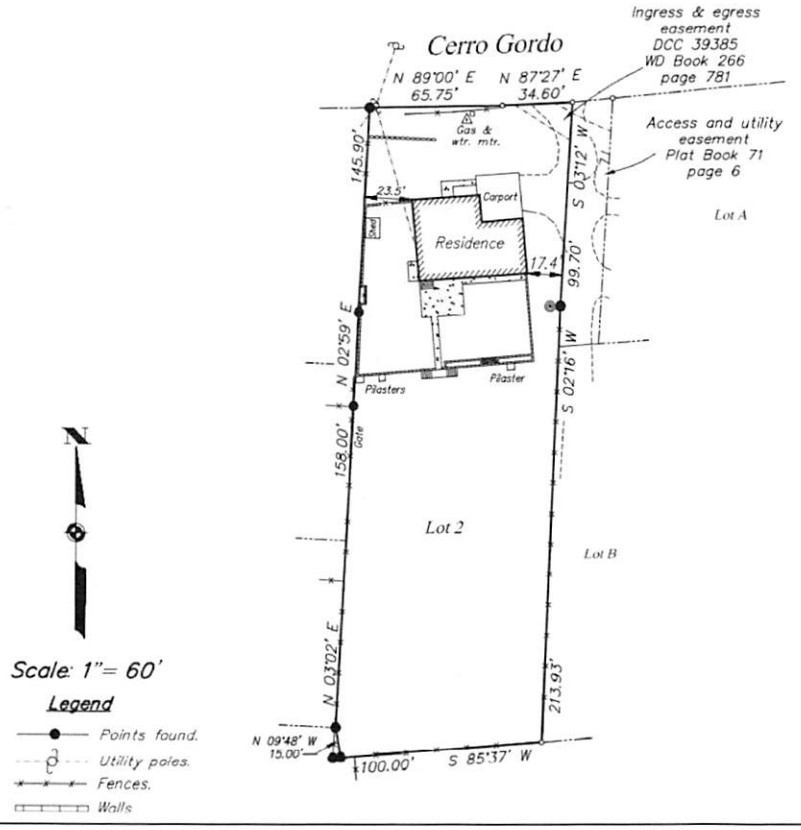
New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

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:* ***N/A***

19.Site Plan: Portion of 2020 survey, courtesy Sierra Land Surveying, Inc.



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: Beverly A. Averitt House	**2. Location:** 1302 Cerro Gordo Road Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: H 1377
		4. County: Santa Fe
		5. Date of Survey: June 9, 2021

Architectural Description Continued

Setting

North, east, and south are expansive views of Picacho Peak, Cerro Gordo, and Atalaya and Sun and Moon mountains. The house is situated near the north end of its rectangular, roughly 0.7-acre lot

North – Front Façade

This long elevation facing the road is dominated by its carport (Photos 2, 3 & 4). The roughly 472-square-foot structure pushes out from the home by nearly 10' and takes up almost 39% of the façade. The carport was originally designed with a north-facing gable to complement the home's side-gabled form (Figure 8) but in the end, a nearly flat shed roof was selected. Beyond the carport to the west is a concrete walkway leading to the front door (Photo 3). The entry, a multi-panel wood door, is flanked by tall, fixed wood windows. These appear extremely low when viewed from the interior.

East

The awkwardness of the carport is amplified when viewing this side elevation (Photo 2). The flat, simple elevation has a single window near the northeast corner. The window's position differs from the 1961 drawing, which had it closer in line with the gable apex (Figure 9). The roof has a medium pitch, contemporary of its period. However, the play of the roof is marred by a run of painted vertical boards starting at the top plate. The boards, painted barn red, continue north across half of the carport.

The roof is covered with weathered rolled asphalt. A line of sun-bleached plywood sheets rises from its ridge like a dorsal fin (Photo 3). The Historic

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Styles Committee required these to hide solar collectors behind the house on the south slope. The two older solar water collectors are faced with sun-whitened fiberglass panels.

South

The south elevation encloses the private functions of the home. The east third of the elevation is an unarticulated wall punched with three sliding windows of differing size, providing light to bedrooms (Photo 5). As designed in 1961, the windows were large units of a uniform size (Figure 10). The façade's west end was originally open as a roofed patio. The gable carried over the space in the design, with an exposed wood beam and rafters delineating its south opening (Figure 10). As a cutout to the mass, it mirrored the carport. At some point in the late 1980s or early '90s, the space was enclosed with a frame addition faced with stucco. The roughly 274-square-foot area introduced much larger windows than the unaffected portion of the elevation (Photo 6).

West

The enclosed porch became a large part of the west elevation (Photo 7). Designed initially as a windowless wall, the modification introduced large sliding units at the south end. Similar to the east elevation, vertical gable boards run between the top plate and the roof.

Site Improvements

As described earlier, the only site improvements involve sections of concrete walkway and patio and a CMU wall defining the backyard. (Photo 8) The wall is at points covered with stucco on both the interior and exterior; at others on only one side, and along many stretches not stuccoed at all. West of the house (at the north elevation) starts a stuccoed section

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
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holding double wood gate doors (Photo 9). The section is roughly 24' in length and steps from 4'-7" to approximately 7' in height. The feature is non-historic.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Historical Overview

Area Context

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use. The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots.

Cerro Gordo Roads falls within the Jose Antonio Lucero Grant, a grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.[1]

Starting in the late 19th century, the former Lucero grant was divided into cultivated tracts watered by Acequia Cerro Gordo (Ditch No. 2). The parcels immediately north of the river were arranged mostly as rectangles (Figure 1). In the 20th century most of the land north and south of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, a farmer and rancher and founding member of La Union Protectiva.[2]

The ownership of the subject property is identified on the 1917 Hydrographic Survey map (Figure 2). The 3.5-acre plot, then under wheat cultivation, was owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the

[1] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, < https://econtent.unm.edu/digital/collection/catron/id/21041> Accessed June 11, 2021.
[2] "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021.

Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.[3]

The area remained rural and in agricultural production through the Great Depression. Slow changes arrived in the 1950s, including paving portions of Cerro Gordo Road and introducing school bus service.

1302 Cerro Gordo Road

While its origin is unclear, neighborhood lore recalls that the parcel holding the house came as a wedding gift with the marriage of Rosalie Cordova and Max Martinez.[4] Cordova's parents lived on the adjacent parcel to the east, numbered 1320 Cerro Gordo Road (Figure 3).

In the early 1960s, the young couple began planning a house for the site. By early 1961, the plan had been realized with drawings showing a contemporary ranch house (Figure 12). Reflecting its period, the floor plan separated public and private spaces into a somewhat hybrid open plan. The front (public) portion had a combined living room-dining room, entered from the door on the north elevation. Three adjacent bedrooms, aligned along a hall, formed the private section at the southeast corner. Taking up the southwest corner was a den and kitchen, with a pair of aluminum sliding doors opening to a covered porch and deck.

Again according to neighborhood lore, the couple didn't live in the house long, divorcing soon after its construction. For a time, Earl and Nadine Shelton rented the property. The Sheltons arrived in Santa Fe in 1961, with Earl starting the Capitol Office Equipment company. Nadine died in 1964,

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[3] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[4] Kerry Sharer, telephone conversation with John Murphey, June 2, 2021. Kerry is the second child of Deryll and Beverly Averitt and grew up in the subject house. Rosalie Cordova and Max Martinez's marriage is confirmed in a 1955 newspaper account.

with Earl leaving the house soon after.[5] Based on city directories, the property remained vacant for several years.

Beverly A. Averitt: Ranch Girl-School Administrator

The house's strongest association is with Beverly Averitt, a Harding County ranch girl who became a high school administrator (Figure 13). Born in 1943 to Monroe Gabriel and Celeta Alberta Mackey, Beverly grew up on a ranch near Solano. Her father's side, the Mackeys, had their hearth in the Hondo Valley, where her grandfather, John Mackey, had served as a Lincoln County judge.[6] Her mother's family, the Kidds, originally from Texas, had arrived with the sweep of homesteaders into Harding County in the 1910s and '20s.

Located midway between Mosquero and Roy, Solano began in 1903 as a water tank stop on the Dawson Branch of the El Paso and Northeastern Railroad. With the establishment of a depot — a railroad passenger car without wheels — the community became a jumping-off spot for homesteaders.[7] Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.[8] During this period, Solano emerged as the largest community in Harding County. Today, Solano's population is approximately 45, slightly higher than at the worst part of the Great Depression.

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[5] Shelton later married Rosalie Cordova.

[6] Information on the Kidds and Mackeys is derived from federal census records and public documents.

[7] John W. Murphey, "Intensive Level Survey: Commercial Corridors of Roy, Solano, and Mosquero Harding County, New Mexico" (historic context and survey report prepared for New Mexico Main Street, June 2015), 33.

[8] Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records), <https://glorecords.blm.gov/details/patent/default.aspx?accession=979293&docClass=SER&sid=2gi5eogy.sh2> Accessed June 11, 2021.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Beverly attended Roy Union High School, where she excelled, serving in student government. After graduation in 1961, she enrolled in Eastern New Mexico University to study education. At Eastern, she met Deryll M. Averitt, a Texas native whose family had moved to Los Alamos during the war. The couple married, relocating to California briefly where they had their first daughter.[9] Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.[10]

The young family moved to Santa Fe in 1967. There Deryll took a job as a manager at Claude's on Canyon Road, while Beverly taught in the business department of Loretto Academy during its last year of operation. Beverly then moved on to St. Michaels, where she instructed for 20 years, becoming head of the business department and later the assistant principal. Beverly made history at St. Mike's, becoming the first female wrestling referee in New Mexico.[11]

The couple moved into the Cerro Gordo home in the late 1960s, raising two daughters.

Deryll, who had gone into teaching as an instructor at the College of Santa Fe, died in 1993. By this time, Beverly had moved on to Española Valley High School, where she again taught in the business department. She became the high school's principal for a time in the early 2000s, putting in nearly 20 years of service.

With her mother's declining health, she commuted between Santa Fe and Roy to care for her.[12] She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

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[9] Sharer, telephone conversation with John Murphey.
[10] "New Principal is Named for Loretto," *Santa Fe New Mexican*, July 30, 1967, A2.
[11] "Lady Ref Gaining Confidence," *Santa Fe New Mexican*, January 14, 1980, B3.
[12] Sharer, telephone conversation with John Murphey.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Beverly A. Averitt died in 2018, in Las Vegas, at age 74. She is buried along with family members at the Solano Cemetery in Harding County.

Changes to the House

The Averitts made only a few changes to the home, one significant. At some point, Beverly had the house painted pink, with a blue roof and blue trim.[13] Taking advantage of solar tax credits in the early 1980s, they installed two solar water collectors on the roof, of which the Historic Styles Committee required them to screen with plywood.[14] Both are still found on the roof.

The most significant change came in the late 1980s or early 1990s when the back deck was enclosed with a frame addition (Figure 14). The project added approximately 274 square feet to the house and threw off the balance of the rear elevation's original design. More minor changes include a few replaced windows.

The originally unadorned CMU wall was improved in the ca. the 2000s, with selected areas coated with stucco and an arch opening installed near the home's northwest corner.

[13] Sharer, telephone conversation with John Murphey.
[14] Ibid.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Evaluation of Historical Status

The unaltered core of the house likely dates to 1961 and is discernable in a 1966 aerial photograph. In the late 1980s or early '90s, its character-defining rear roofed porch was enclosed. This event changed the home's plan and design and added non-compatible windows. Its suburban ranch house form is typical and is not recognized as an accepted type of "Santa Fe" style within the ordinance.

Conclusion

For the above reasons, the House, perimeter wall, and north gate are recommended as Noncontributing Structures to the City of Santa Fe Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

Illustrations



Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.
Circle indicates general location of subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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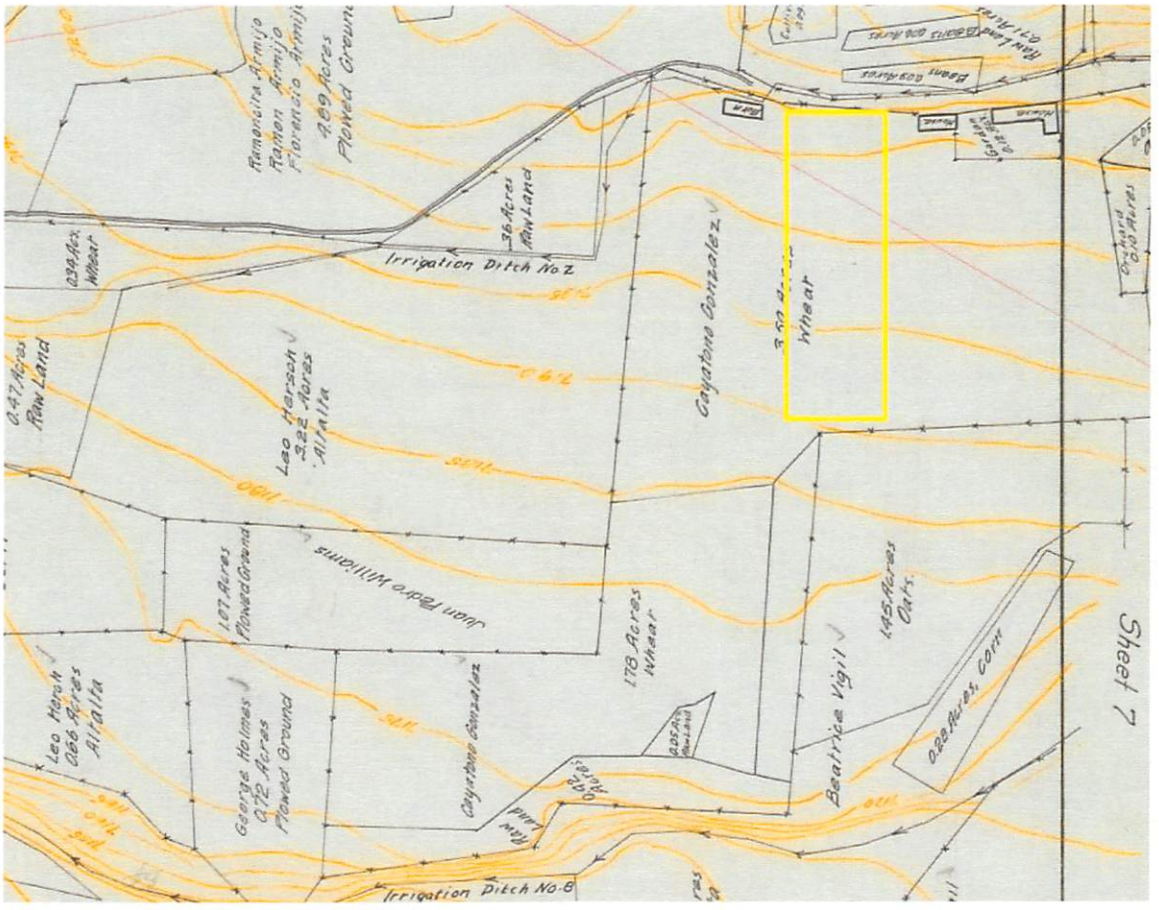

Figure 2: Portion of State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 8.
Yellow rectangle indicates approximate location of current property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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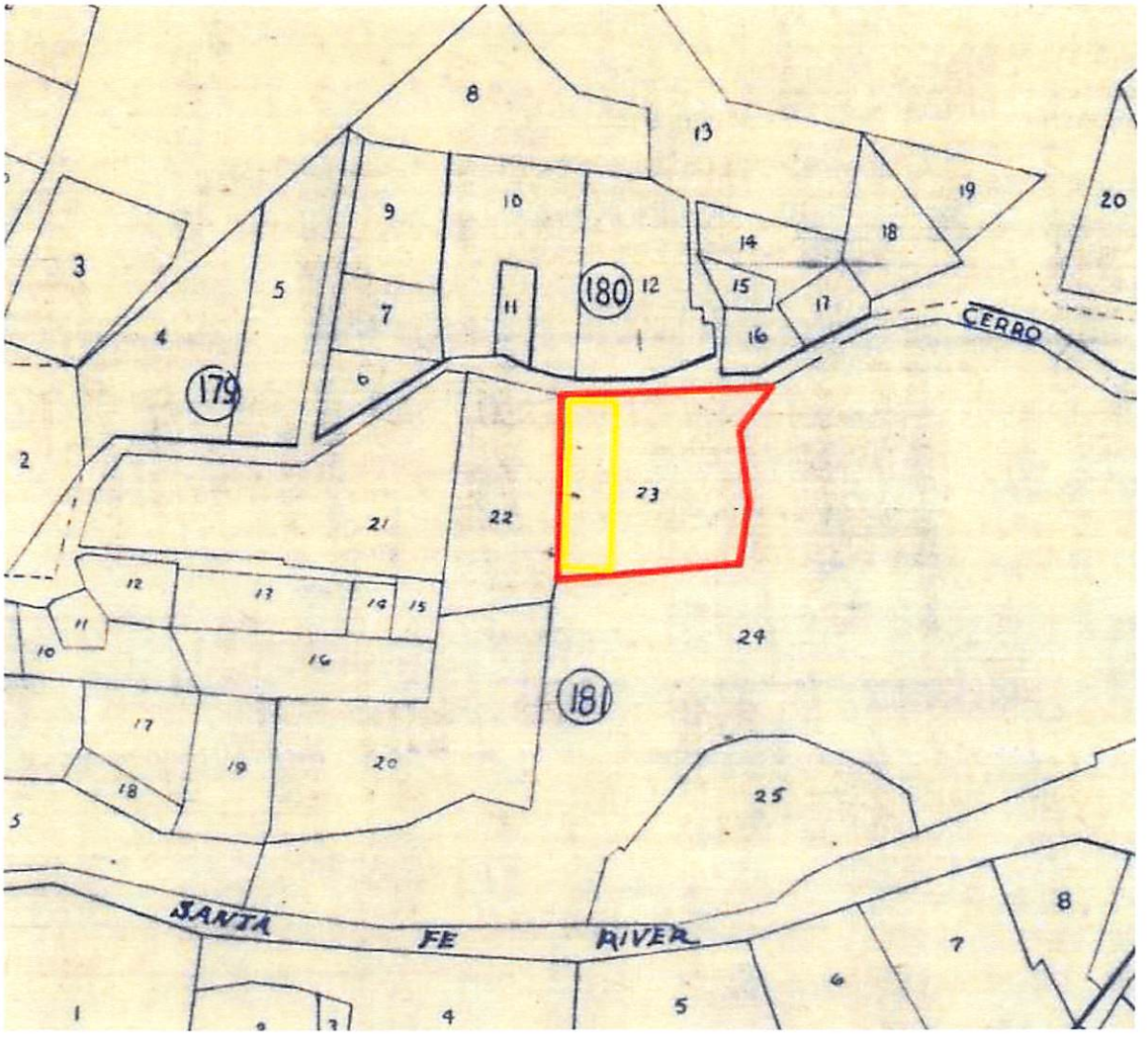

Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.
Yellow rectangle indicates approximate location of current property.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Figure 4: May 26, 1951 aerial photograph.
Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

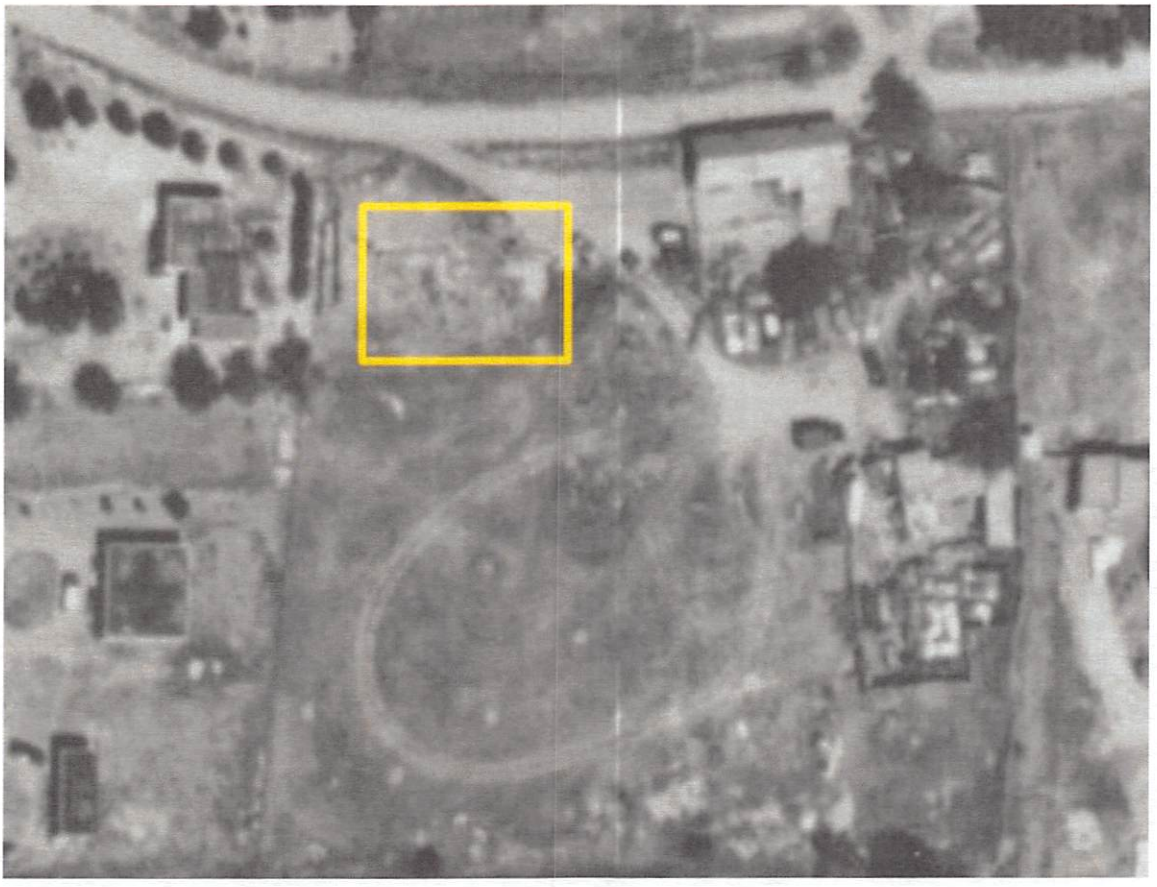

Figure 6: August 18, 1960, aerial photograph.
Previous structure removed. Rectangle indicates ground activity; potentially foundation construction. Courtesy City of Santa Fe, GIS.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Figure 7: May 2, 1966 aerial photograph.
House in place with original configuration. Courtesy City of Santa Fe, GIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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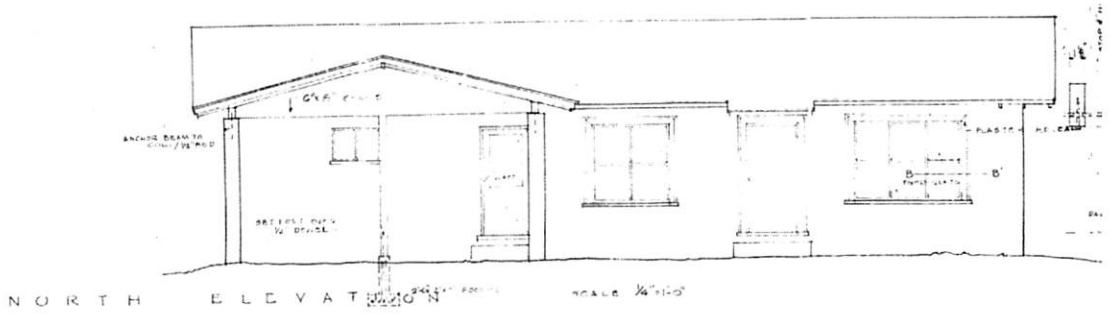

Figure 8: February 1961, north elevation.

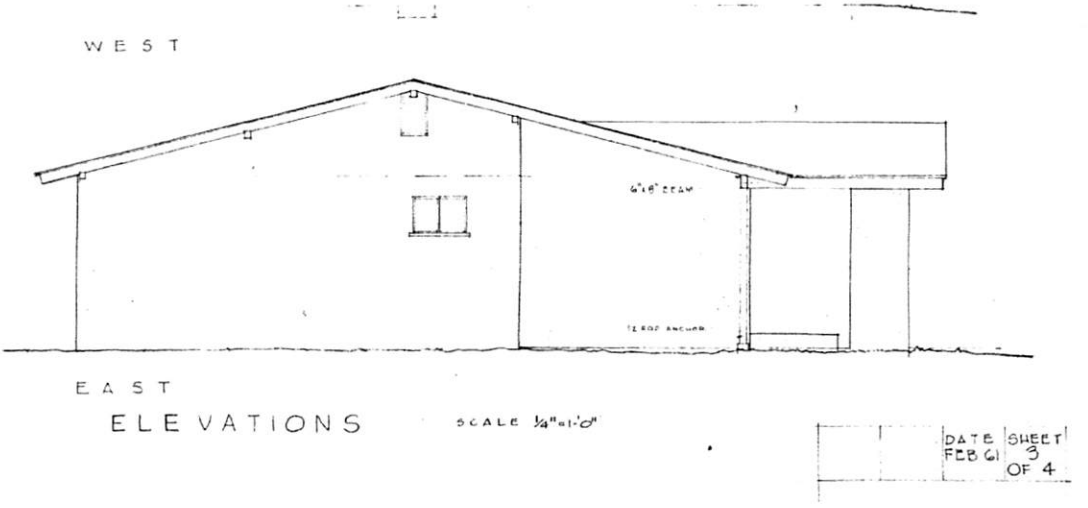

Figure 9: February 1961, north elevation.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

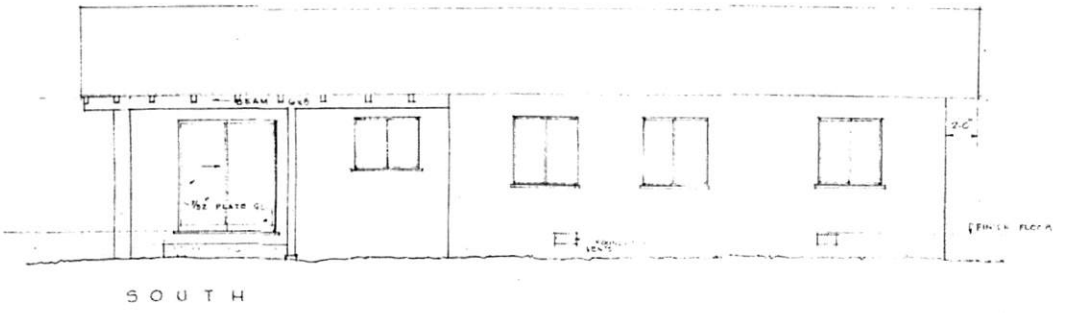

Figure 10: February 1961, south elevation.

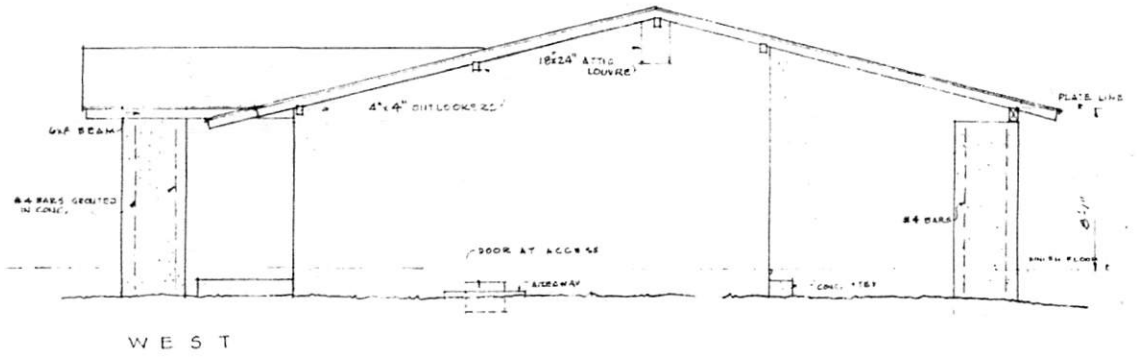

Figure 11: February 1961, west elevation.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

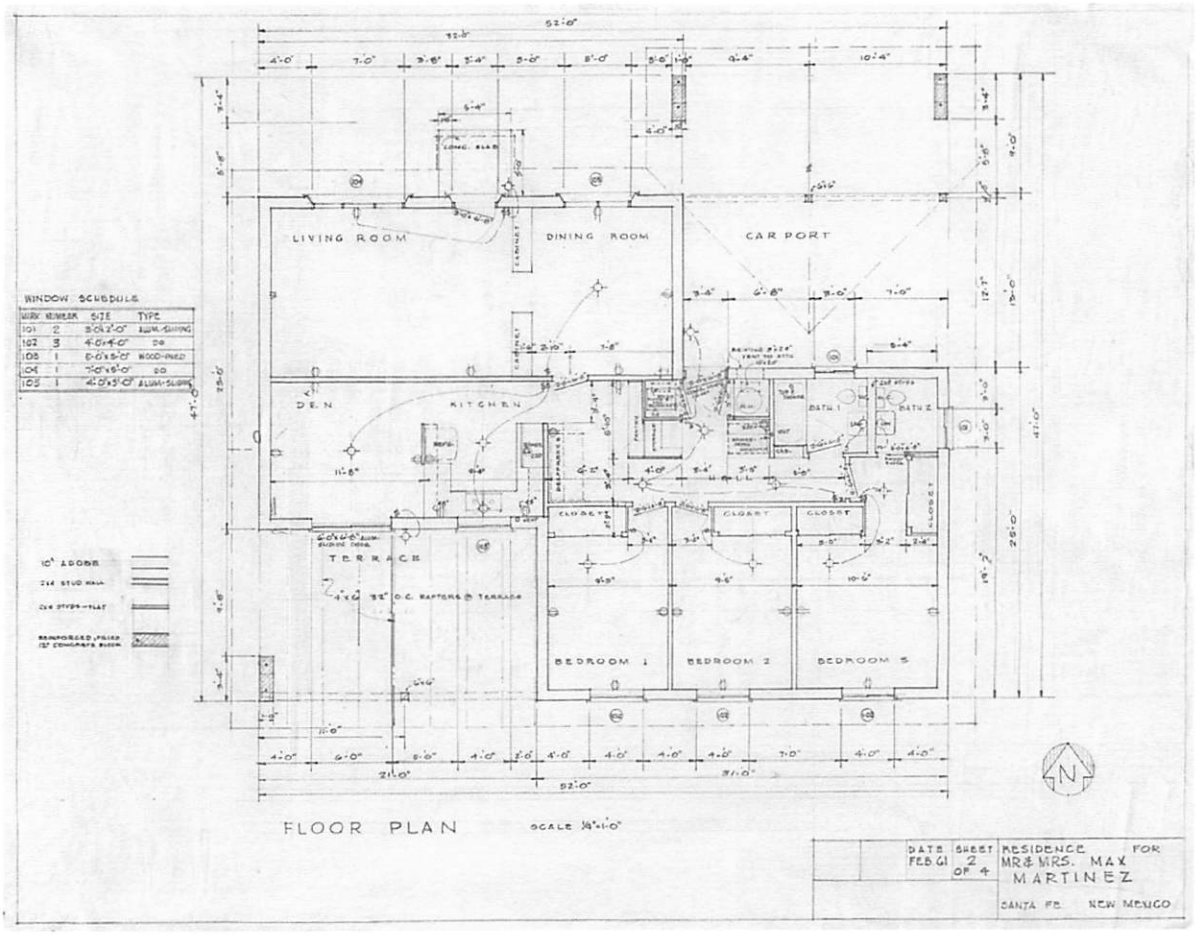

Figure 12: February 1961, floor plan.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**





Figure 13: Beverly A. Averitt. Top, composite portrait, second grade to high school teacher. Bottom, Beverly (far right) as junior class president, Roy High School, 1960.

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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

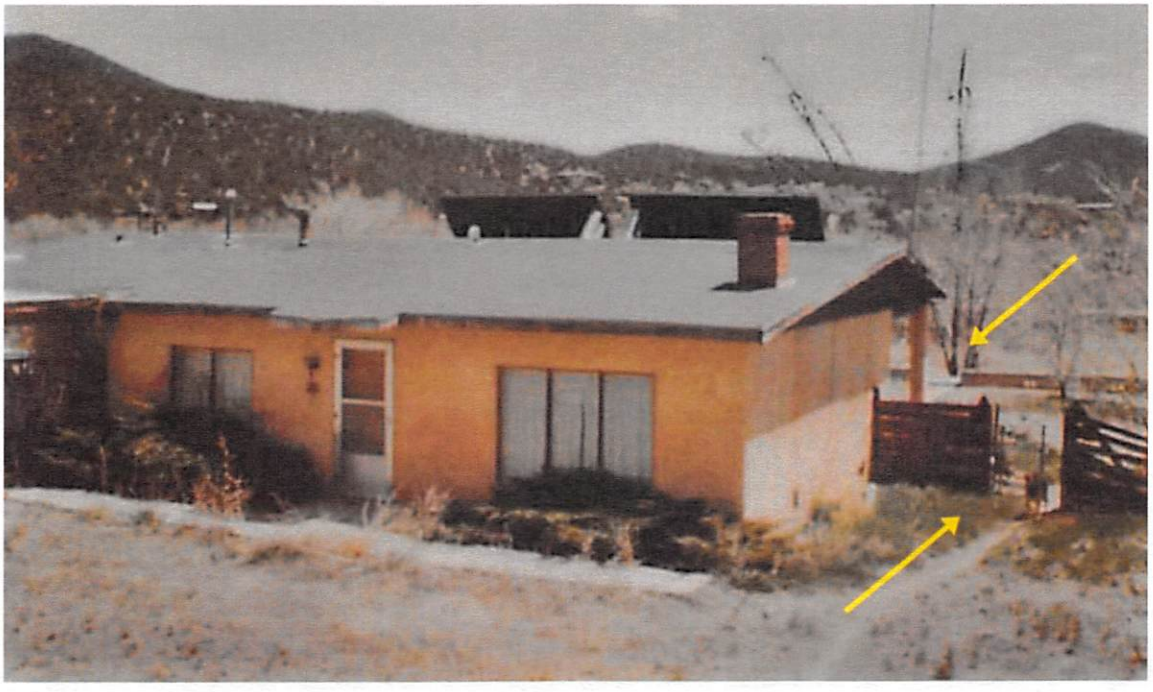

Figure 14: ca. 1983 photograph.
Original open porch configuration present; current stucco gate not in existence.
Courtesy City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

(All images taken by Robyn Powell on June 9, 2021 unless otherwise noted)



Photo 1: Cerro Gordo Road; subject house at left.
Camera 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: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 2: North and east elevations.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: North elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

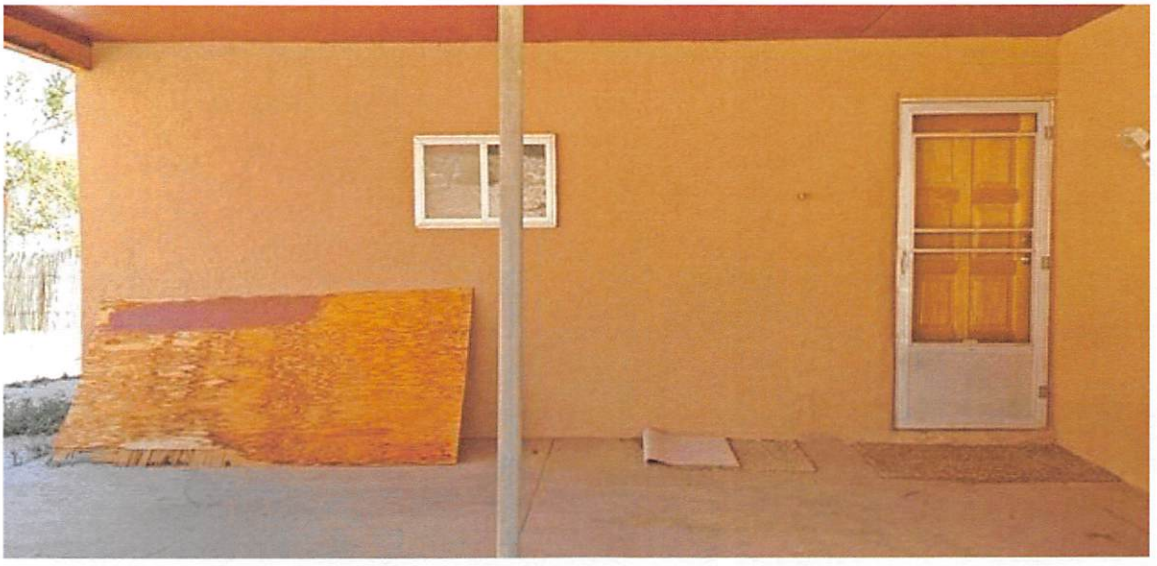

Photo 4: Carport, north elevation.
Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 5: South elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**



Photo 6: West end of south elevation; enclosed porch.
Camera 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	
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Photo 7: West elevation; enclosed porch, right.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Beverly A. Averitt House**	**2. Location:** **1302 Cerro Gordo Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H 1377** **4. County: Santa Fe** **5. Date of Survey: June 9, 2021**

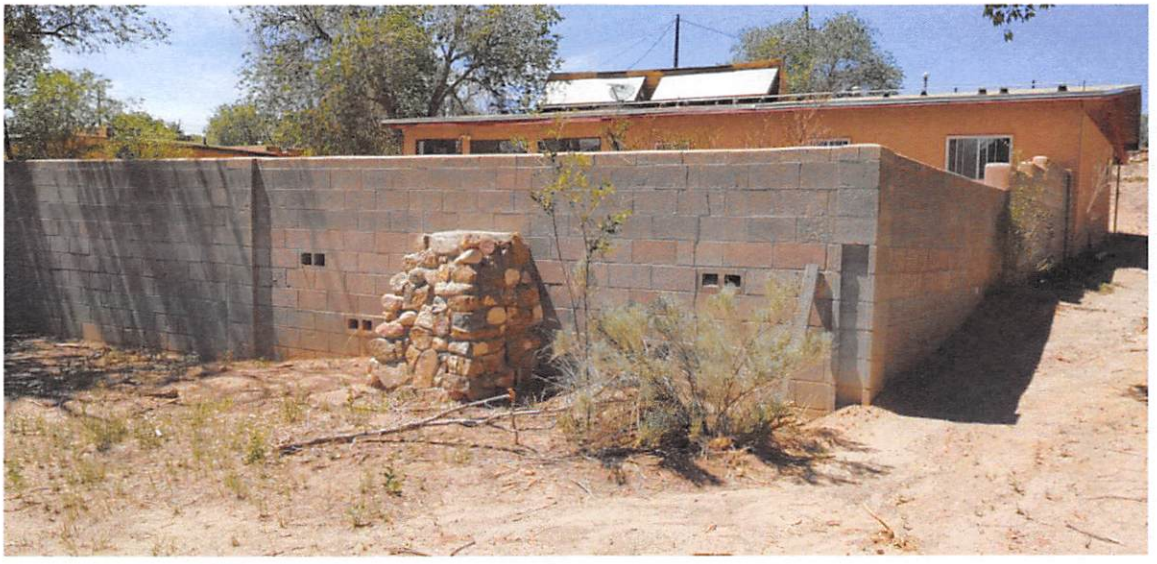

Photo 8: Backyard perimeter wall.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
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Photo 9: Non-historic gate.
Camera facing south.

H1377

building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600583
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1302 Cerro Gordo

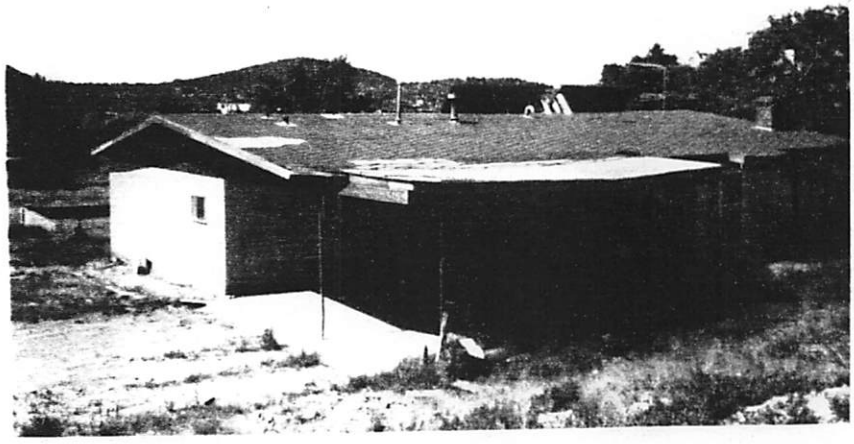
city/town: Santa Fe

~~land grant/reservation~~

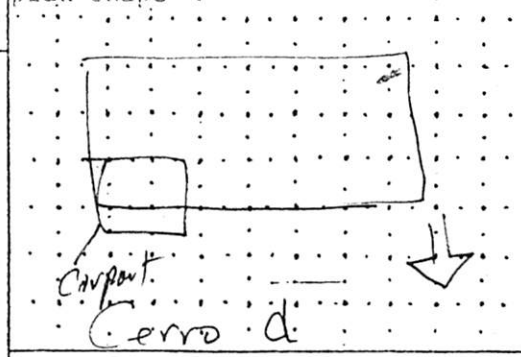
building name:

legal description: tnsp 17 N range 10 E sec 19 SE ¼ SE ¼

film roll by mb no. 26 | negative nos. 30 | loc. of neg. (HPB)



plan shape



date of construction: Postwar estimate ____ actual

source: Directory

use
present residential
other ____
historic residential
other ____

condition
__ excellent __ good
X fair __ deteriorating

style: Ranch Vernacular

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
__ minor X moderate __ major

describe: Carport

architectural features: Solar panels

surroundings: Res

relationship to surroundings
X similar __ not similar

district potential
__ yes X no

significance
__ eligible __ of X none
if eligible, interest

comments
wall
hedge
wire fence
~~[illegible]~~
landscape
street trees
stone curb
0 setback
acequia

Streetscape

why?

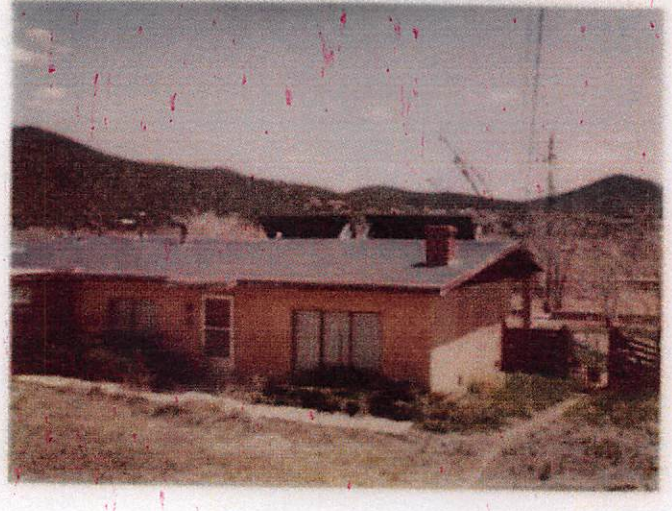
associated buildings? __ yes
what type?

if inventoried, list ID nos.

see back? __ yes

H-83-123
1302 CEDAR GOAT ROAD





H-83-123
1302 CERRO GORDO ROAD







1302 Cerro Gordo as of October 2024


Proposed Structure Location
© 2024 Google

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 10-24-25	Property Owner of Record Dr. Maverick Lobe				
Applicant/Agent Contact	Dr. Maverick Lobe				
Site Address	1302 Cerro Gordo Rd.				
Suite or Space #	Subdivision Name				
Lot # 7	Block #		Total Roof Area (square feet) 3,698		
Lot Coverage %	Lot Size (square feet) 18,300 sq. ft.				
Proposed Construction Description	New Single Family Residence 3 Bedrooms / 3.5 Bathrooms				
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	Overlay Districts Escarpment Flood Plain ✓Other Historic				
Proposed Setbacks	Front	Rear 60'	Left Side 15'	Right Side 15'	
Required Setbacks	Front	Rear	Left Side	Right Side	
Proposed Height	Max Height 23'6"	Parking Required	Provided	Bike Parking	Provided

Historic Planning Case Manager _____

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

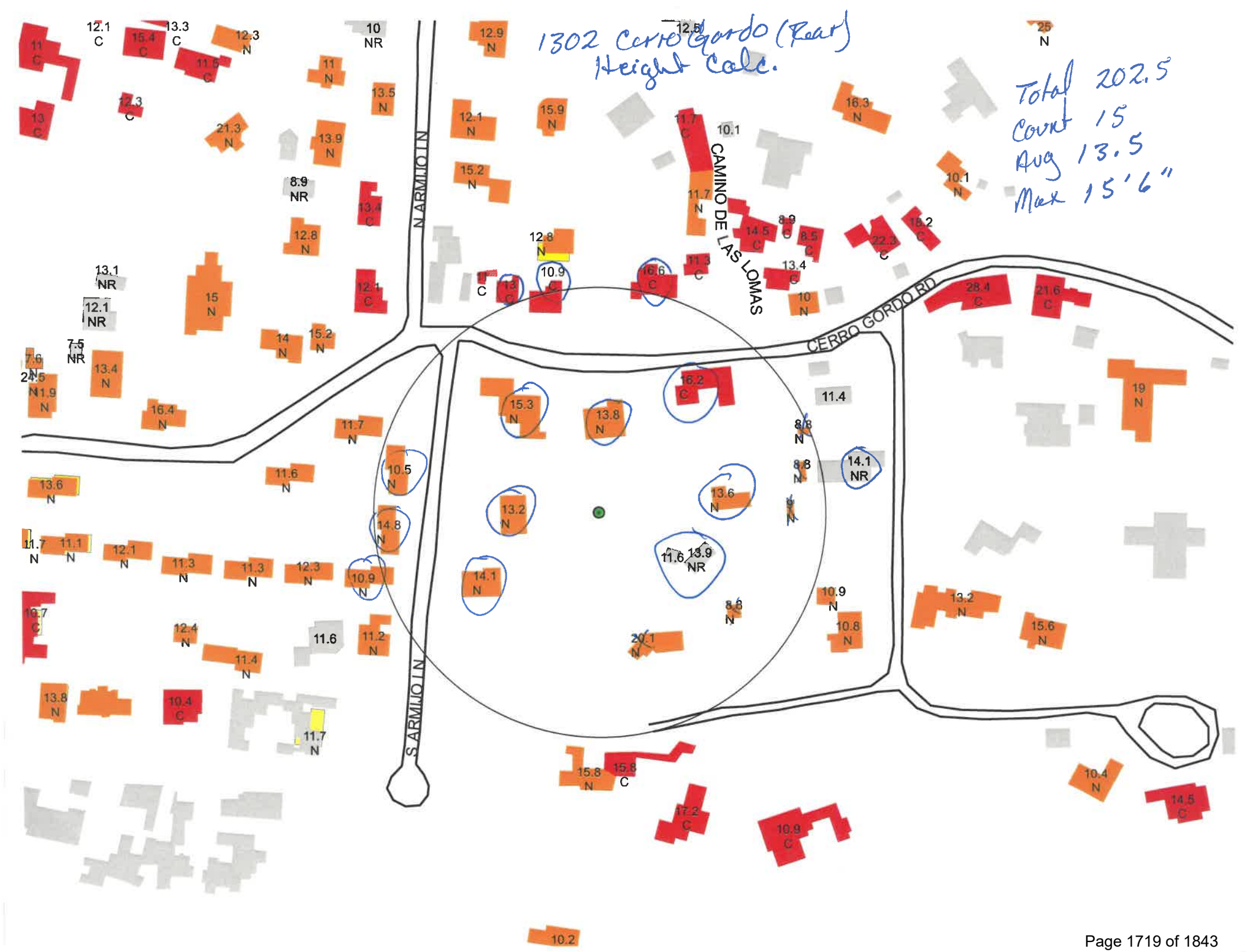
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

_____ ✓Owner ✓Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	Must comply w/ Ch. 14 LOC at time of development.	
Preliminary Zoning Review completed by	Rachel Hamilton	Date 11/18/2025
Preliminary Zoning Review #	2025-011552-PAR	


1302 Cerro Gordo (Rear)
Height Calc.
Total 202.5
Count 15
Avg 13.5
Max 15'6"
N ARMIJO LN
S ARMIJO LN
CAMINO DE LAS LOMAS
CERRO GORDO RD

Members of the Historic Board,

I am writing to submit a preliminary application for a project planned at 1302 Cerro Gordo Road. Currently, the ¾ acre property features a remodeled 1498sqft adobe guest house. The proposed new structure is a 2-story main home with a height of 22 feet 6 inches.

The main floor of the new home will have a heated square footage of 2274sqft, while the second story will be 1216sqft, totaling 3490sqft of heated space. Additionally, there will be 208sqft of portals, bringing the total square footage under roof to 3698sqft, which includes a 721sqft unheated garage space.

The construction of the home will involve a 12" wide wood frame designed to resemble a traditional adobe structure, featuring beams and vigas throughout, and finished in Buckskin colored synthetic plaster. The windows will be traditional divided light in Iron Ore color by Pella, with a wood entry door adorned with hand-forged hardware. The garage door will be a metal raised panel design to mimic a traditional wood raised panel door.

Existing 6ft CMU walls are present on the North, South, and West borders of the property, with a barb wire fence marking the East boundary. A traditional 10-foot-wide, 5-feet high metal and wood electric gate is planned for the entrance to the back side of the lot, the driveway access is already in place. No additional walls or gates are proposed.

It is important to note that in August 2021, prior to the remodel of the existing structure, the home and property were determined to be non-historic and noncontributing. Furthermore, the adjacent property on the Southern border is also a 2-story structure.

We respectfully request your review and consideration of our preliminary application for this project. We are committed to working closely with the Historic Board to ensure that our plans align with the preservation goals of the historic district.

Thank you for your attention to this matter.

Warm regards,

Cristiana Costa, Mavrick Lobe

Height Exception Request

(i) Do not damage the character of the streetscape

Response: *The proposed new home is approximately 200 feet from Cerro Gordo Rd and approximately 40 feet below the street level of Cerro Gordo, making it virtually invisible. The home is designed in a Spanish Pueblo Revival Style, which matches the overall streetscape of Cerro Gordo Road in this section.*

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

Response: *We are requesting a height exception in order to minimize the building footprint due to setback and lot coverage requirements. The lot is a long narrow lot, which is popular in this area. Due to the narrow lot and the setback requirements, the new structure will need to be two stories to accommodate the needs of the homeowner and meet city requirements. While most of the residences are lower making the maximum allowable height 15'6", there is a 2-story structure immediately adjacent to our property and directly above our property across Cerro Gordo Road there is also another 2-story. The two story across the street is above the grade of the street and is very visible where this residence is below grade and will not be very visible from the street.*

(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: *The home will be built to resemble a traditional adobe home. All historic district building codes will be strictly adhered to. The home will be a recent Santa Fe style as defined under section 14-5.2(E)(2).*

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

Response: *N/A The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the*

historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.

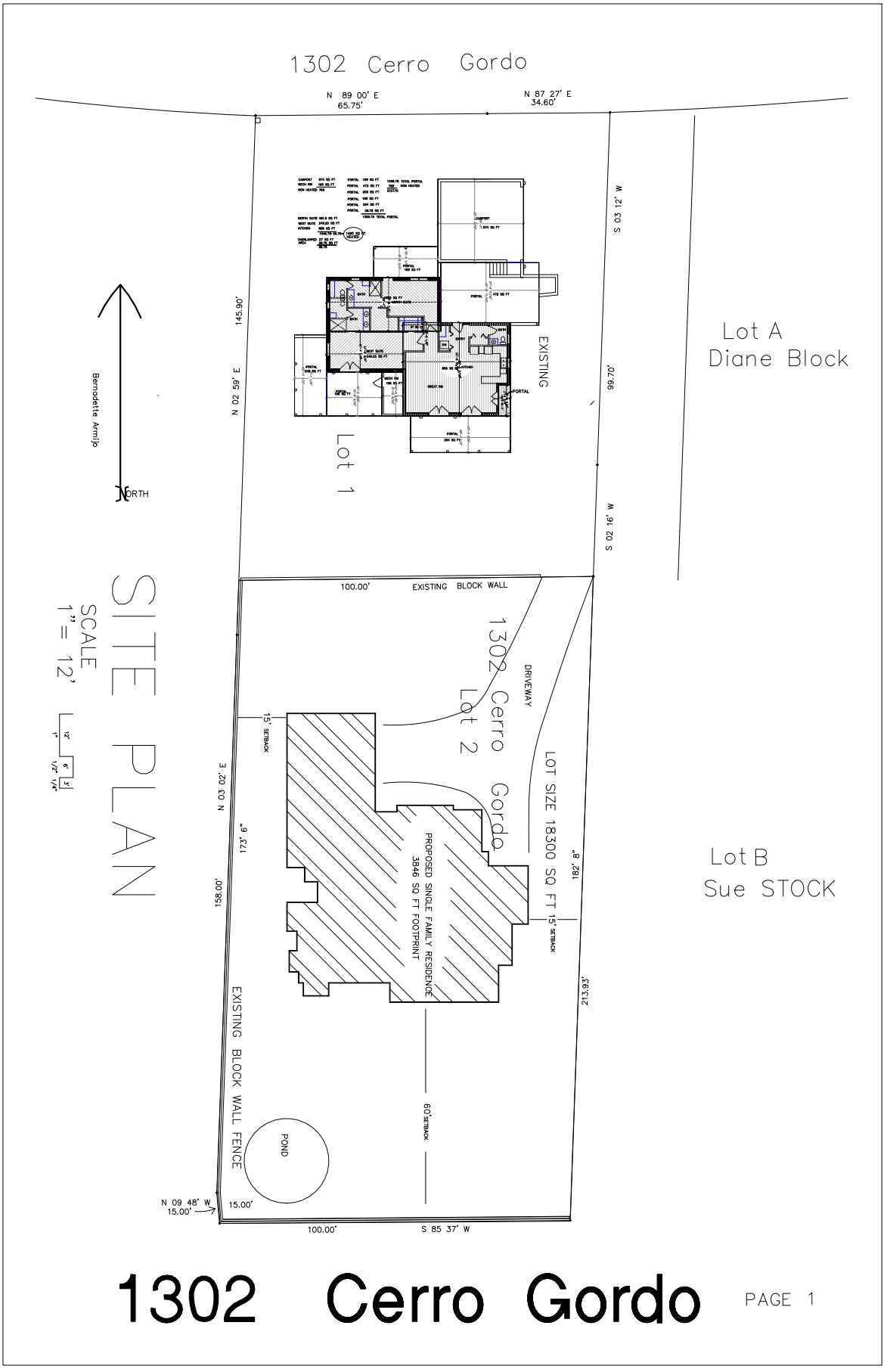
(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: *N/A The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.*

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

Response: *The house will be located below the grade of the street, approximately 200 feet from the street, behind another structure, the impact of the 22' structure will be minimized by these factors.*

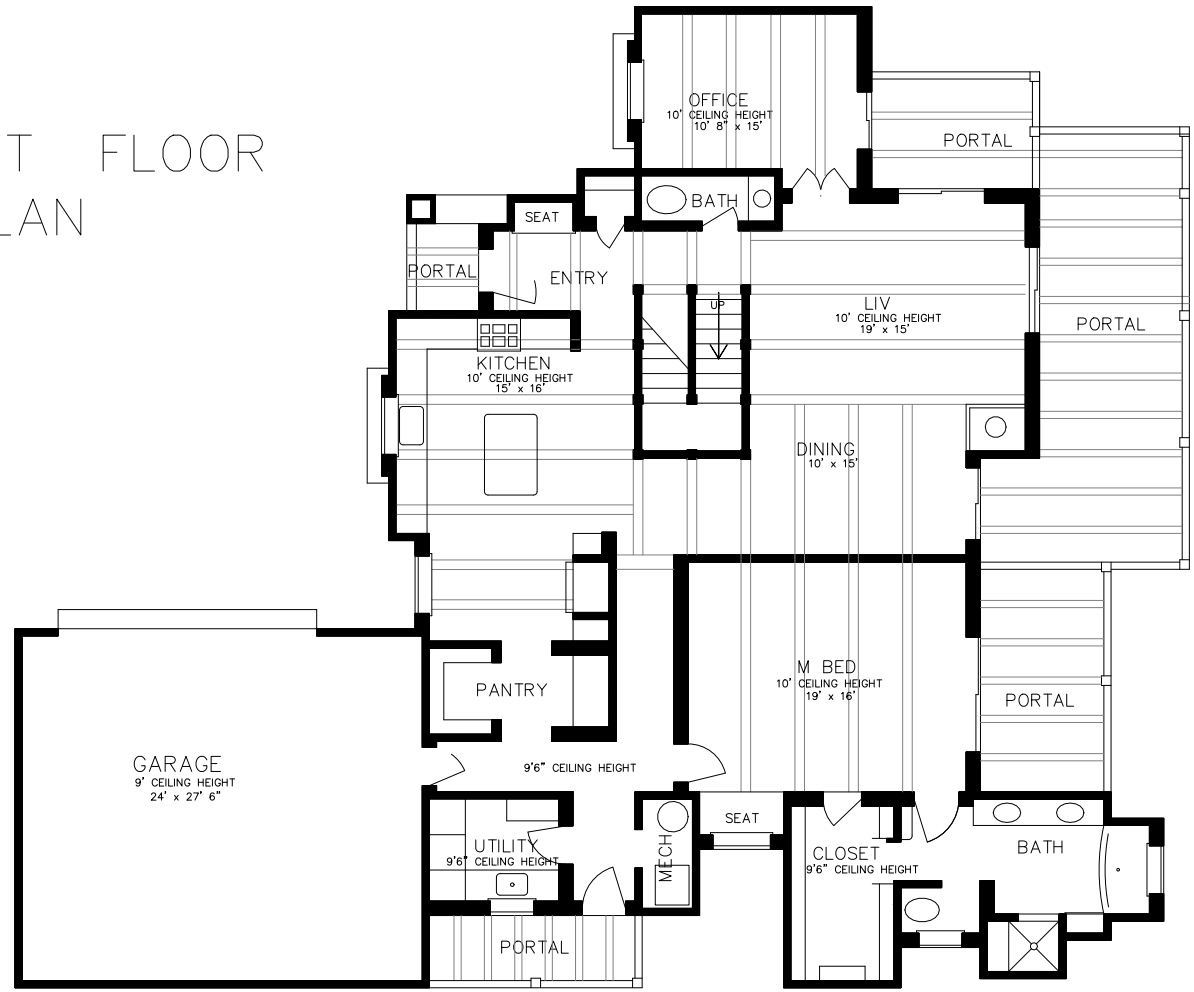

CERRO GORDO RD
1300
1302
1320
105
1316
107
1330



1302 Cerro Gordo

PAGE 1

1ST FLOOR PLAN

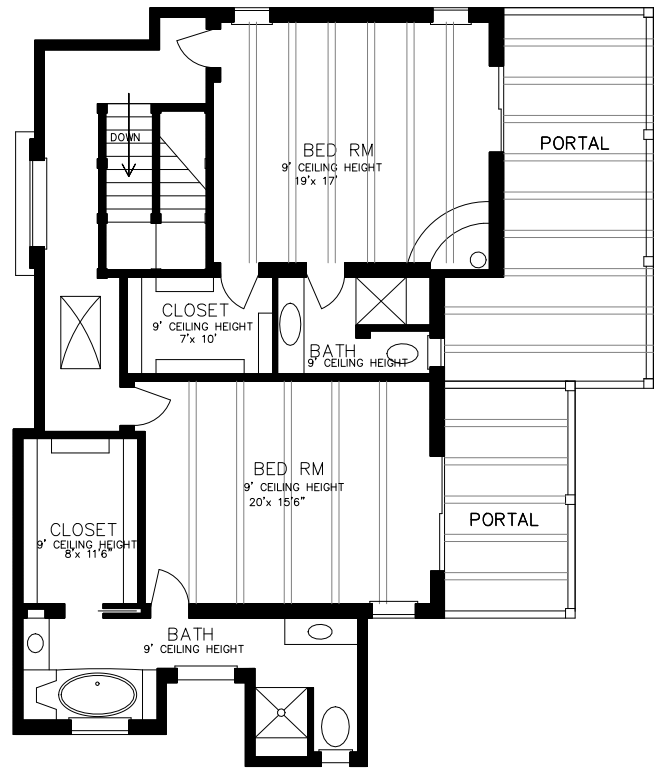


1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'

2ND FLOOR PLAN



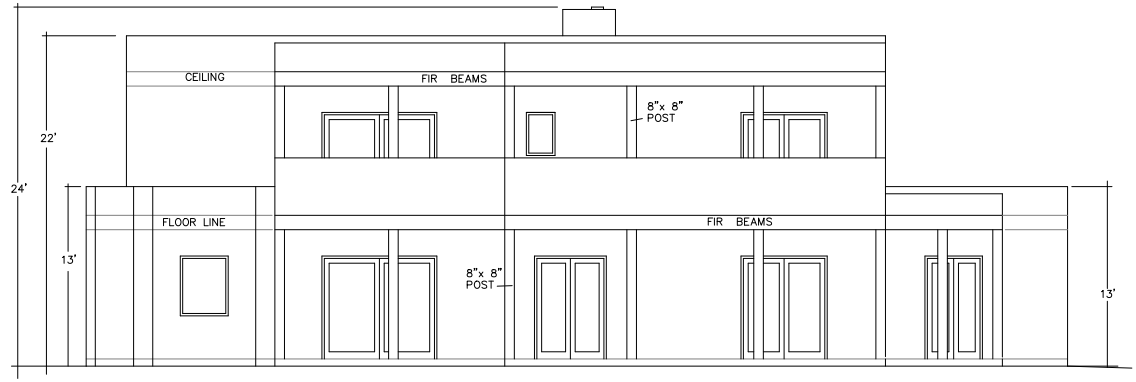
1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'



NORTH ELEVATION

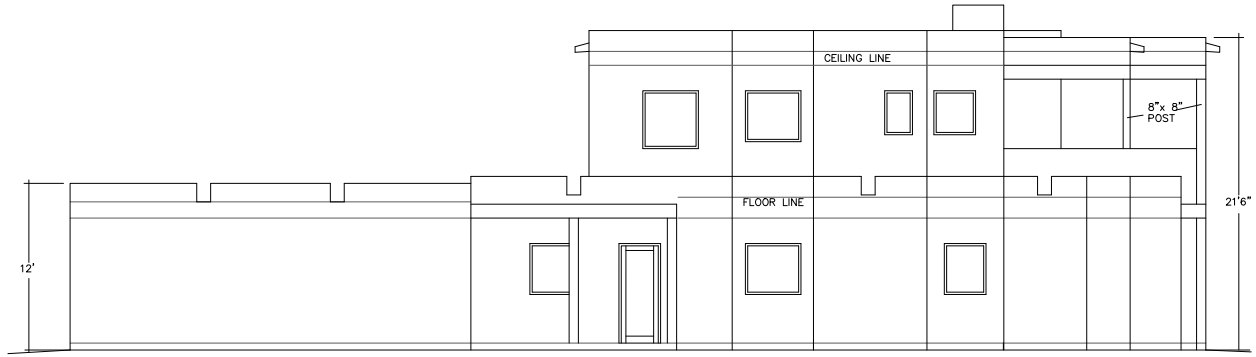


SOUTH ELEVATION

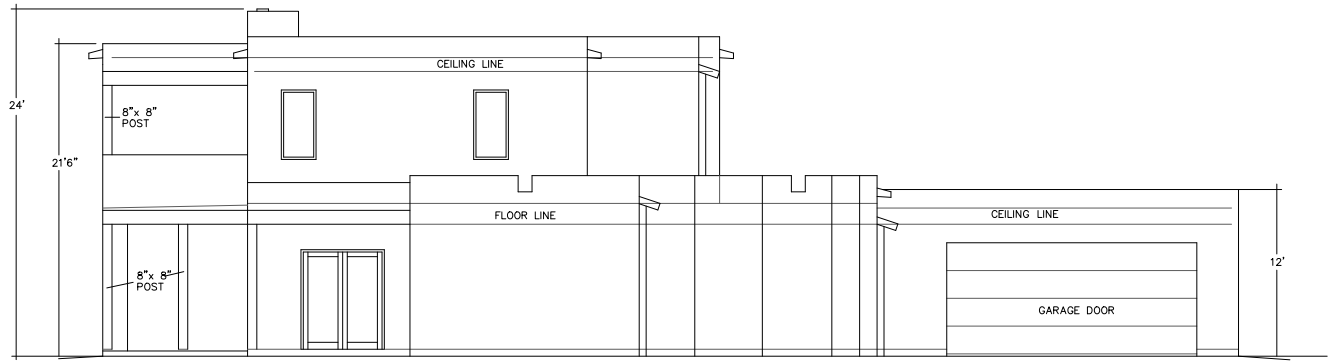
1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'



WEST ELEVATION



NORTH ELEVATION

(East)

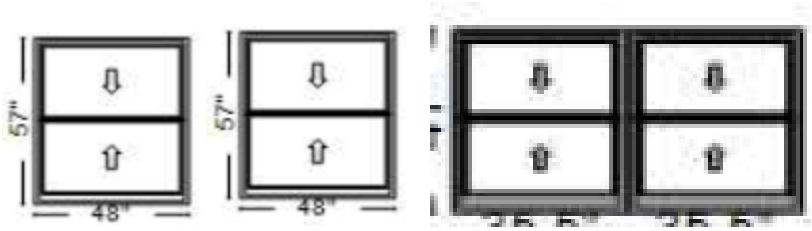
1302 Cerro Gordo

PAGE

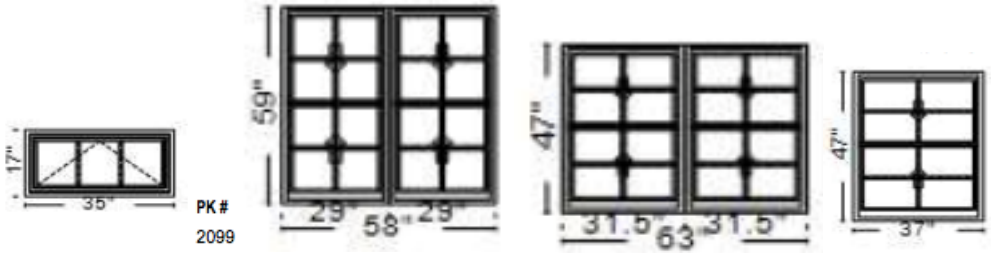
SCALE 1/4" = 1'

Appendix – Material Samples

Window Types

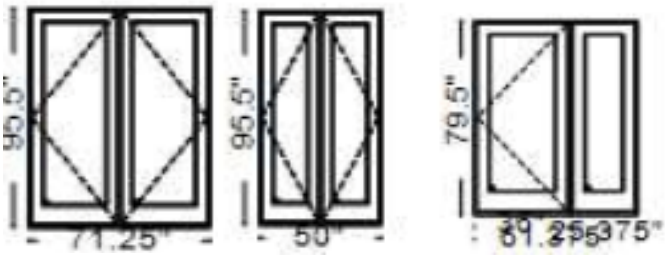


Windows under portals



Windows not under portals

Door Types (all under portals)



Window and Door Cladding



Pella Reserve Traditional Autumn Brown

Stucco Color



El Rey Buckskin Cementitious Stucco

Trim Color



Diamond Vogel Semitransparent Natural Tone Cedar AG-8319.

Lighting Fixtures



Rose Onyx Rectangle Wall Sconce (under portals).
Other exterior lighting will be concealed.

(2)16
Prima Title LLC
file #19-1282A

WARRANTY DEED

Kerry Sharer, a married person dealing in her sole and separate property, for consideration paid, grant(s) to Mavrick Lobe and Cristiana Costa, husband and wife, whose address is 108 Placita Halcon, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Lot 2, as shown on plat of survey entitled "San Jose Replat Ward No. 4 Santa Fe, New Mexico", filed October 14, 1968, in Plat Book 18, Page 23, as Instrument # 312108, records of Santa Fe County, New Mexico.

TOGETHER WITH a non-exclusive ingress and egress easement from and to Cerro Gordo Road as contained in Santa Fe District Court Case No. 39385.

SUBJECT TO: See Exhibit "A" attached hereto and made a part thereof

with warranty covenants.

Witness our hand(s) and seal this April 27, 2021.

Kerry Sharer (Seal)
Kerry Sharer

e-Recorded 1951663 04/30/21 SFC

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Cibola

This instrument was acknowledged before me on April 27, 2021 by Kerry Sharer.

My Commission Expires: 10/16/2024

Notary Public

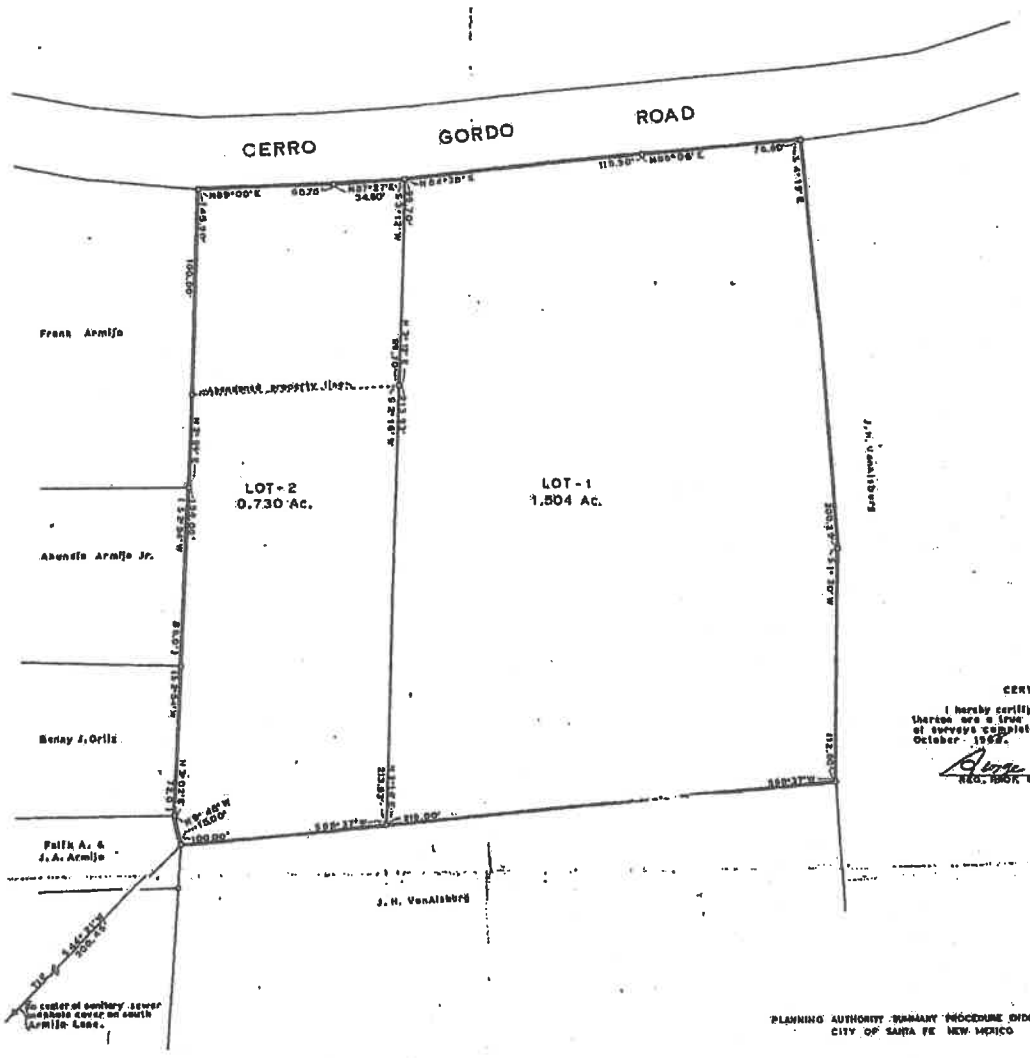
OFFICIAL SEAL
CELIA DONOFRIO
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 10/16/2024

COUNTY OF SANTA FE) WARRANTY DEED
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 30TH Day Of April, A.D., 2021 at 11:30:17 AM
And Was Duly Recorded as Instrument # 1951663
Of The Records Of Santa Fe County

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

o – indicates iron pipes set.



SCALE : 1" = 30'
TOTAL AREA IN REPLAT
2.234 ACRES

CERTIFICATE

I hereby certify that this plat and notes thereon are a true and correct delineation of surveys completed by me in the field on October 1968.

George Rivera
REG. NMLS, L.S. No. 3148

PLANNING AUTHORITY SUMMARY PROCEDURE ENDORSEMENT
CITY OF SANTA FE NEW MEXICO

Approved on _____ 1968 by City Engineer

Approved on Oct. 14 1968 by City Planner

DEDICATION

KNOW ALL MEN BY THIS PRESENTS:

That Jane P Curtin, Ernest A Contgnon and Mary Ann Contgnish have made a subdivision of the herein described lands lying situated and being in ward number four of the City of Santa Fe, County of Santa Fe, State of New Mexico, as shown on this plat thereof, that the subdivision is named and shall be known as:

SAN JOSE REPLAT

That the above and forgoing subdivision of the following described land is wit: Beginning at the southwest corner of this subdivision, from whence the center of a sanitary sewer manhole on South Armijo Lane bears S 46°-27' W 300.45' feet, thence from said point of beginning N 89°-48' W 18.60' feet to a point, thence N 3°-38' E 139.00' feet to a point, thence N 3° 38' E 148.90' feet to the northwest of this subdivision which is a point on the southerly side of Cerro Gordo Road, thence along side of said road N 89°00' E 60.70' feet to a point, thence N 81°-27' E 34.60' feet to a point, thence N 64°-38' E 110.50' feet to a point, thence N 66°-08' E 76.60' feet to the northeast corner of this subdivision, thence S 41°-25' E 100.55' feet to a point, thence S 3°-38' W 112.80' feet to the southeast corner of this subdivision, thence S 89°-37' W 219.00' feet to southwest corner, the point and place of beginning, all as appears on this plat.

In Made with the free consent and in accordance with the desires of the undersigned owners thereof.

Owners _____ Ernest A Contgnon

_____

STATE OF NEW MEXICO
COUNTY OF SANTA FE ss

On this 9th day of October 1968 before me personally appeared

Jane P Curtin, Ernest A Contgnon, Mary Ann Contgnish

to me known to be the persons described in and who executed the forgoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires April 9, 1970 _____ NOTARY PUBLIC

AFFIDAVIT

This subdivision lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

Owners _____ _____

_____ _____

STATE OF NEW MEXICO
COUNTY OF SANTA FE ss.

Sworn to before me on this 9th day of October 1968.

My commission expires April 9, 1970

_____ NOTARY PUBLIC

SAN JOSE REPLAT
WARD NO. 4 SANTA FE, NEW MEXICO

③ of 6
Prima Title LLC
file # 19.1282A

e-Recorded 1951664 04/30/21 SFC

WARRANTY DEED

Kelly Wilbanks, joined pro forma by spouse, Larry Wilbanks, for consideration paid, grant(s) to Mavrick Lobe and Cristiana Costa, husband and wife, whose address is 108 Placita Halcon, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Lot 2, as shown on plat of survey entitled "San Jose Replat Ward No. 4 Santa Fe, New Mexico", filed October 14, 1968, in Plat Book 18, Page 23, as Instrument # 312108, records of Santa Fe County, New Mexico.

TOGETHER WITH a non-exclusive ingress and egress easement from and to Cerro Gordo Road as contained in Santa Fe District Court Case No. 39385.

SUBJECT TO: See Exhibit "A" attached hereto and made a part thereof

with warranty covenants.

Witness our hand(s) and seal this April 27, 2021.

_____ (Seal) _____ (Seal)
Kelly Wilbanks Larry Wilbanks

ACKNOWLEDGMENT FOR NATURAL PERSONS

PETER HERZOG
Notary Public
Commonwealth of Virginia
Registration No. 7916809
My Commission Expires Jan 31, 2025

STATE OF VIRGINIA

COUNTY OF MANASSAS PARK CITY

This instrument was acknowledged before me on April 27th, 2021 by Kelly Wilbanks and Larry Wilbanks.

My Commission Expires: 1/31/25

Peter Herzog
Notary Public

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 30TH Day Of April, A.D., 2021 at 11:30:18 AM And Was Duly Recorded as Instrument # 1951664 Of The Records Of Santa Fe County

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

(B)86
Prima Title LLC
file # 19.1282A

WARRANTY DEED

Kelly Wilbanks, joined pro forma by spouse, Larry Wilbanks, for consideration paid, grant(s) to Mavrick Lobe and Cristiana Costa, husband and wife, whose address is 108 Placita Halcon, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

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Witness our hand(s) and seal this April 27, 2021.

Kelly Wilbanks (Seal) Larry Wilbanks (Seal)

Kelly Wilbanks Larry Wilbanks

ACKNOWLEDGMENT FOR NATURAL PERSONS

PETER HERZOG
Notary Public
Commonwealth of Virginia
Registration No. 7916809
My Commission Expires Jan 31, 2025

STATE OF VIRGINIA

COUNTY OF MANASSAS PARK CITY

This instrument was acknowledged before me on April 27th, 2021 by Kelly Wilbanks and Larry Wilbanks.

My Commission Expires: 1/31/25

Peter Herzog
Notary Public

Recorded Electronically
ID 195114d4
County Santa Fe
Date 4.30.21 Time 11:30 AM
CSC eRecording 855-200-1150

EXHIBIT "A"

Taxes and assessments for the year 2021 and thereafter, not yet due and payable.

Easement and rights incident thereto, as contained in Warranty Deed, recorded August 7, 1969, in Book 266, Page 781, records of Santa Fe County, New Mexico.

Portion of roadway/driveway outside easement, deviation of fences from property lines, gas meter, water meter, power pole and power line, manhole, ingress & egress easement, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated January 28, 2020, prepared by David E. Cooper NMPS No. 9052, bearing Surveyor's Project No. 036-0120.

City of Santa Fe, New Mexico

memo

DATE: **January 13, 2026**

TO: **Historic Districts Review Board**

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

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

2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Non-Contributing, Charlotte Fox, owner, requests approval for a mural. Two exceptions are requested to 14-5.2(E)(1)(b) exterior walls, and 14-5.2(E)(2)(e) publicly visible facades.

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:** 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(E)(1)(b) exceed a single color on exterior wall and 14-5.2(E)(2)(e) exceed a single color on a facade. 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 of 2025, 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 Historic Districts Review Board and may require exceptions.

Sample motion:

a. In case 2025-011418-HDRB, 320 Paseo de Peralta, approve or deny the exception requests to 14-5.2(E)(1)(b) exterior walls and 14-5.2(E)(2)(e) publicly visible facades to allow a mural.

If the Board denies the request, staff recommends that the exterior walls should be re-stuccoed to match the earthtone color of the structure.

BACKGROUND & SUMMARY:

Streetscape:
The streetscape along this section of Paseo de Peralta can be summarized as a mixed-use commercial and residential area where the architectural design is also a mix of Spanish Pueblo Revival, Territorial, and Vernacular styles prevalent throughout the historic districts. The streetscape consists of some significant and contributing structures, however no other murals are present on the streetscape. Pitched and flat roofs are commonly observed with stuccoed earthtone exterior walls and some 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 constructed in the Spanish Pueblo Revival style and is currently serving as a short-term rental owned by Casa de Huerto Properties, LLC. The structure is designated as non-contributing to the Downtown and Eastside Historic District. The following paragraphs are a summation of the property described by Mrs. Nicole A. Ramirez Thomas, former planner for the Historic Preservation Division, 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 indicates 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 side 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 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 HDRB CASE SUMMARIES:

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 camouflages the existing utility boxes and lines.



Figure 3. West's publicly facing facade.

EXCEPTION CRITERIA AND RESPONSES:

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 non-compliance with the standard that all exterior walls of a building are painted alike and that 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.

(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: While murals are allowed in the Downtown and Eastside Historic District, they must be located in the protected space under *portales* or inset panels in a wall under the roof. The location, scale, and high intensity contrasting color of the proposed mural do not meet the intent of the historic district's ordinance. Staff finds that this criterion is not met. The mural overtakes the building and dominates the streetscape, thereby impacting 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 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. Had the applicant followed the requirements of the historic district's ordinance and requested approval before painting the mural on the property, an alternative design or location for the mural may have been determined and approved by the Board. The ordinance was adopted to protect and preserve the public welfare and requires certain exceptions and approvals that should be followed by property owners prior to making investments in their property.

(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: While the presence of any one particular mural may have a nominal impact, either positively or negatively on the ability of residents to continue to reside within the historic districts, through the applicant's negligence multiple design options were not presented or considered by the Board before the murals placement on the property Had the Board been presented with the mural before its placement, the Board may have considered and recommended alternative designs, locations, or color choices that would have contributed to the overall unique character of the district. Therefore, the staff finds that this criterion is not met.

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 the standard that the public visible façade of any building and of any adjoining walls shall, except as otherwise provided in the code, 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 and may have murals.

(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: While murals are allowed in the Downtown and Eastside Historic District, they must be located in the protected space under *portales* or inset panels in a wall under the roof. The location, scale, and high intensity contrasting color of the proposed mural does not meet with the intent of the historic district's ordinance. The bright colors and scale of the building are not compatible with the streetscape or characteristics of the Downtown & Eastside Historic District. Furthermore, district standards require that publicly visible facades of any building and any adjoining wall shall be painted of the same earthtone color; murals are allowed with contrasting colors only under *portales*. Staff finds that this criterion is not met. The mural overtakes the building and dominates the streetscape, thereby impacting 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 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. Had the applicant followed the requirements of the historic district's ordinance and requested approval before painting the mural on the property, an alternative design or location for the mural may have been determined and approved by the Board. The historic district's ordinance was adopted to protect and preserve the public welfare by preserving the character and structures of the historic district. The ordinance requires certain exceptions and approvals that should be followed by property owners prior to making investments in their property. 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: While the presence of any one particular mural may have little impact, either positively or negatively, on the ability of residents to continue to reside within the historic districts, through the applicant's negligence, a full range of design options were not presented or considered by the board before the murals placement on the property. Had the Board been presented with the mural before its placement, the Board may have been able to consider alternative designs that would have contributed to the overall unique character of the district. Therefore, the staff finds that this criterion is not met.

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 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.

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)

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

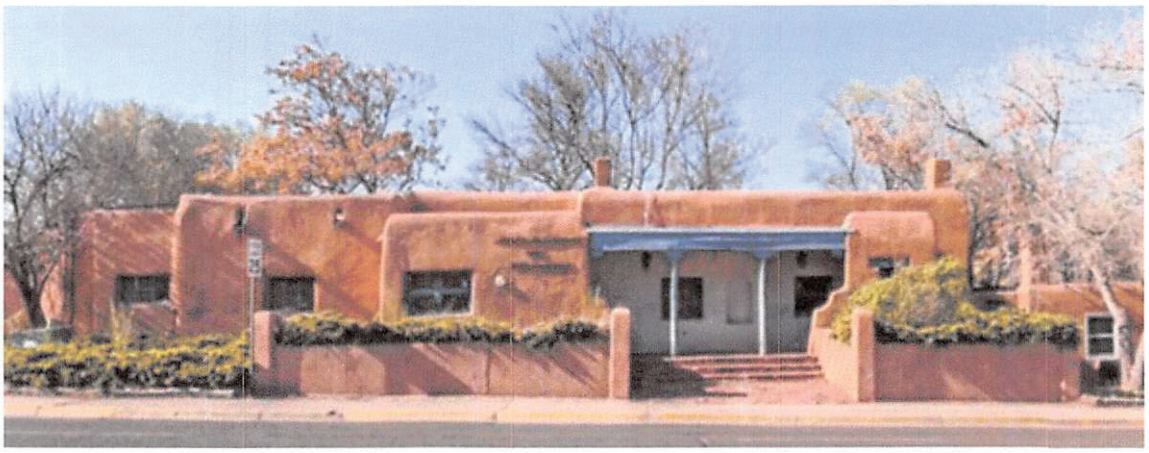
5. Property Type: _x_ Building __ Structure __ Site __ Object

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

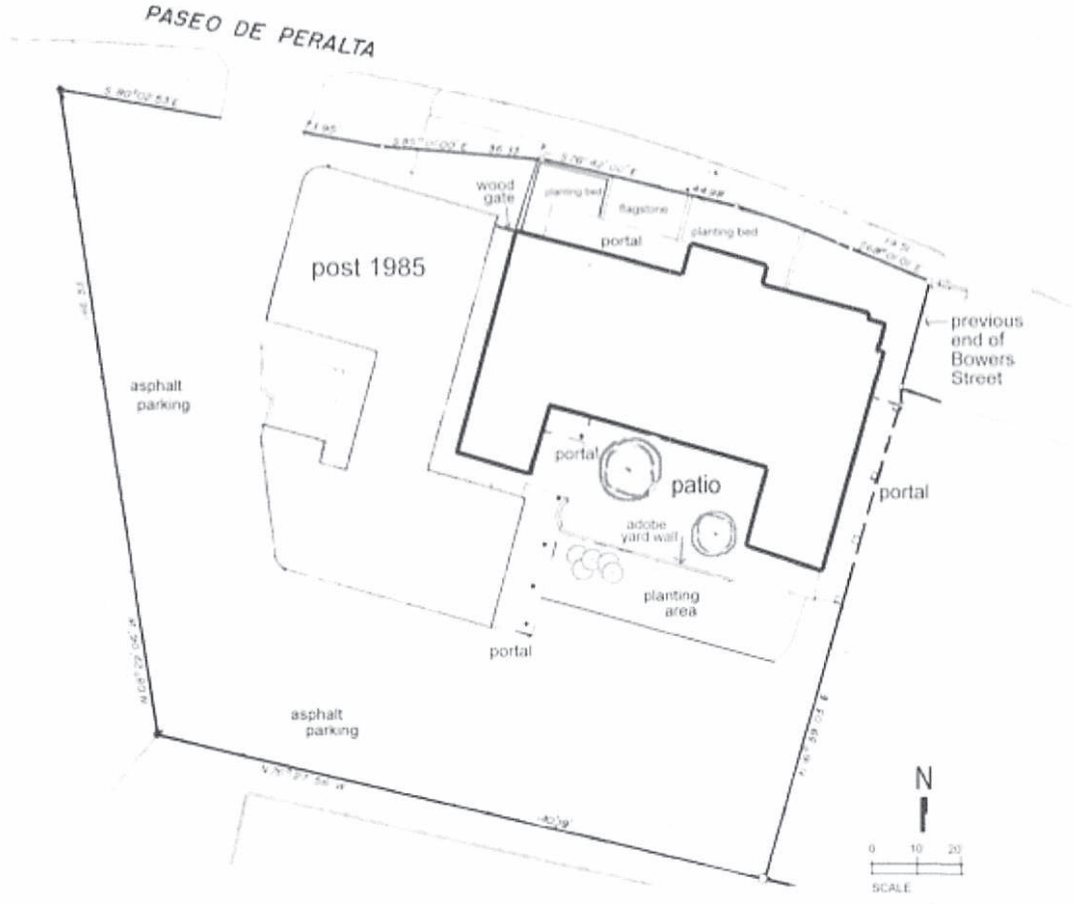
SITE:

18. Attached or Associated Properties

The newer building at the west is connected only by gates; see separate HCPI form.

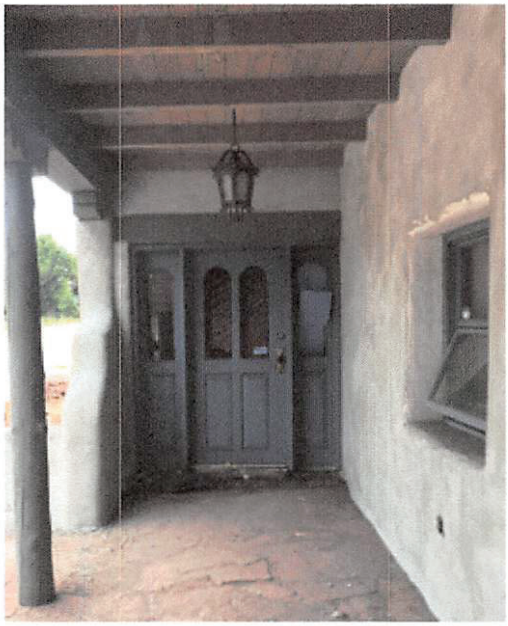
Are associated properties eligible for listing? No

19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways

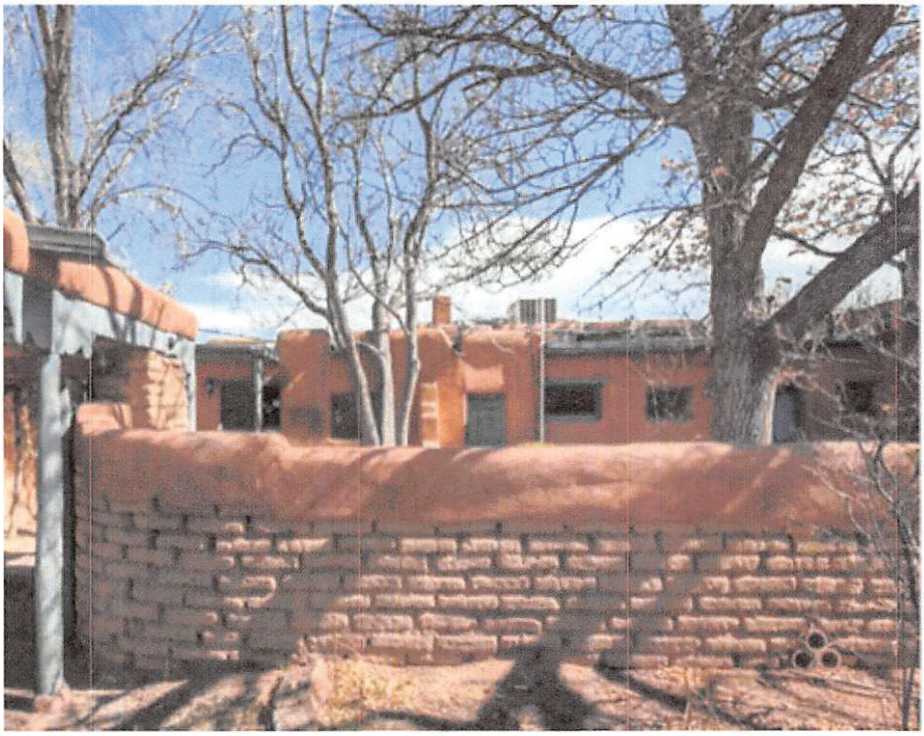




Detail of north entrance

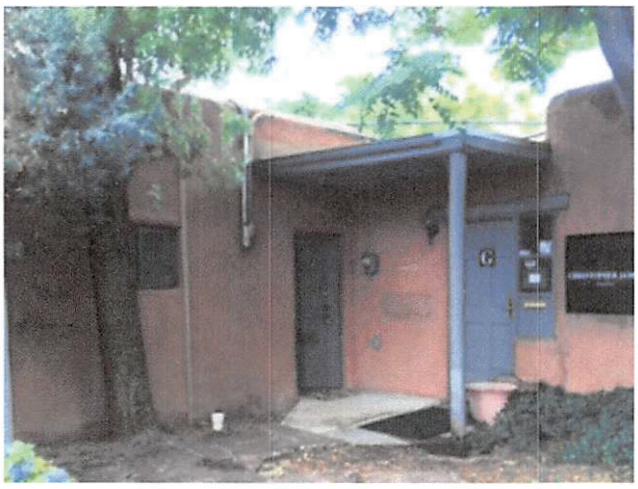


Door and sidelights at north portal

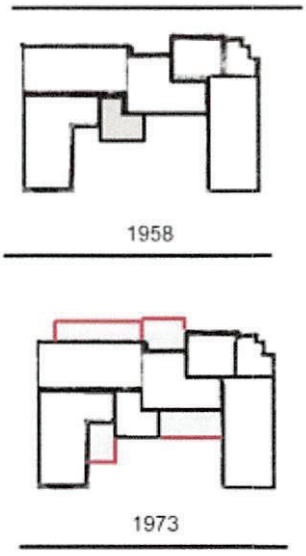


Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



South Elevation of patio at west corner

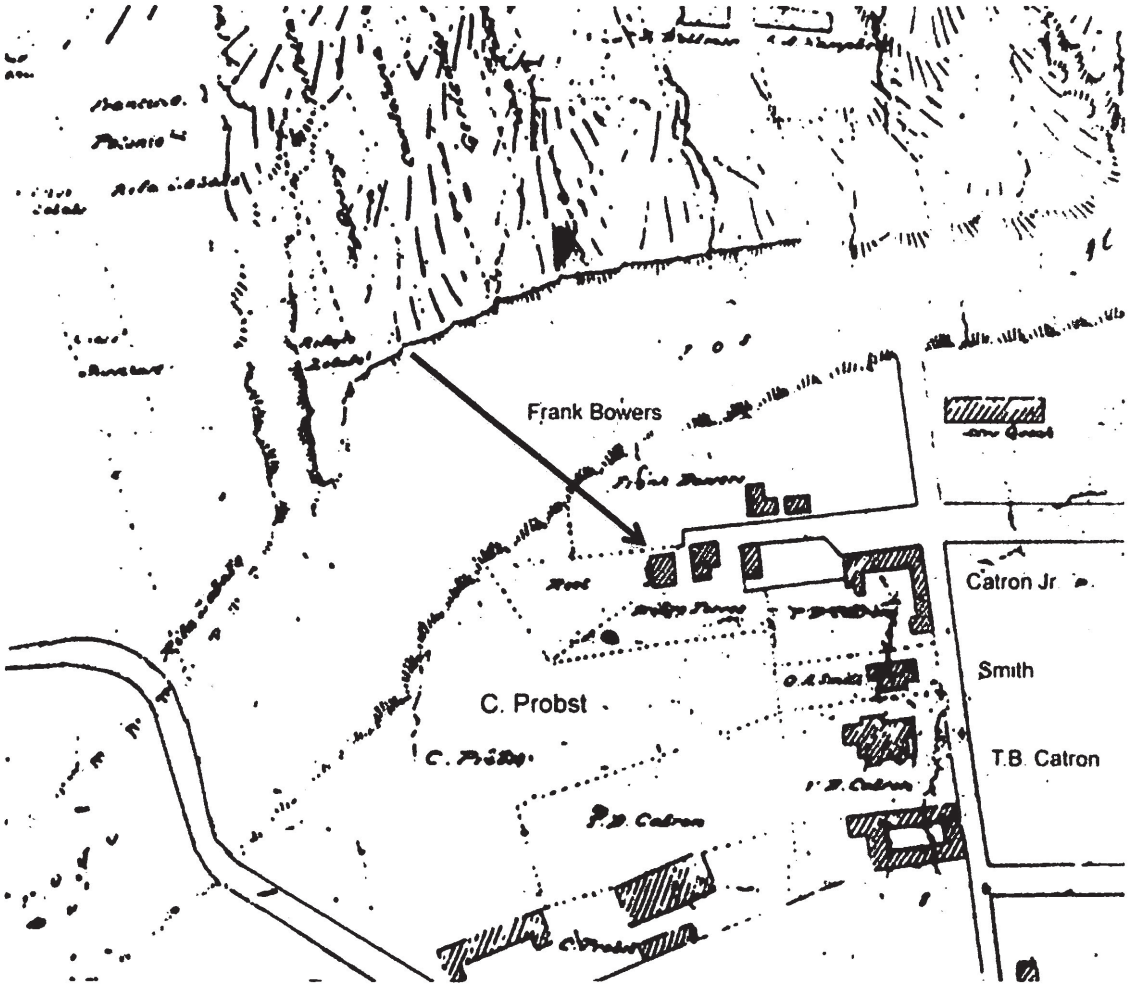




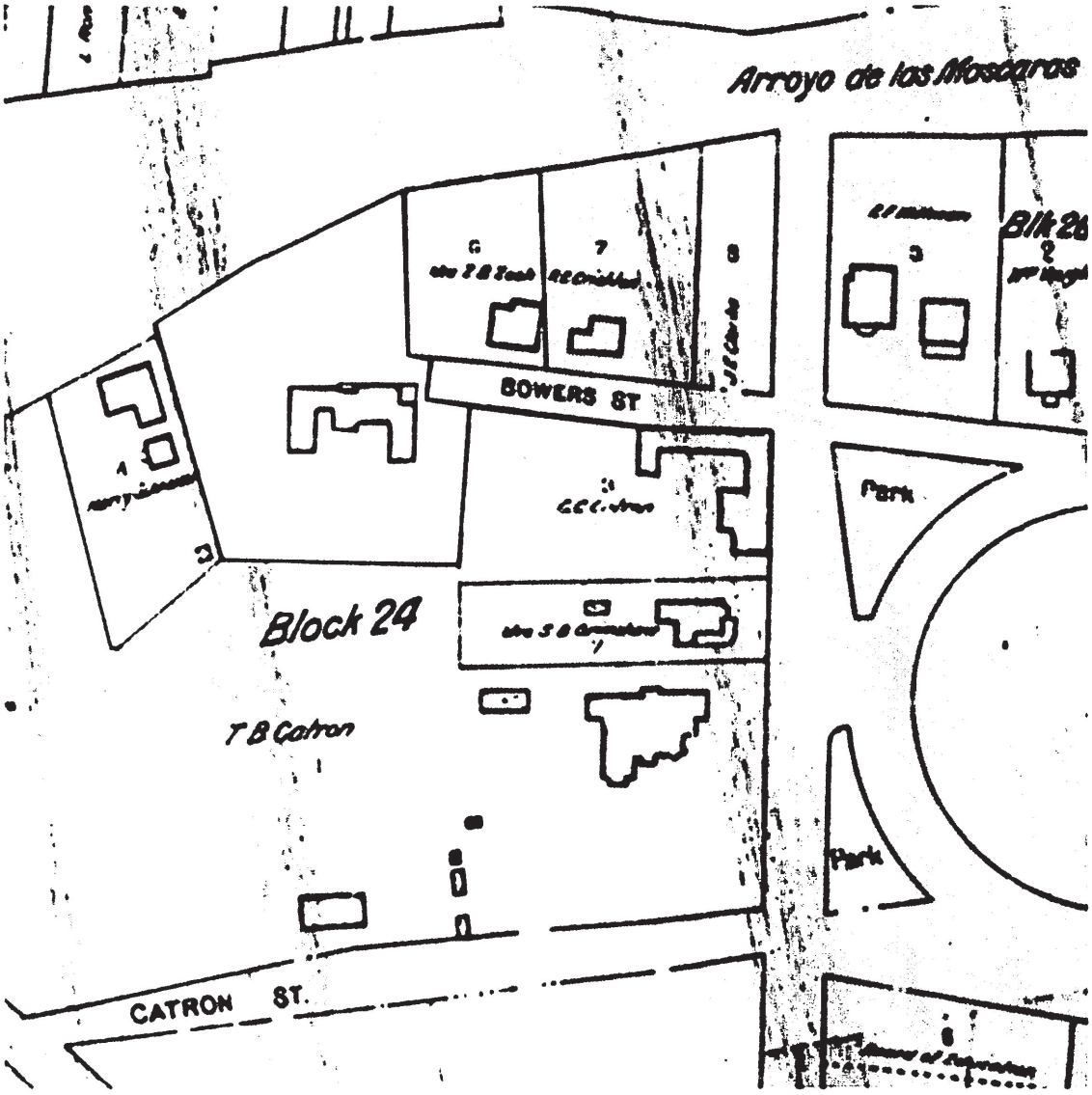
South elevation of patio

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



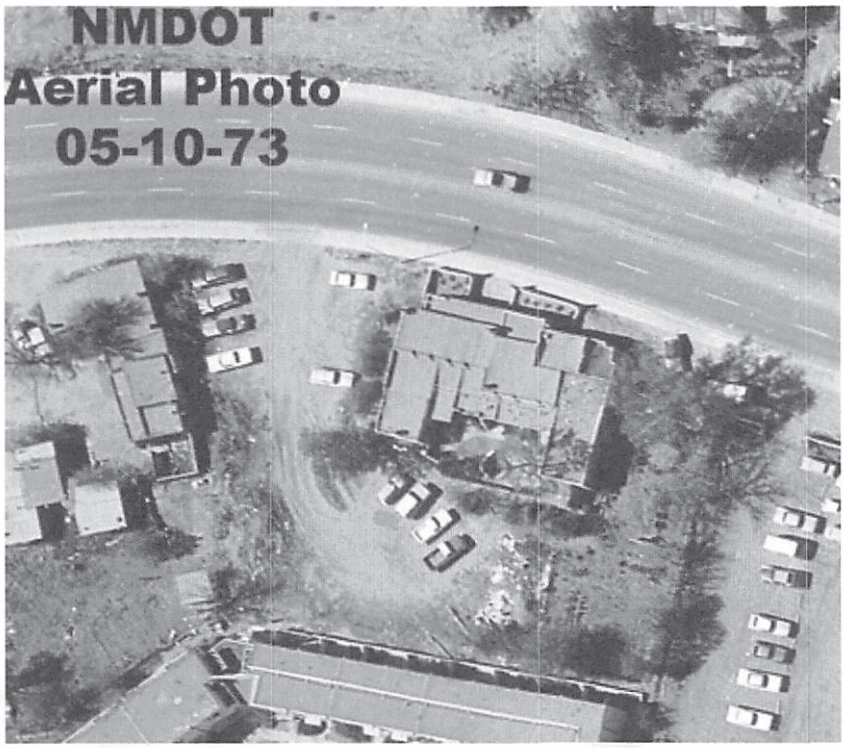
Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



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

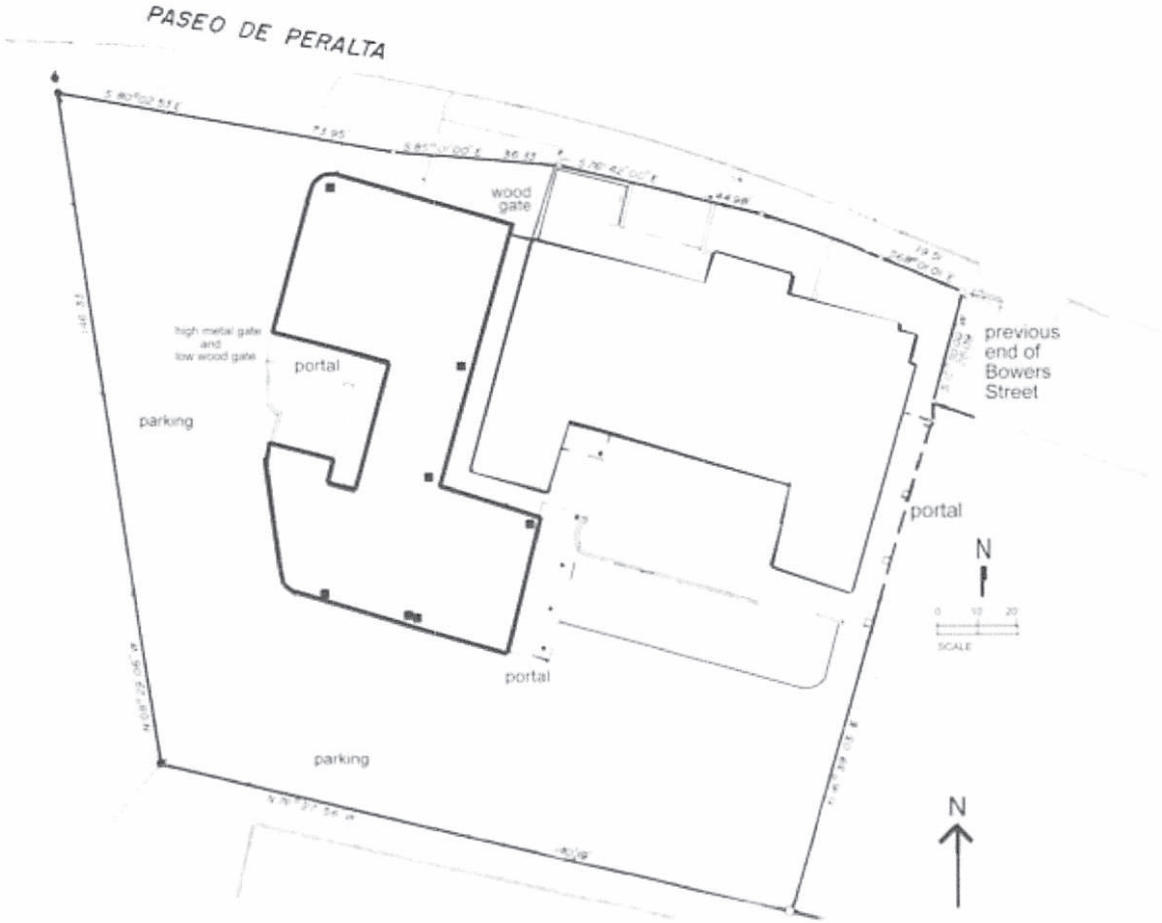
__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean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





South end of West Elevation



Southwest corner and south elevation



Portal and east elevation

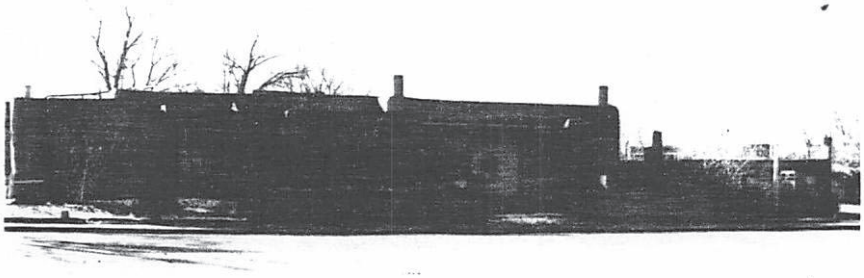
H2997

11/7/85 HMW | SF | 051610479

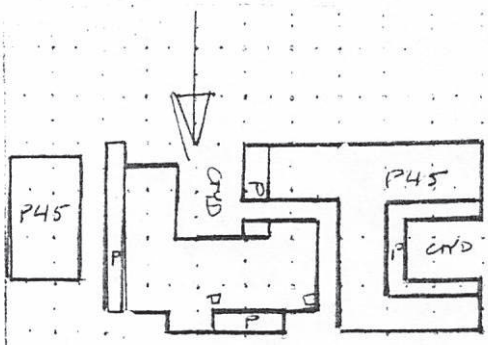
SFHD # 1 | 479

320 Pº de PEREALTA | SF

HMW 15 | 34-37 | HPB







OFFICE

SP REV.

?

ADOBE / STUCCO

FRONT CORE: RECESSED PORCH ROUND POSTS, ZAPATAS, NEW 6/6 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.

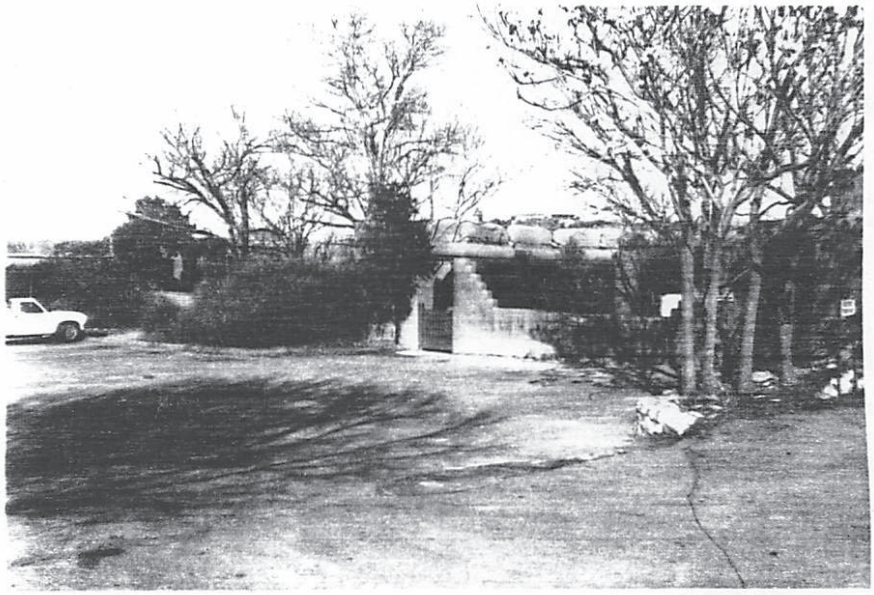
IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

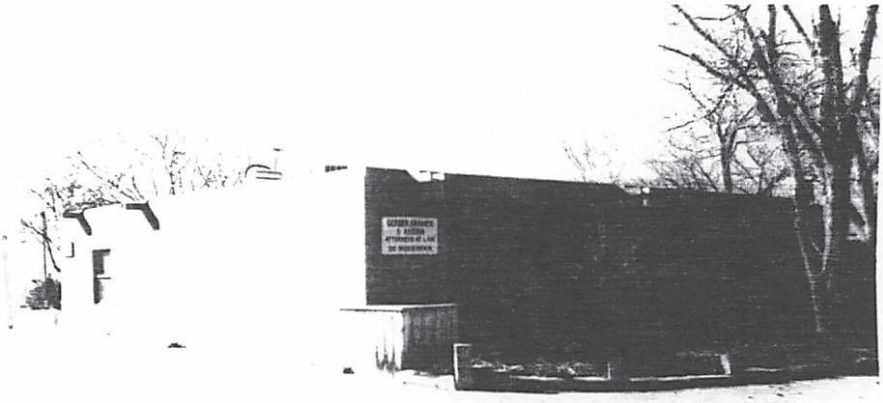
good

moderate ✓

CONTRIB.
NC ADDS.


TOYOTA





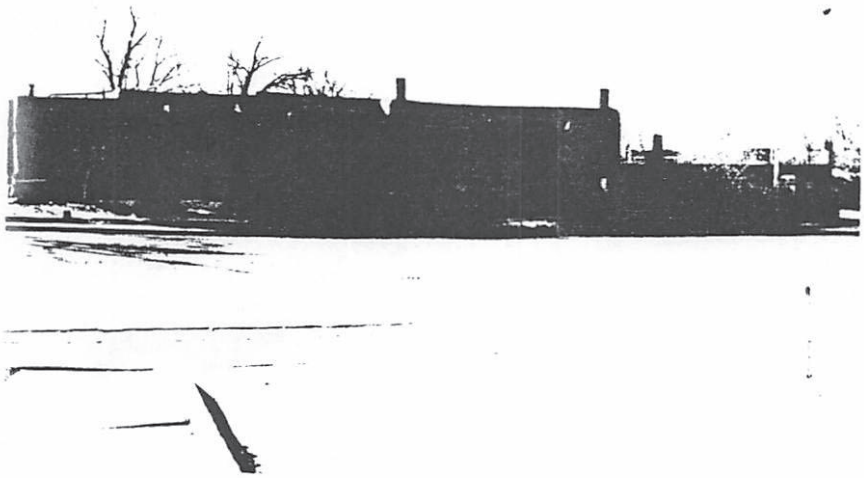
11/7/85 HMW SF 051610479

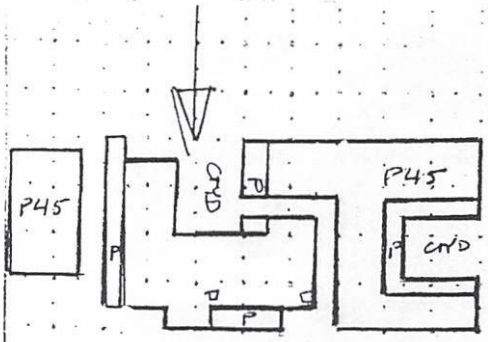
SFHD #1 479

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 rope

interest

if eligible,

why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list it nos.

back? yes

style

SP REV.

?

wall material surface

ADOBE / STUCCO

architectural features

FRONT CORE: RECESS'D 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.

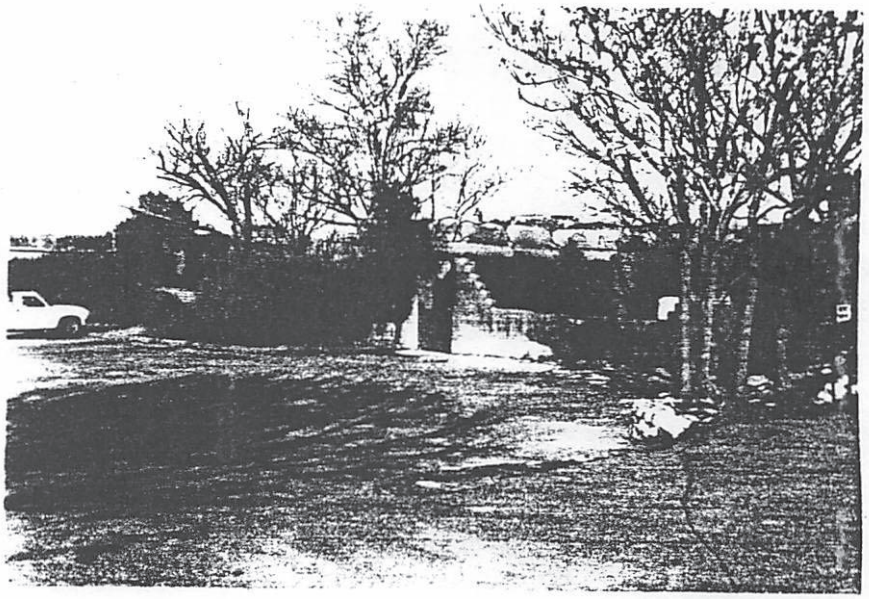
2 P45 FLANKING BLDGS.

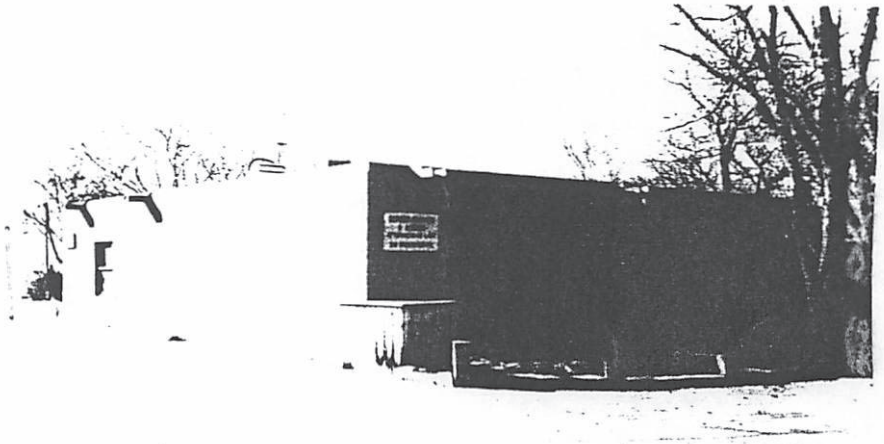
comments

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:

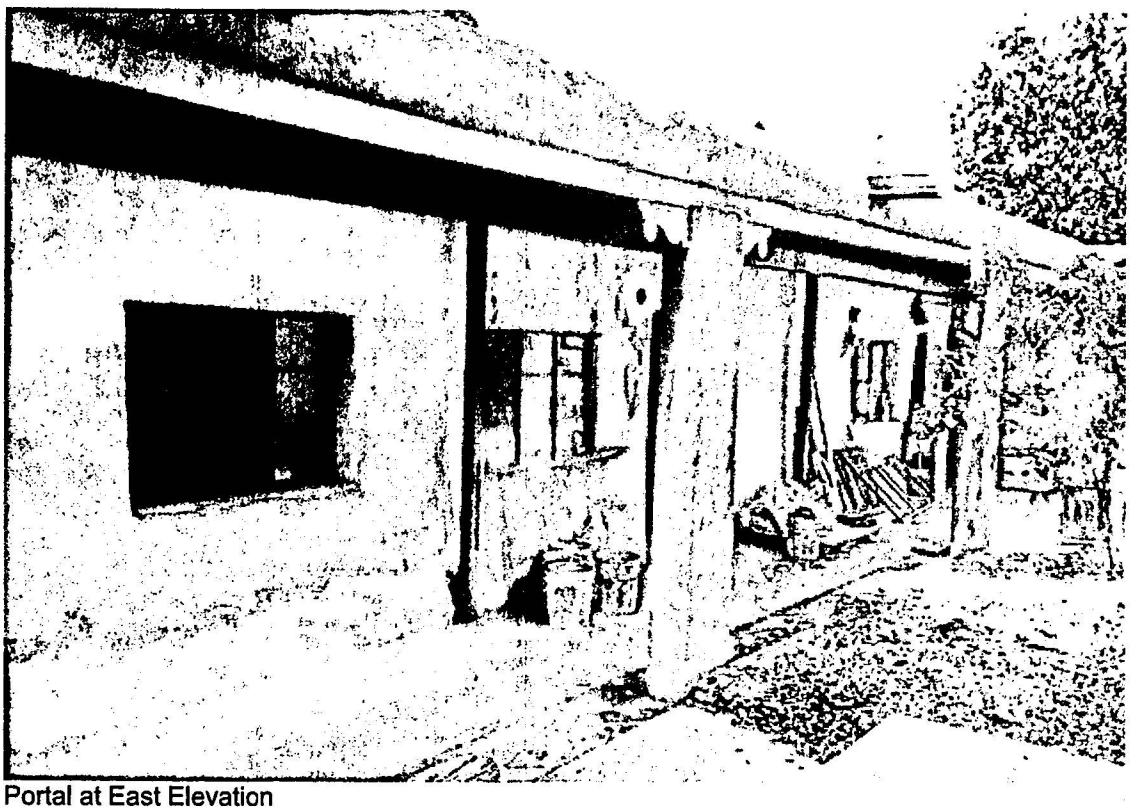
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ Residential __ Public

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

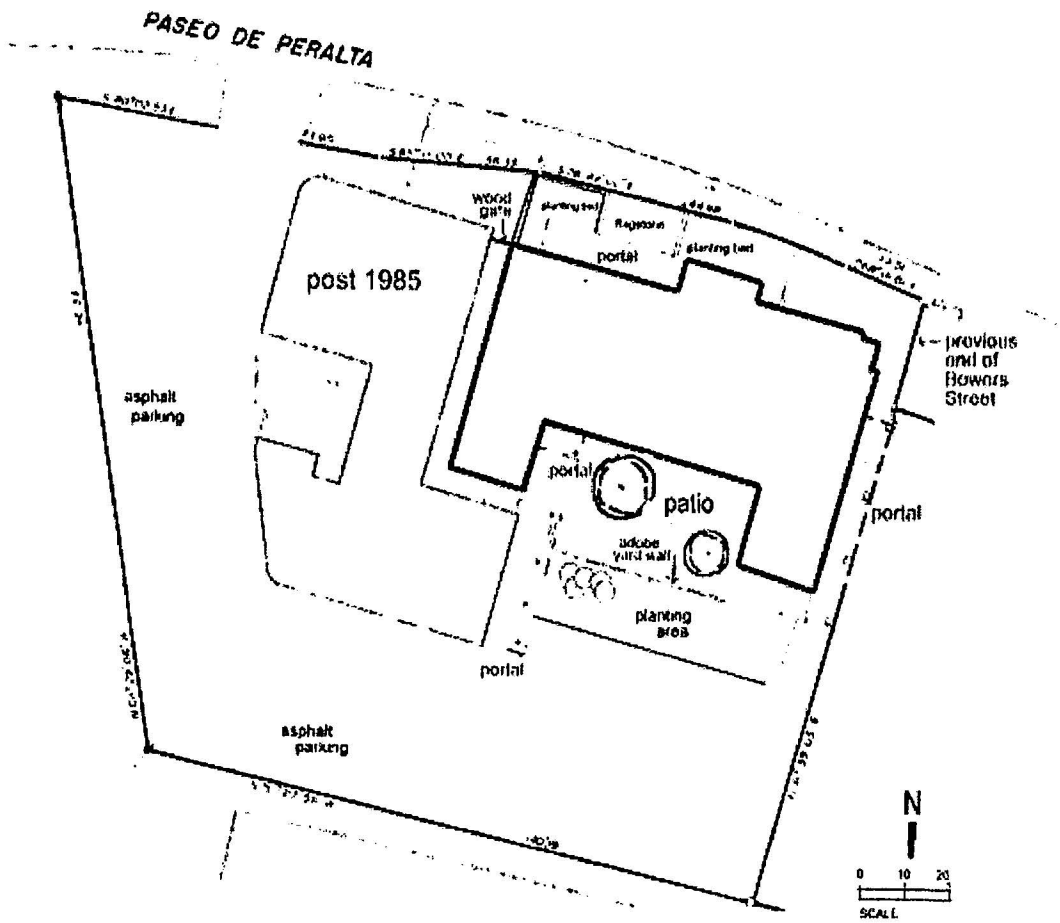
SITE:

18. Attached or Associated Properties

The newer building at the west is connected only by gates; see separate HCPI form.

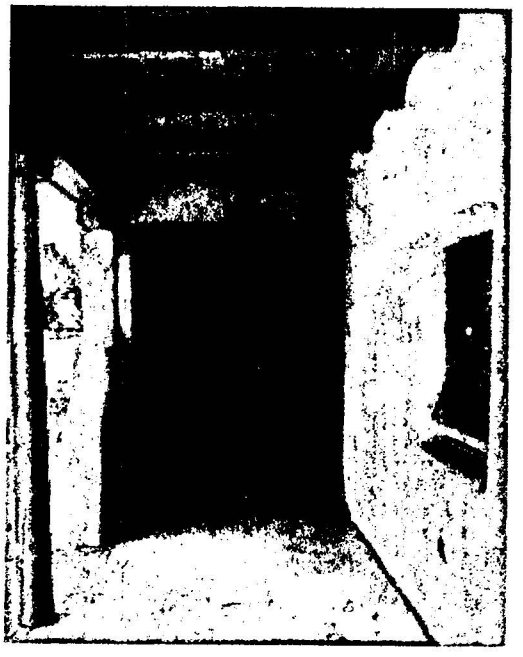
Are associated properties eligible for listing? No

19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways

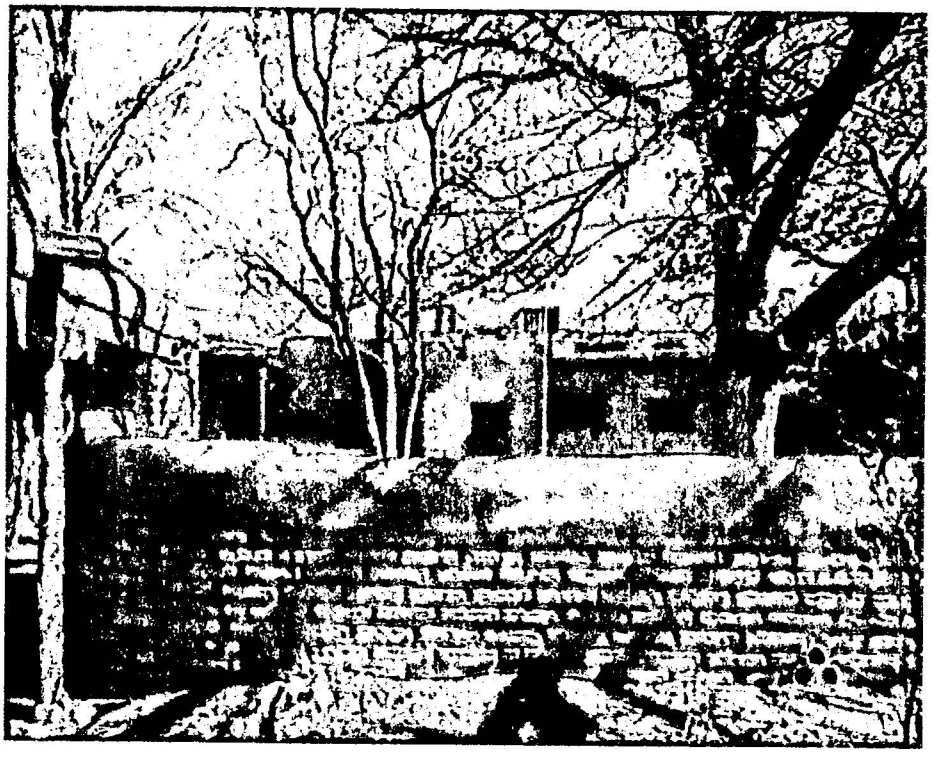




Detail of north entrance

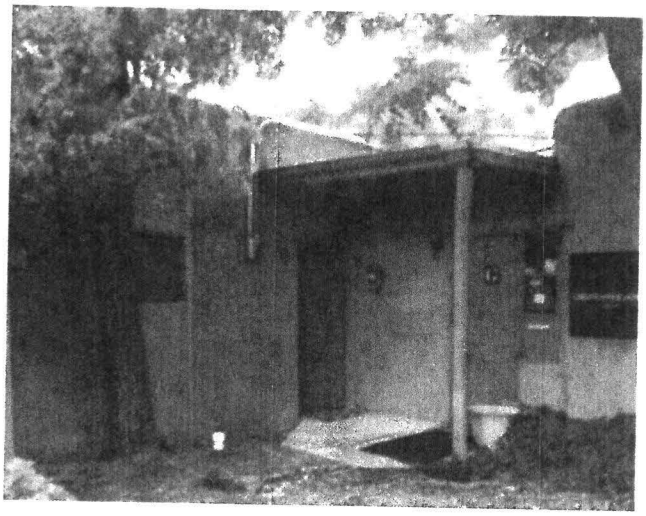


Door and sidelights at north portal

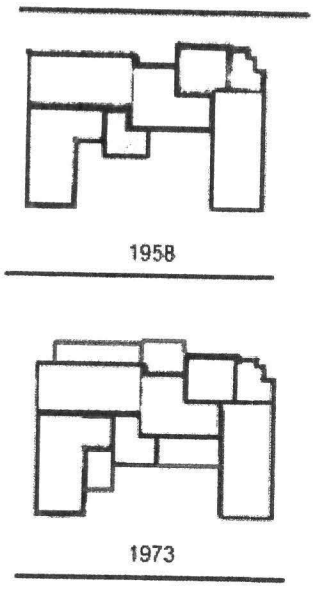


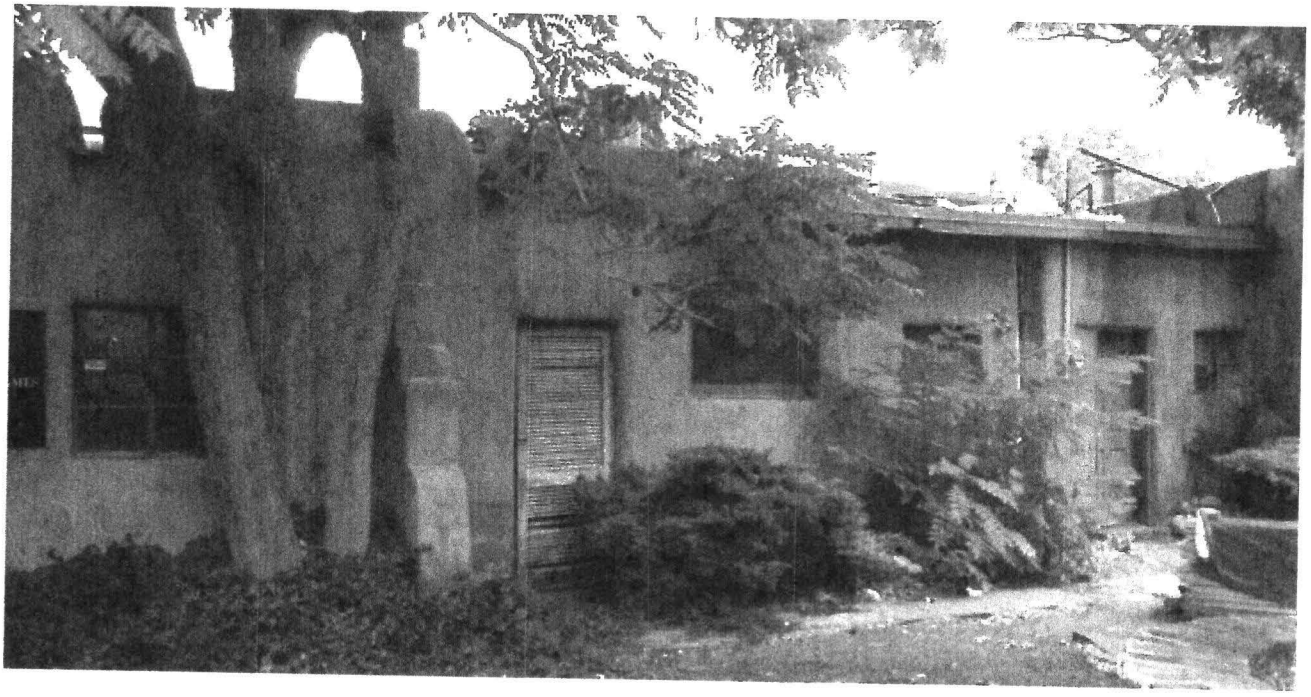
Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



South Elevation of patio at west corner

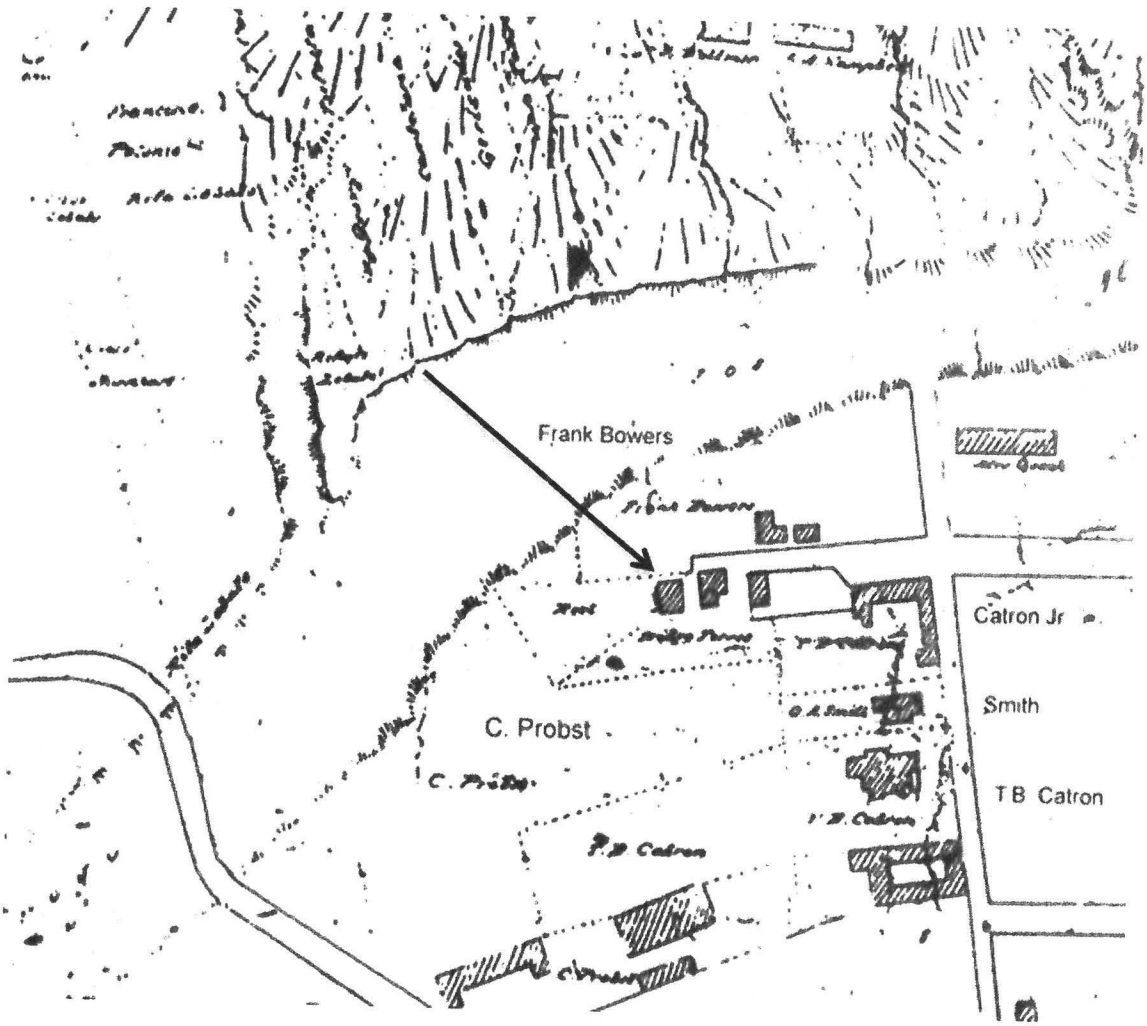




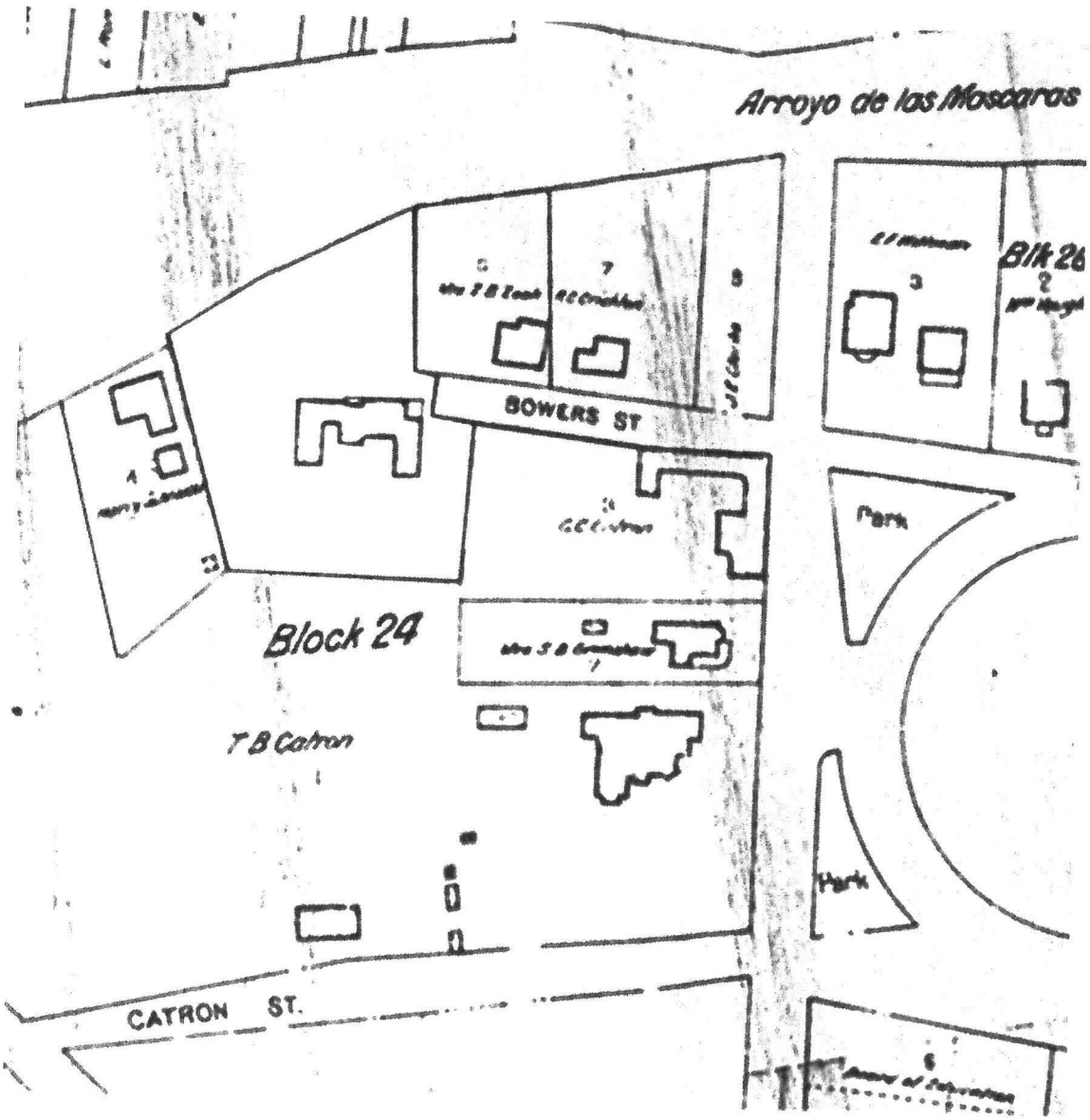
South elevation of patio

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

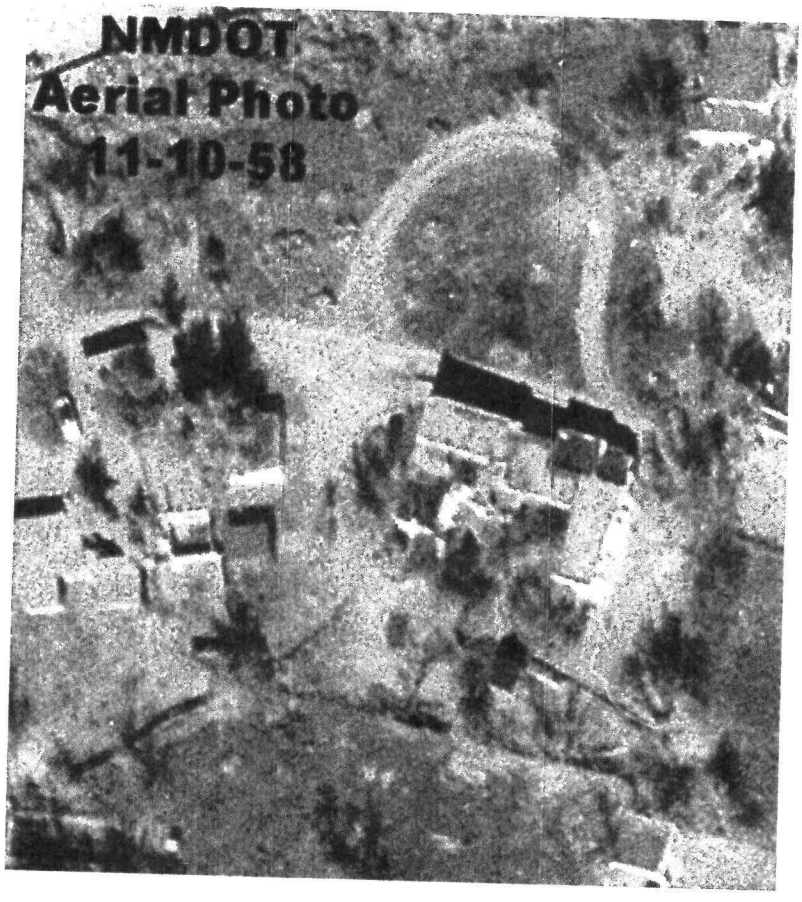


Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



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

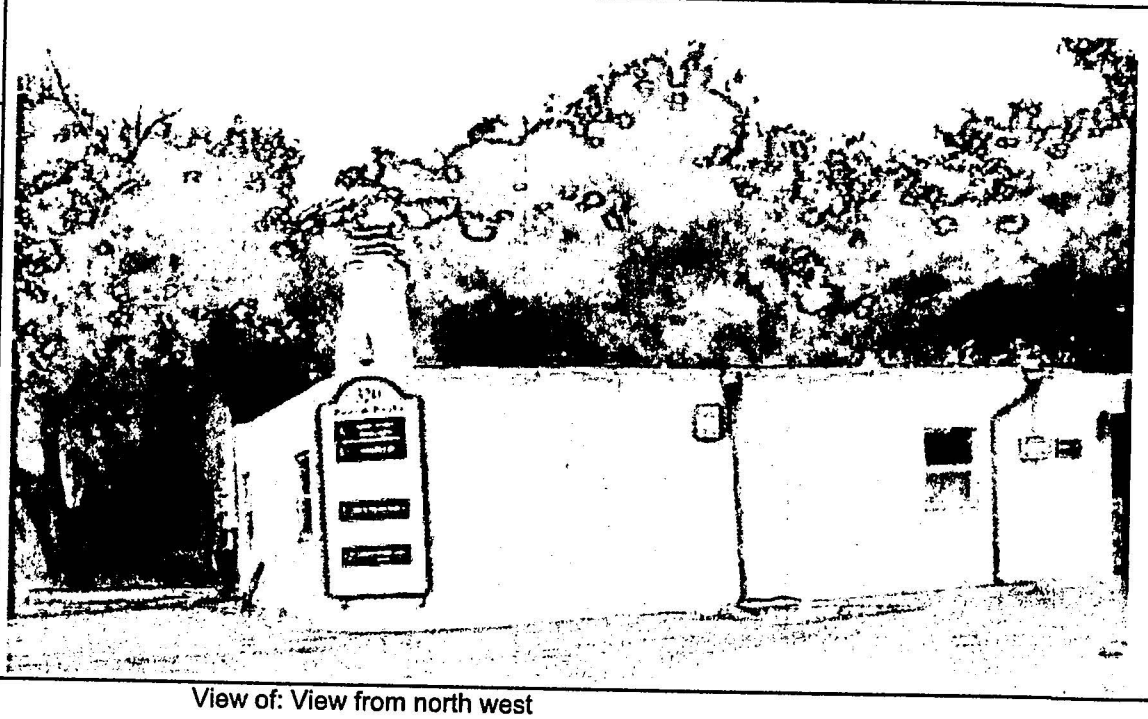
5. Property Type: _x_ Building __ Structure __ Site __ Object

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

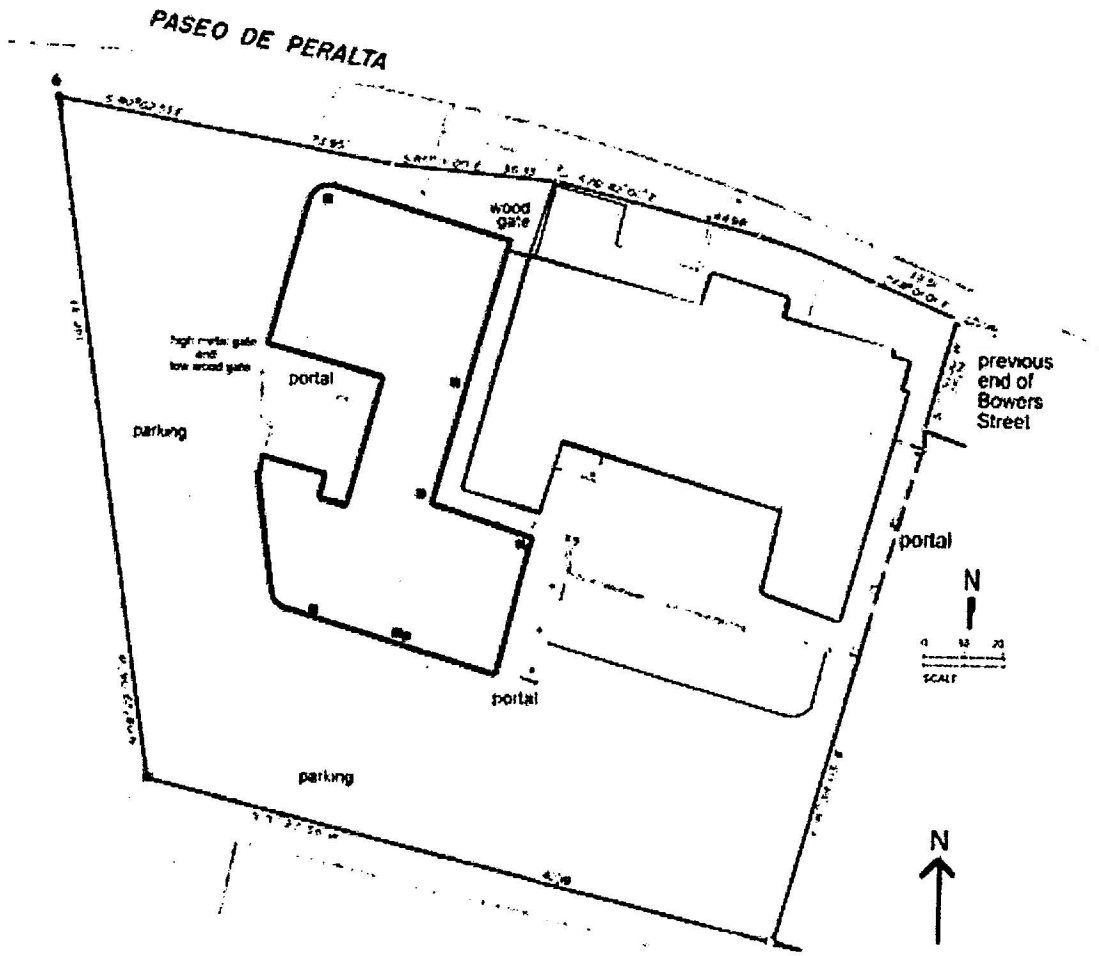
Maps, Chavez History Library; deeds with owner

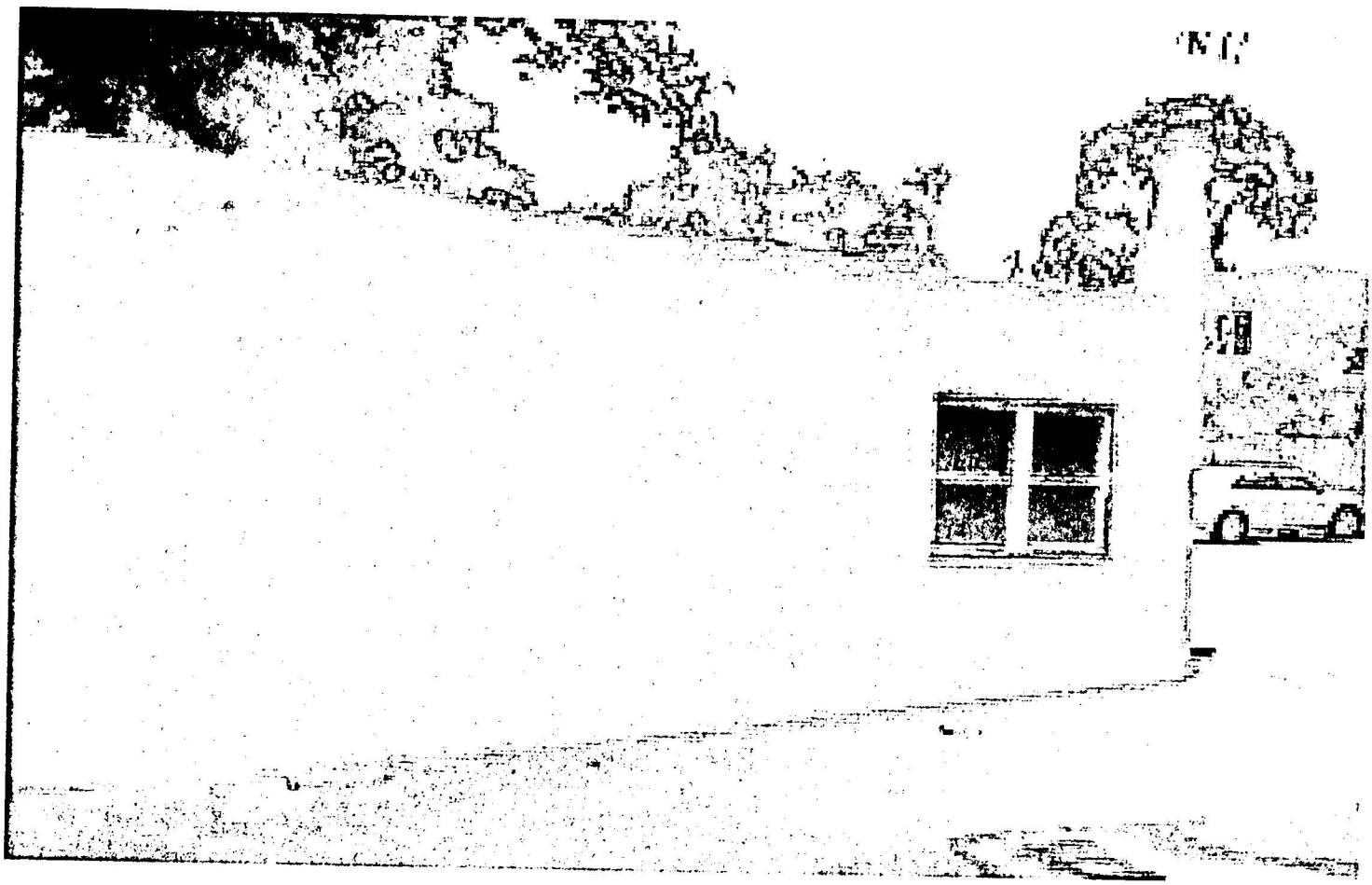
18. Attached or Associated Properties

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

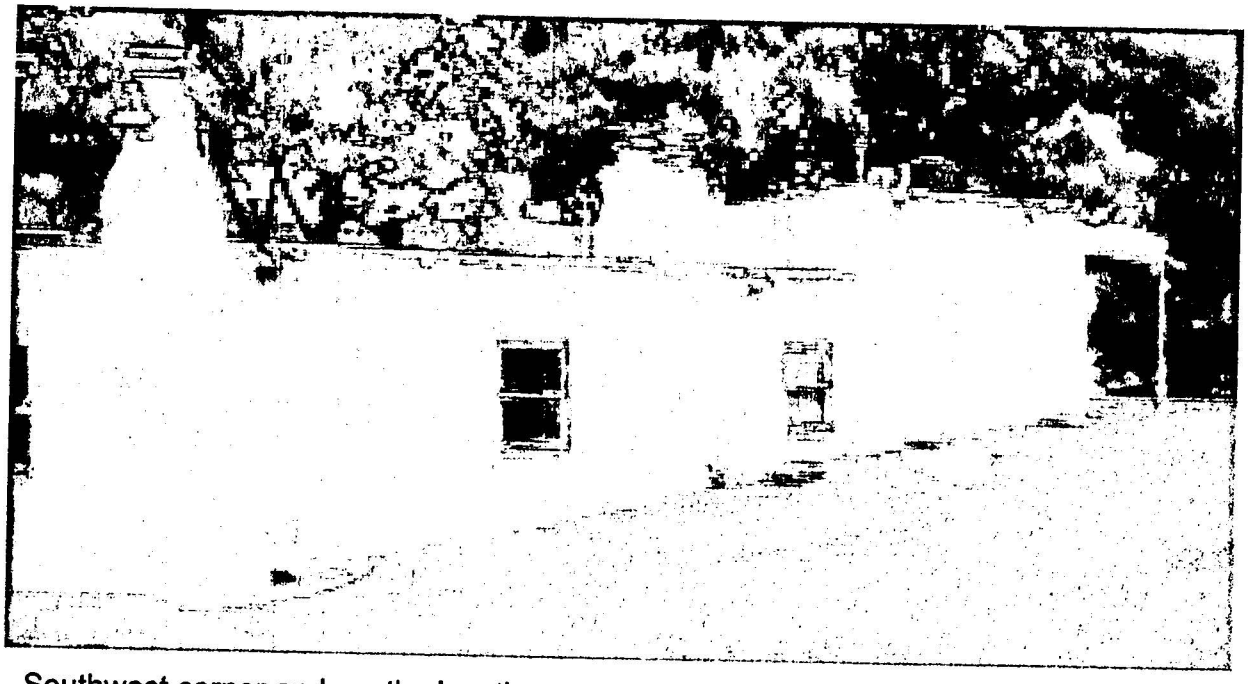
19. Site Plan



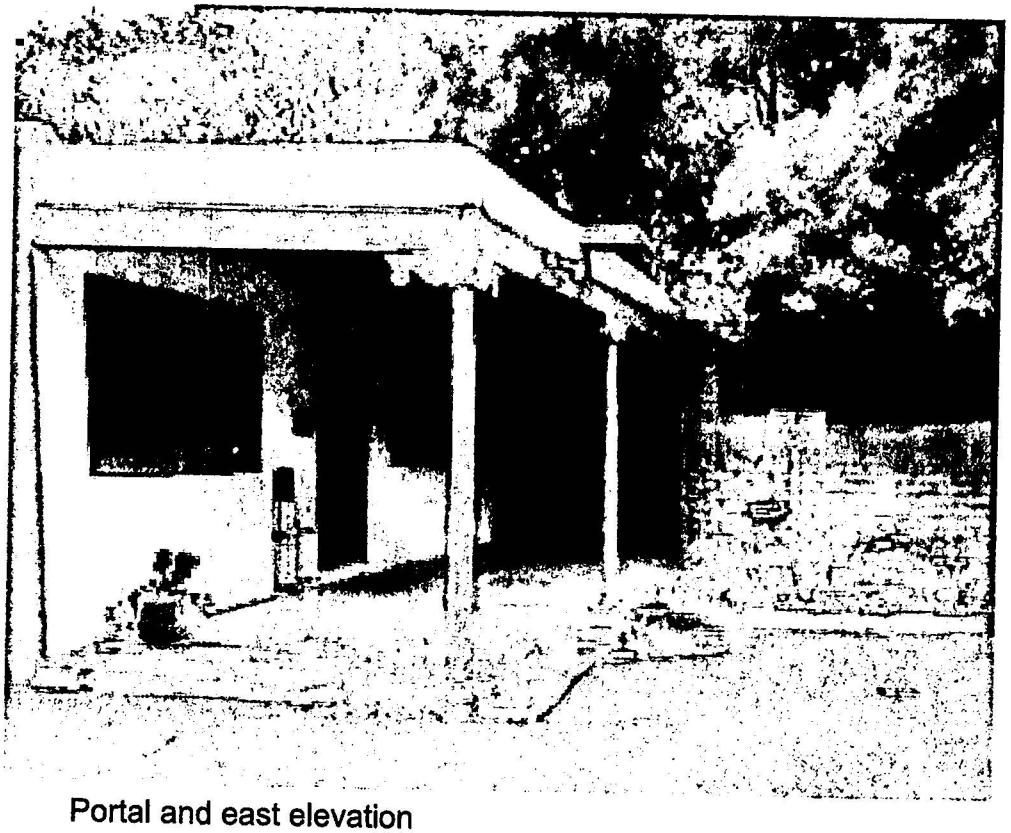


South end of West Elevation

HCPI Detail Form Continuation Sheet 2



Southwest corner and south elevation



Portal and east elevation

H2997

11/7/85 HMW SF 051610479

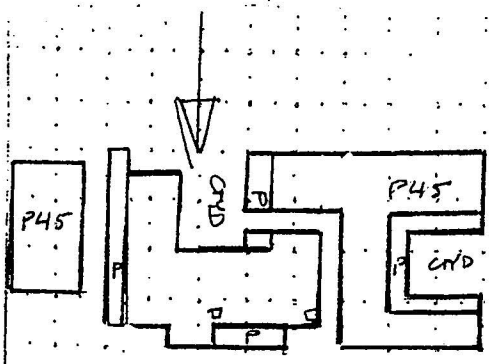
SFHD #1 479

320 P° de PERALTA

SF

HMW 15 34-37 HPB





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 ____ room

interest

if eligible,

why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list ID nos.

[illegible] yes

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

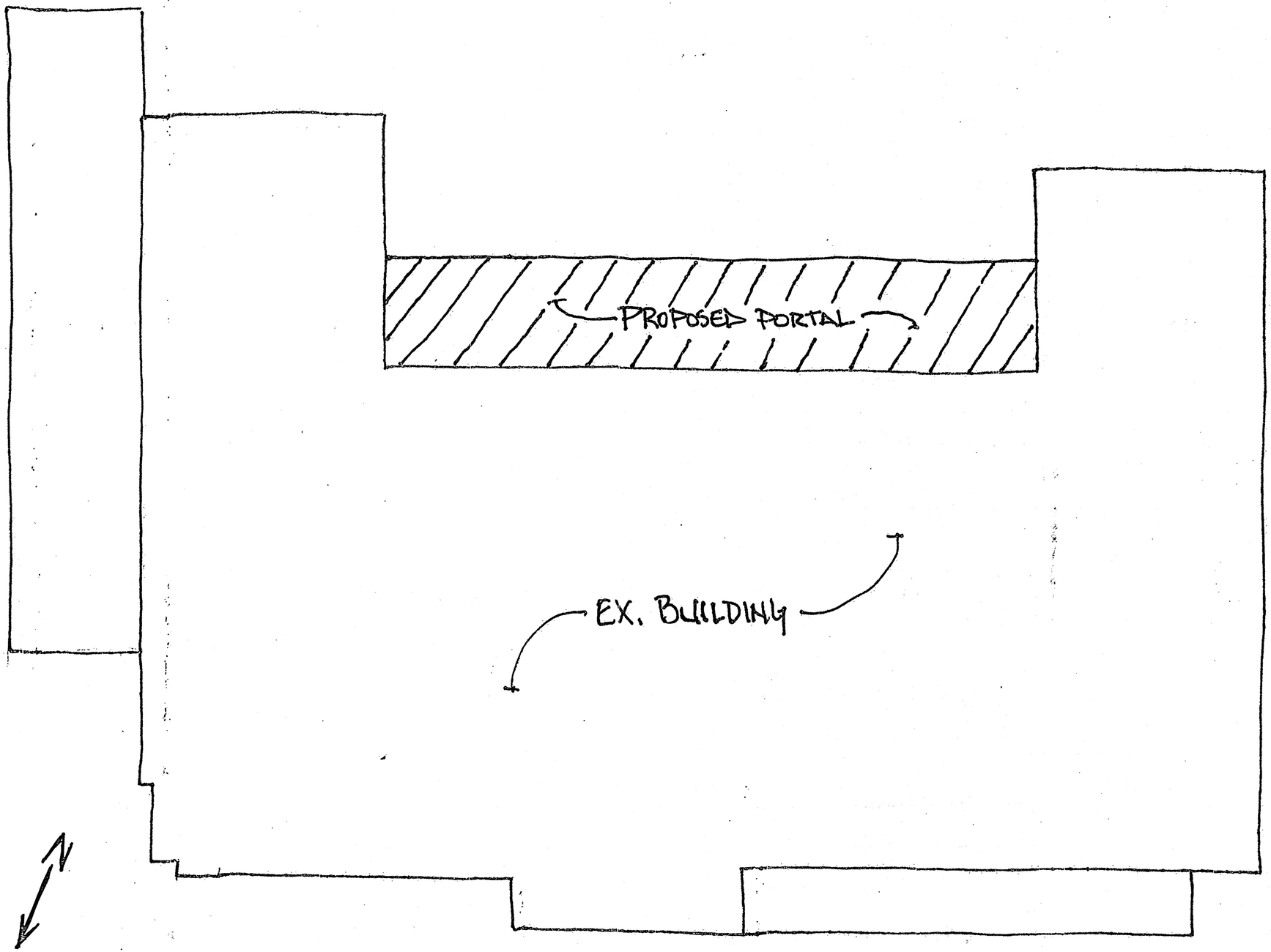
OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.


TOYOTA

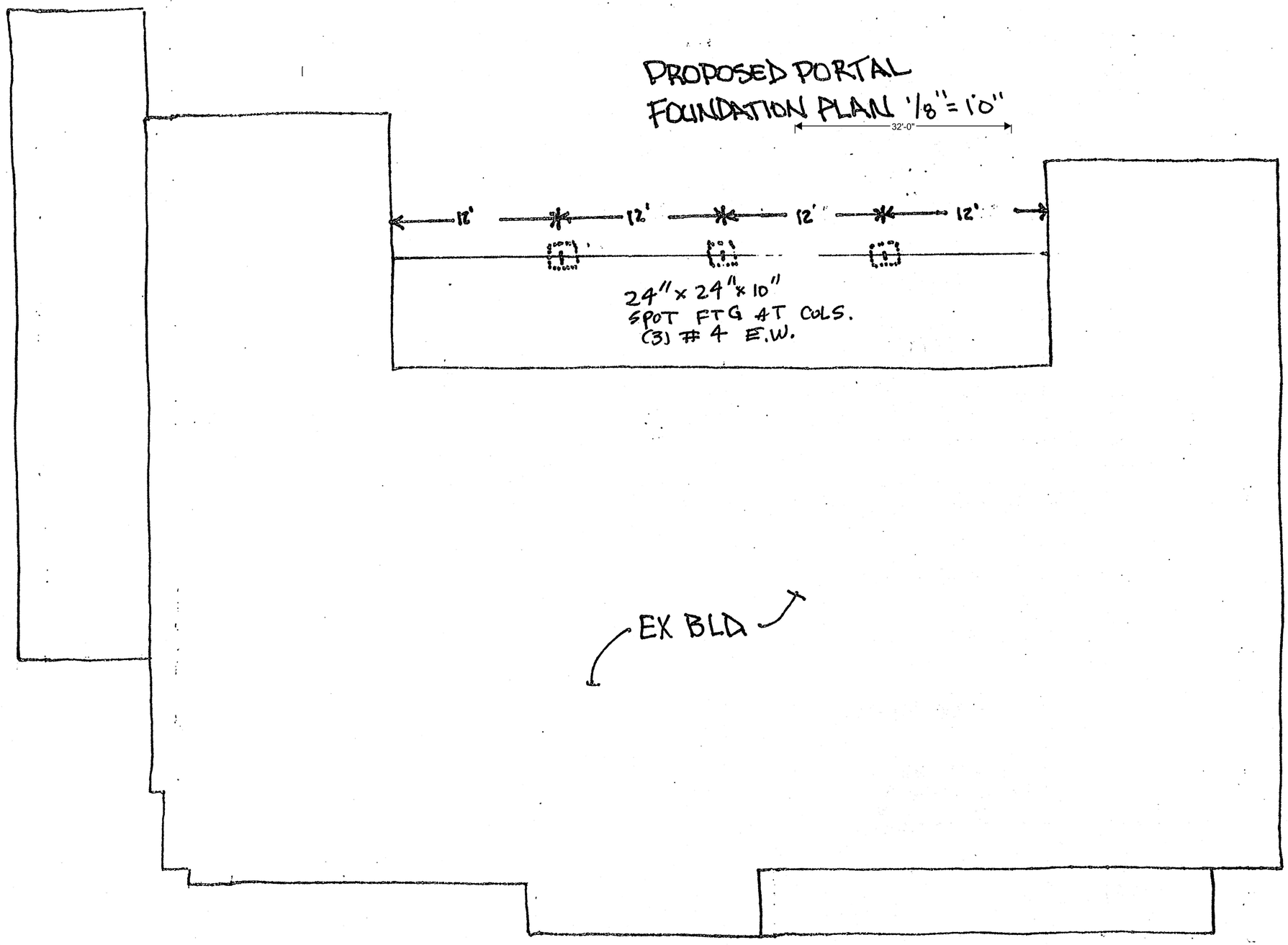




AUG 18 2016



PROPOSED PORTAL FOUNDATION PLAN 1/8" = 1'0"

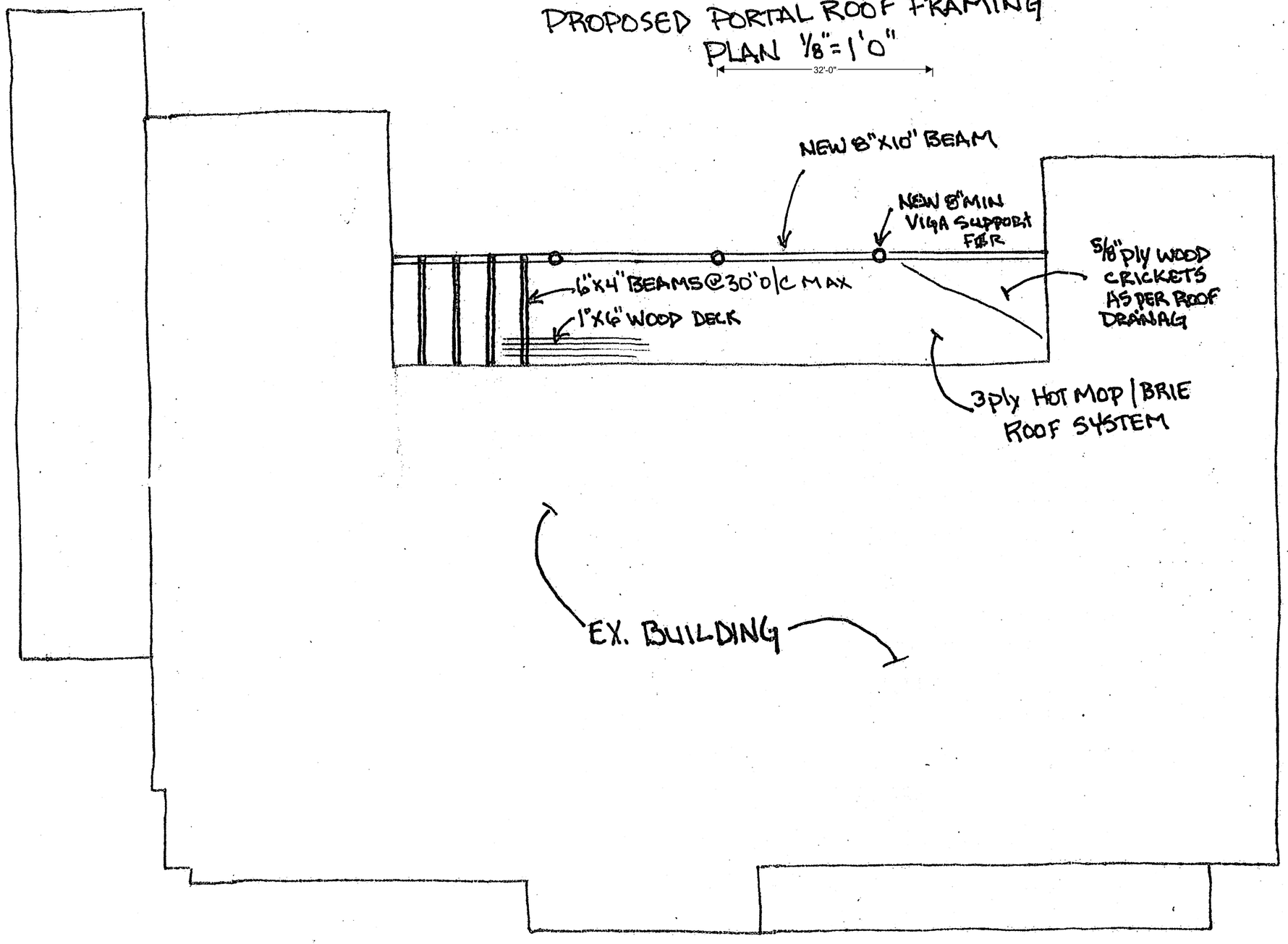


WILLIAM M. DRUC
NEW MEXICO
13853
7.25.16
REGISTERED PROFESSIONAL ENGINEER

8/1/16

PROPOSED PORTAL ROOF FRAMING PLAN 1/8"=1'0"

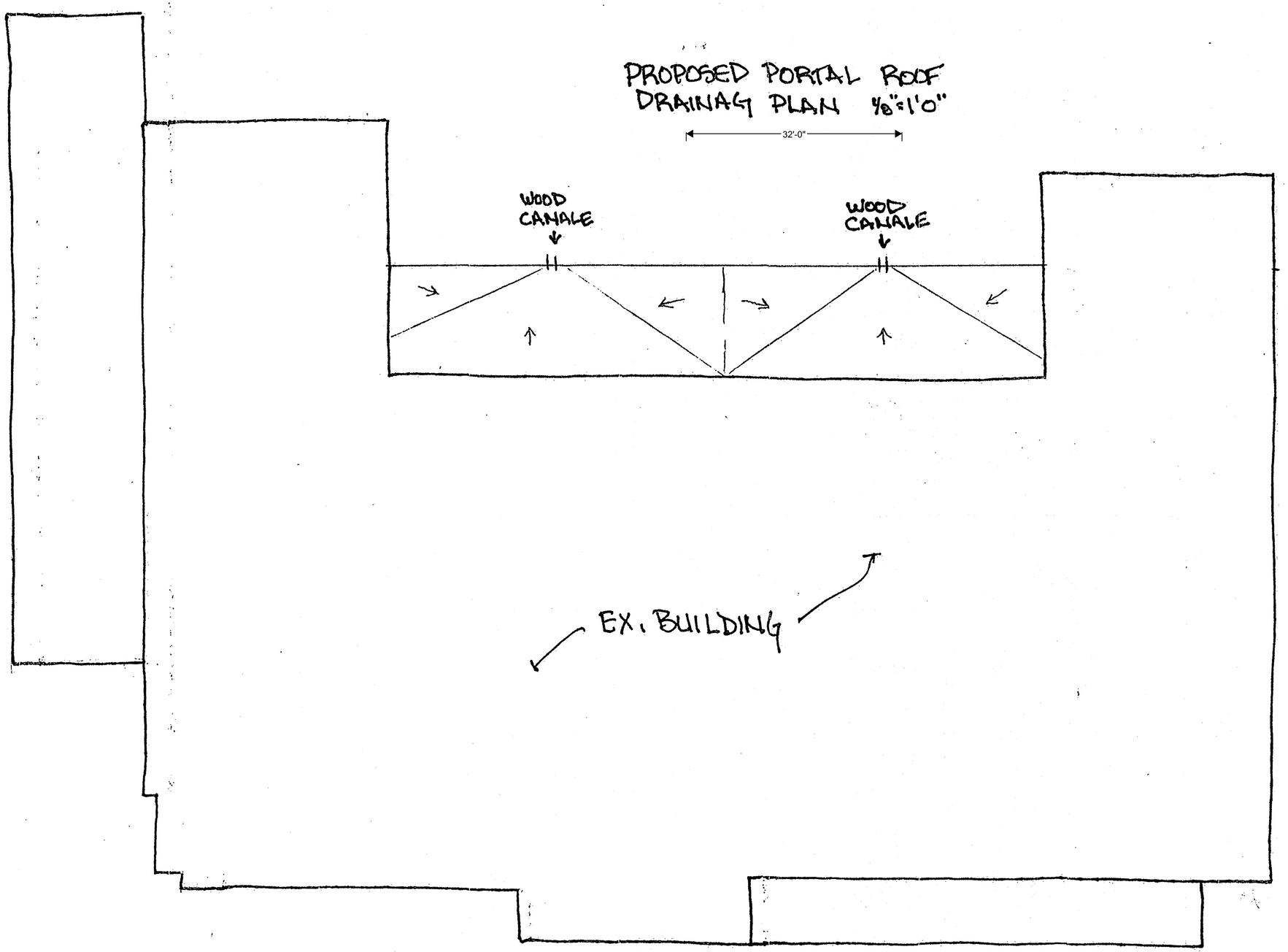
32'-0"

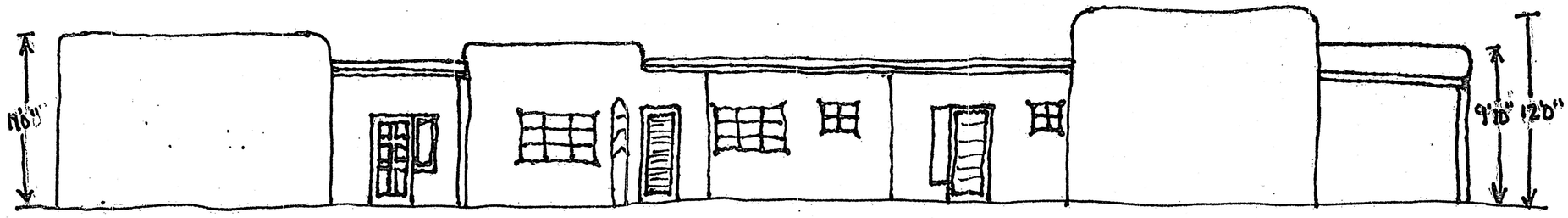


WILLIAM M. DROSE
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
7.25.16

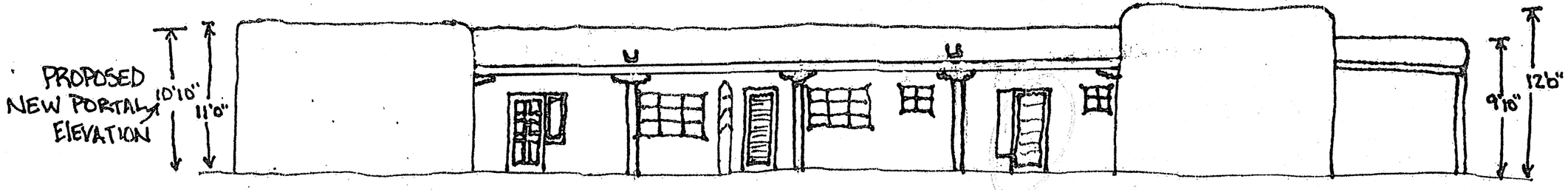
9/9/16

PROPOSED PORTAL ROOF DRAINAG PLAN 1/8"=1'0"





EXISTING ELEVATION ⅛"=1'0"



PROPOSED PORTAL ELEVATION ⅛"=1'0"

32'-0"

WILLIAM M. DRU
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.

EXISTING WINDOW PLACEMENT
FLOOR PLAN

32'-0"

1/8"=1'0"

PORTAL

OFFICE

HALL

BATH

OFFICE

RETAIL

MECH

STORAGE

KITCHEN

DRESSING RM

RETAIL
EX. BUILDING

ENTRY

PORTAL

MECH

ENTRY

BATH

ENTRY

SOLAN

PORTAL

BATH

STORAGE

STORAGE

STORAGE

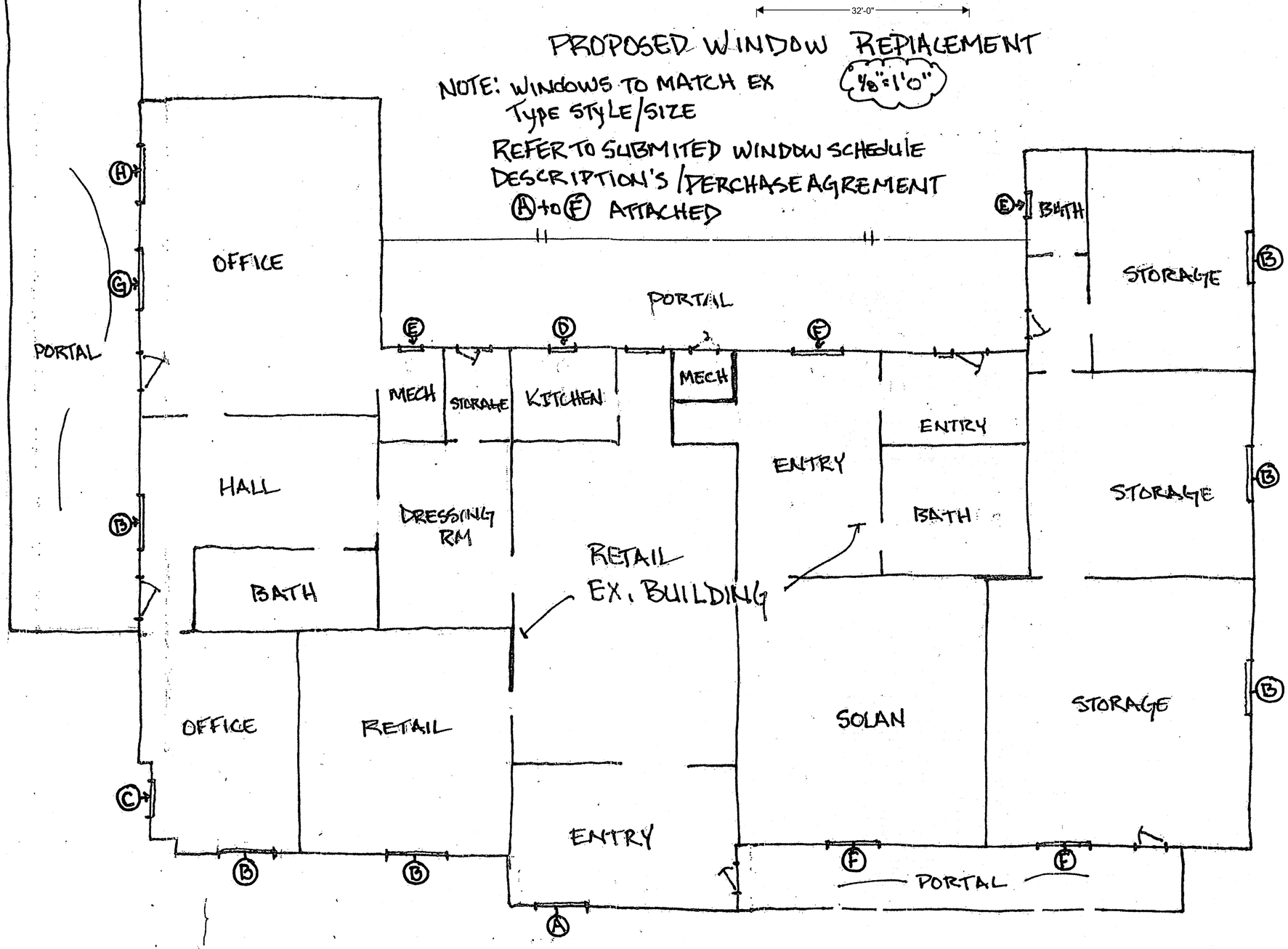
N

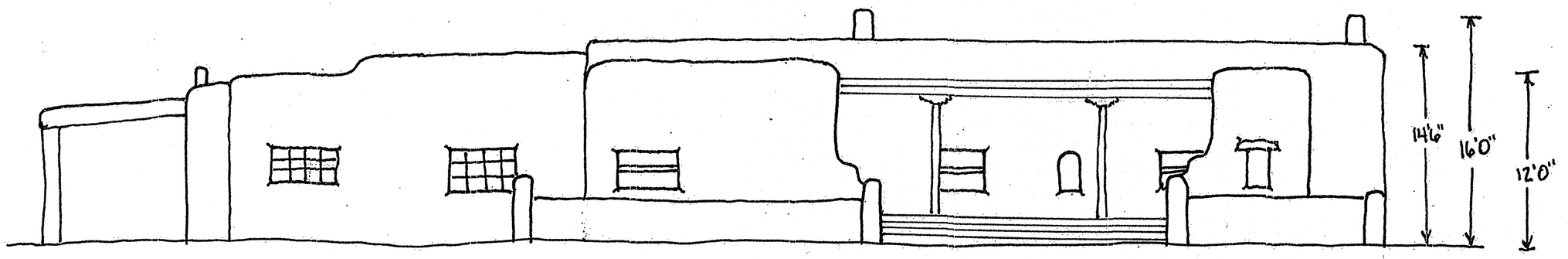
PROPOSED WINDOW REPLACEMENT

1/8"=1'0"

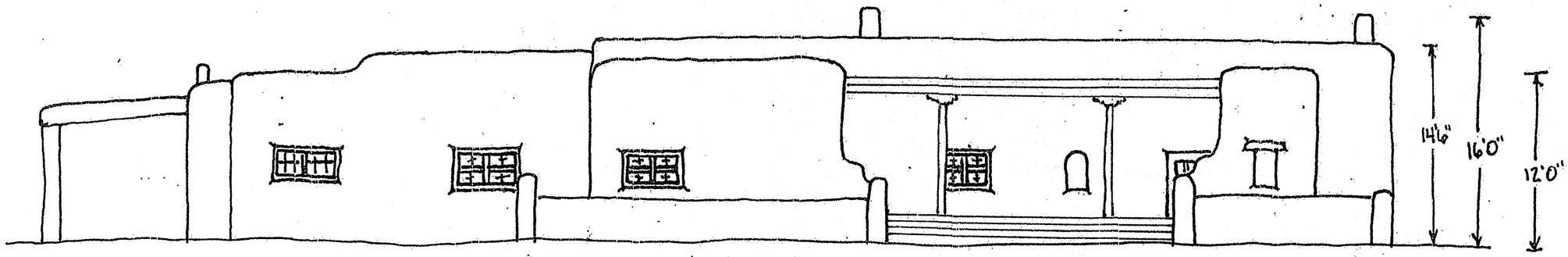
NOTE: WINDOWS TO MATCH EX
TYPE STYLE/SIZE

REFER TO SUBMITED WINDOW SCHEDULE
DESCRIPTION'S /PERCHASE AGREMENT
(A) to (F) ATTACHED

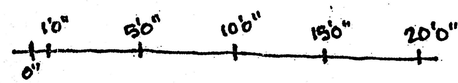




EXISTING NORTH ELEVATION
"WINDOWS"

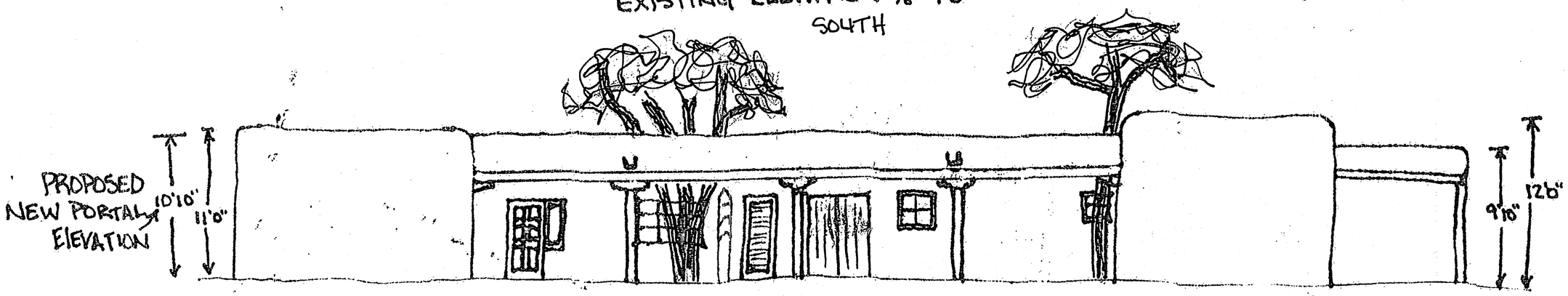


PROPOSED NORTH ELEVATION
"WINDOWS"

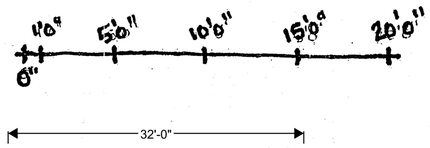




EXISTING ELEVATION 1/8"=1'0"
SOUTH

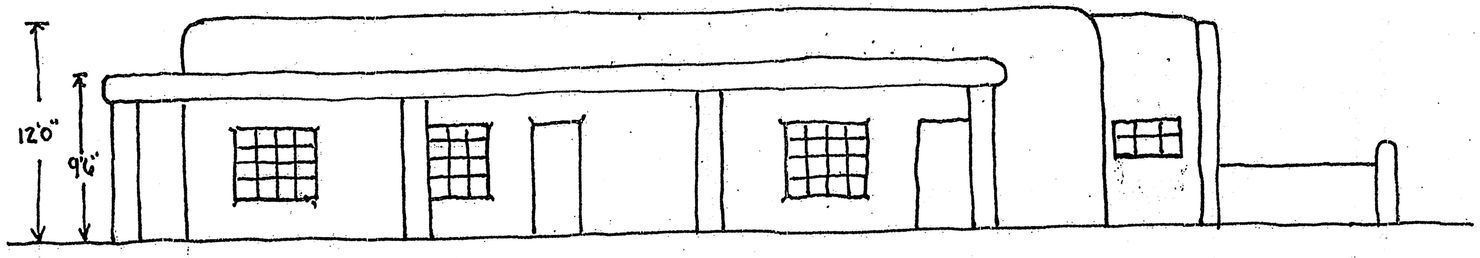


PROPOSED PORTAL ELEVATION 1/8"=1'0"
"WINDOWS"
SOUTH

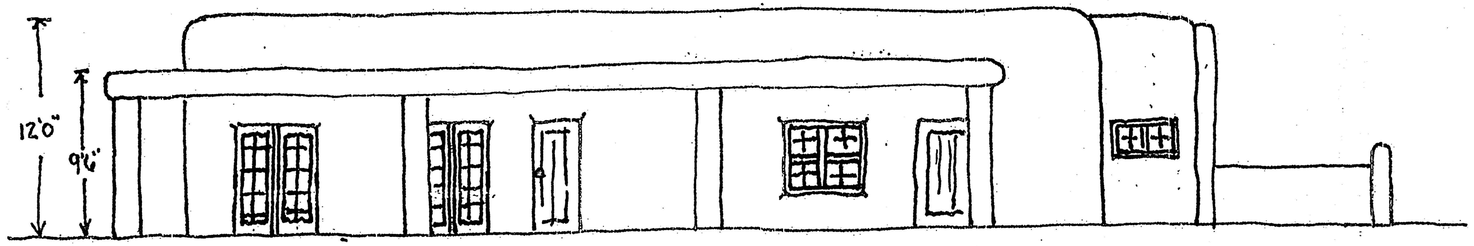


HISTORIC PRESERVATION & LAND USE
HISTORIC DISTRICTS REVIEW
REMARKS:
APPROVAL
CONDITIONAL APPROVAL
Cecilia Rios
NAME CECILIA RIOS
9/13/16
DATE

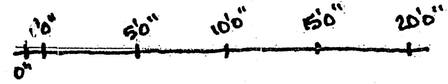
WILLIAM M. DRURY INC
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.17

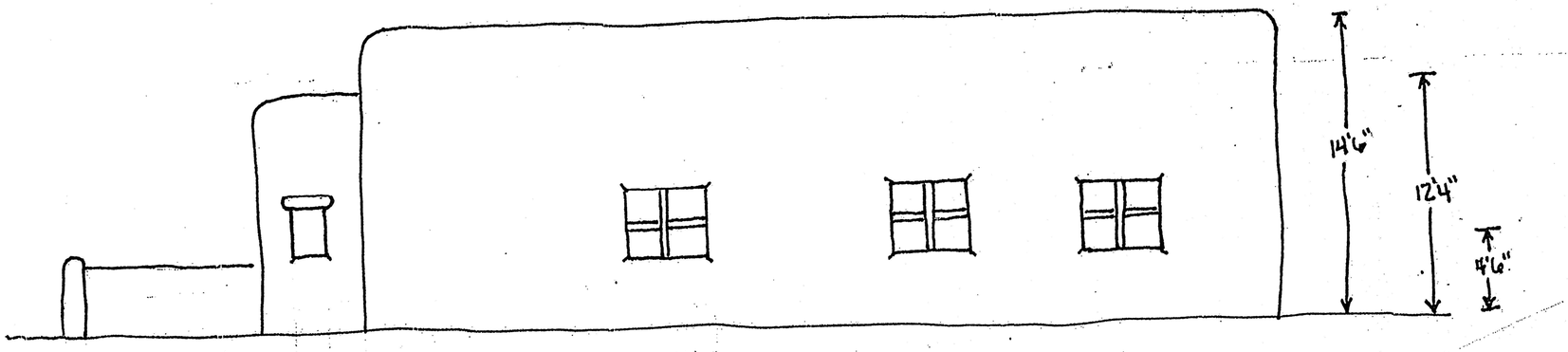


EXISTING EAST ELEVATION
"WINDOWS"

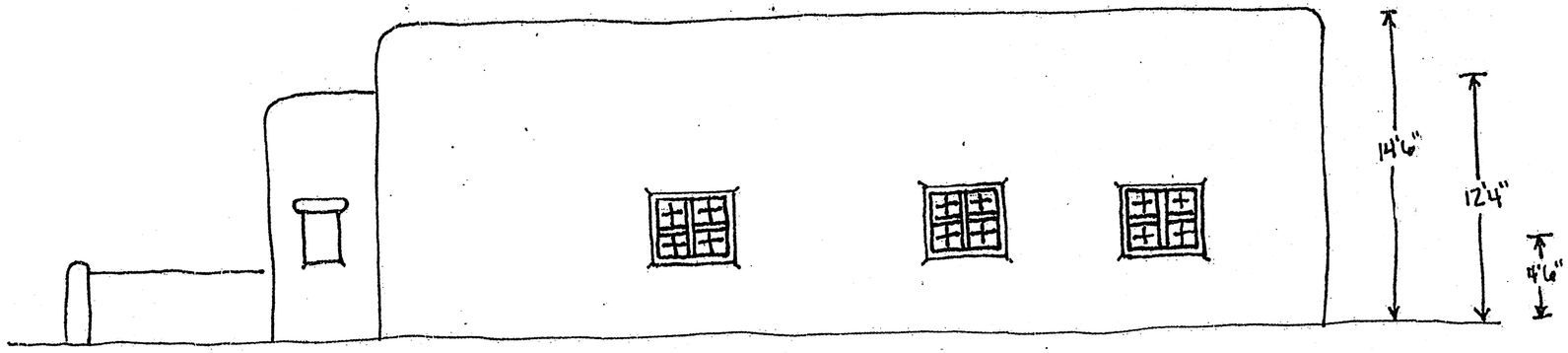


PROPOSED EAST ELEVATION
"WINDOWS"

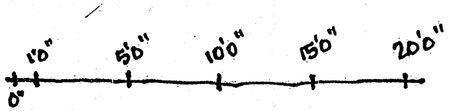




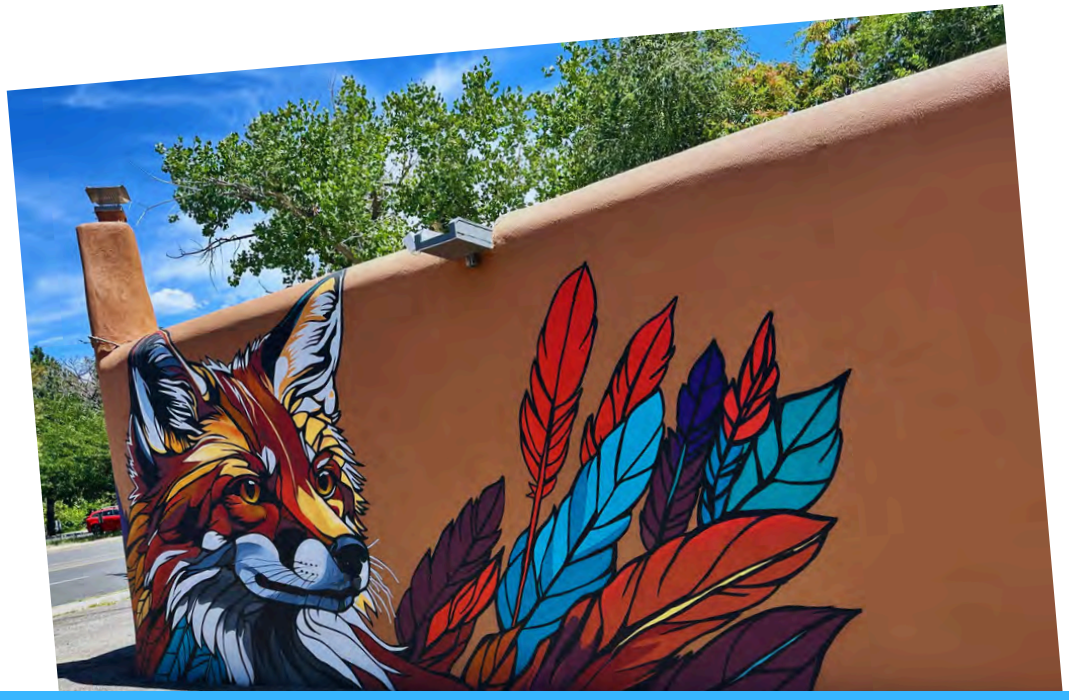
EXISTING WEST ELEVATION
"WINDOWS"



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 WILLIAMS 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 BOUNDARY
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 FOREVER. THERE IS NO DEDICATION OF LAND TO THE PUBLIC.

E.W. SARGENT — Anna Leise 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 — Elizabeth E. Stone
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 — Elizabeth E. Stone
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
ANNA LEISE SARGENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF Sept, 1984.

MY COMMISSION EXPIRES: May 12, 1985 — Elizabeth E. Stone
NOTARY PUBLIC

APPROVALS

CITY OF SANTA FE:

CITY ENGINEER — DATE — CITY PLANNER — DATE

SUBDIVISION COMMITTEE:

CHAIRMAN — DATE — SECRETARY — 9-17-84 DATE

UTILITY COMPANIES:

PUBLIC SERVICE CO. OF N.M. — 9/6/84 DATE — GENERAL OF CHRISTO WATER CO. — 9-11-84 DATE

EAST CENTRAL OF NEW MEXICO — DATE — SOUTHERN UNION GAS — 9/11/84 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.

Mitchel K. Noonan
N.M.P.L.S. N° 6998 — MITCHEL K. NOONAN

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 1984, BY MITCHEL K. NOONAN.

Lauell Ebarri
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.

Mitchel K. Noonan
N.M.P.L.S. N° 6998 — MITCHEL K. NOONAN

NOTES:

1. MERIDIAN (88°30'08"E) BASED ON CLOSING L NE 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, ss
STATE OF NEW MEXICO)
I hereby certify that the within instrument was filed for record on the 12th day of Sept A.D. 19 84 at 11:26 o'clock A.M. and was duly recorded in Book 272 Page 021 of the records of Santa Fe County
Witness my Hand and Seal of Office
ANGEL VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy

PLAT OF SURVEY FOR

E.W. SARGENT & ANNA LEISE SARGENT

LOCATED AND BEING SITUATE AT TRACT 1 OF SARGENT SUBDIVISION, AT THE INTERSECTION OF CAMINO DE PERALTA AND PASEO DE PERALTA, CITY AND COUNTY OF SANTA FE, NEW MEXICO, SEPTEMBER, A.D. 19 84.

SOUTHWEST MOUNTAIN SURVEYS — SANTA FE 982-9429 — C-204 A

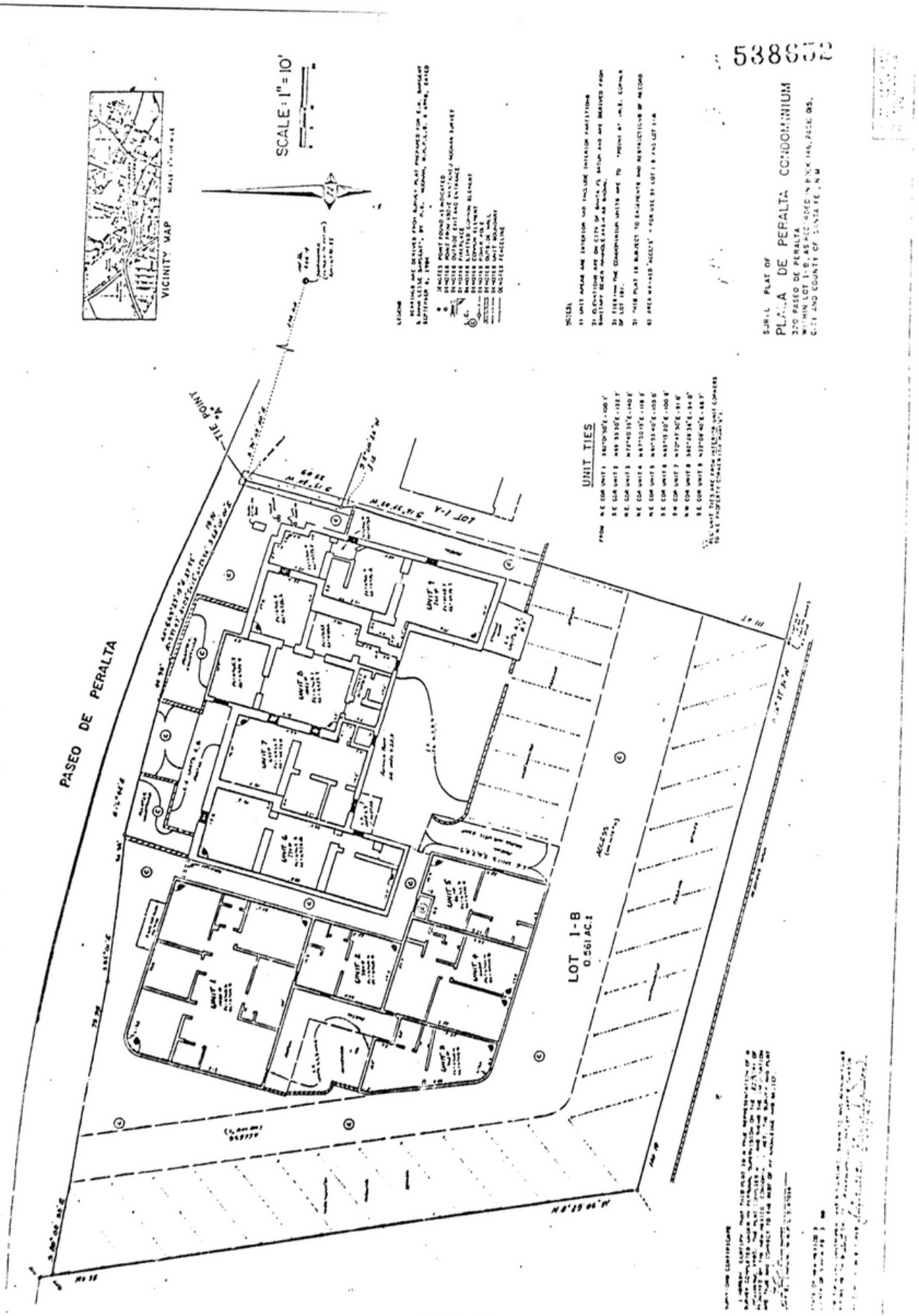
538652
SCALE: 1" = 10'
VICINITY MAP
PASEO DE PERALTA
LOT 1-B
0.561 AC.±
UNIT TIES
LOT 1-A
TIE POINT
PLAZA DE PERALTA CONDOMINIUM

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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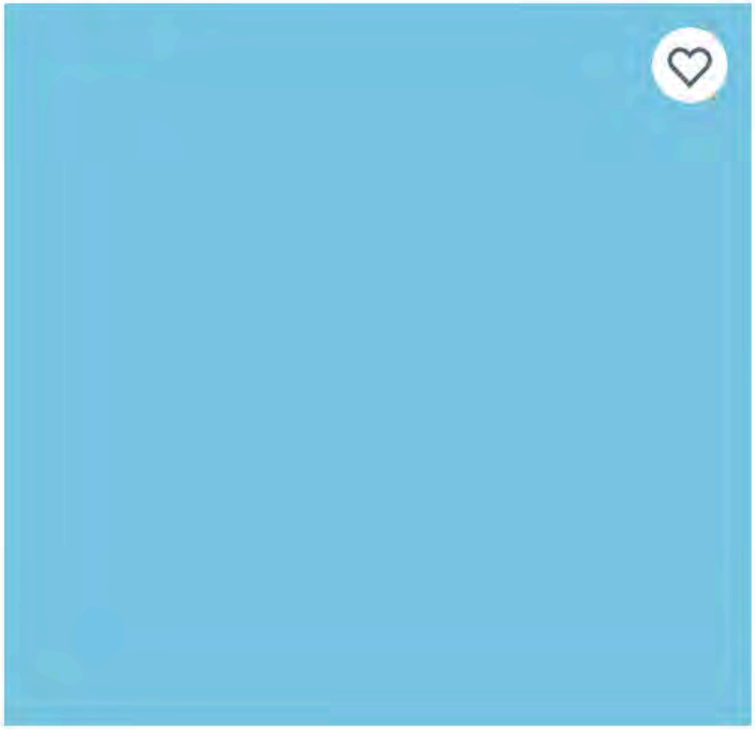

SUMMER SPLASH

5002-9C

COLOR INFORMATION

Family	Undertone	LRV
Blue	Cool	49.776

RGB	HEX
120, 198, 227	#78c6e3

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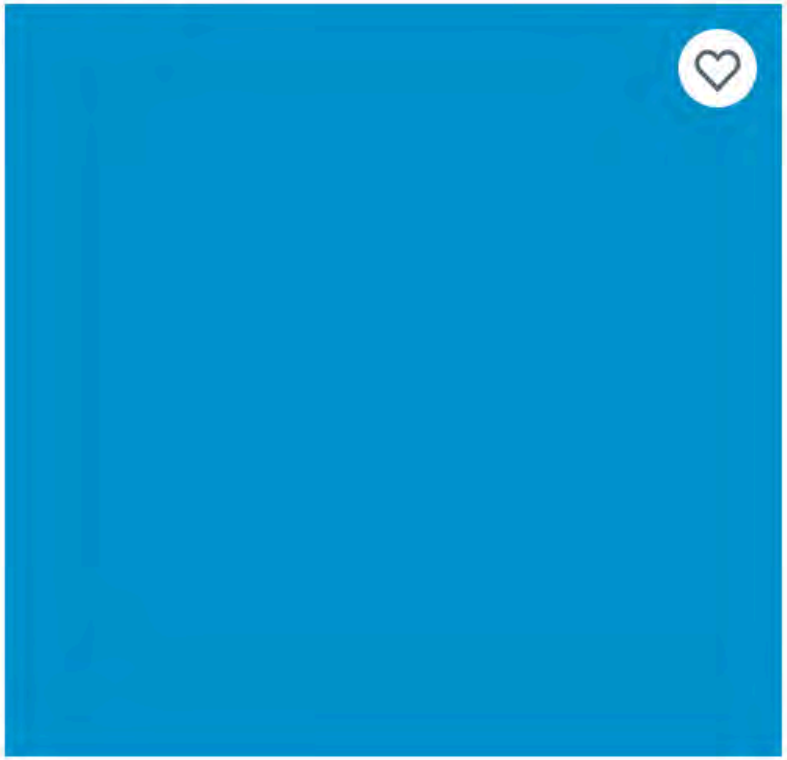

BLUE BURST

4008-10B

COLOR INFORMATION

Family	Undertone	Collection
Blue	Cool	Popular

LRV	RGB	HEX
24.012	1, 146, 204	#0192cc

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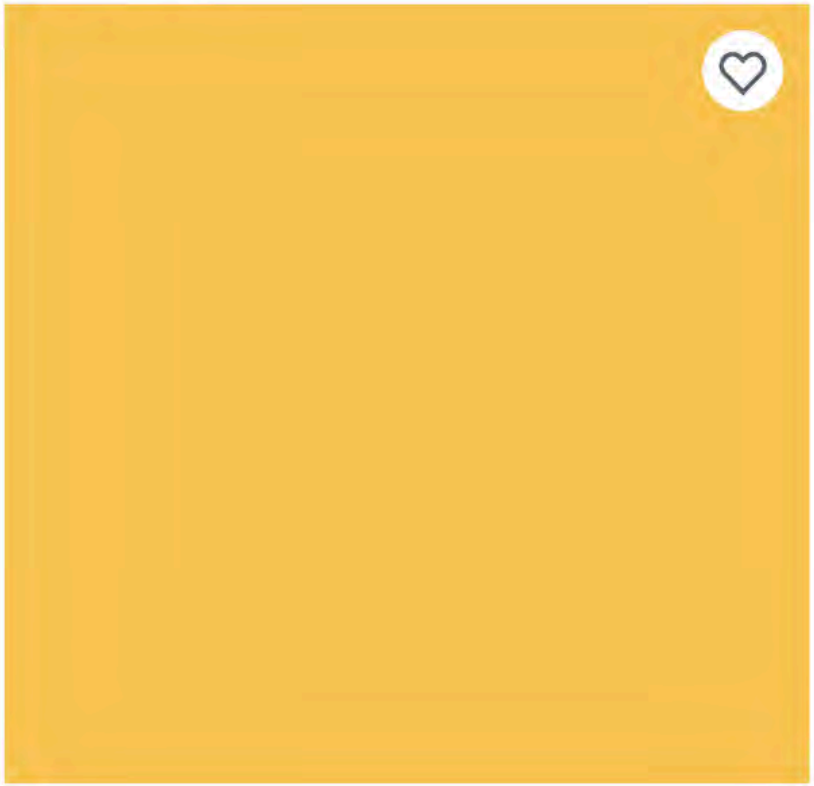

SWEET LEMON

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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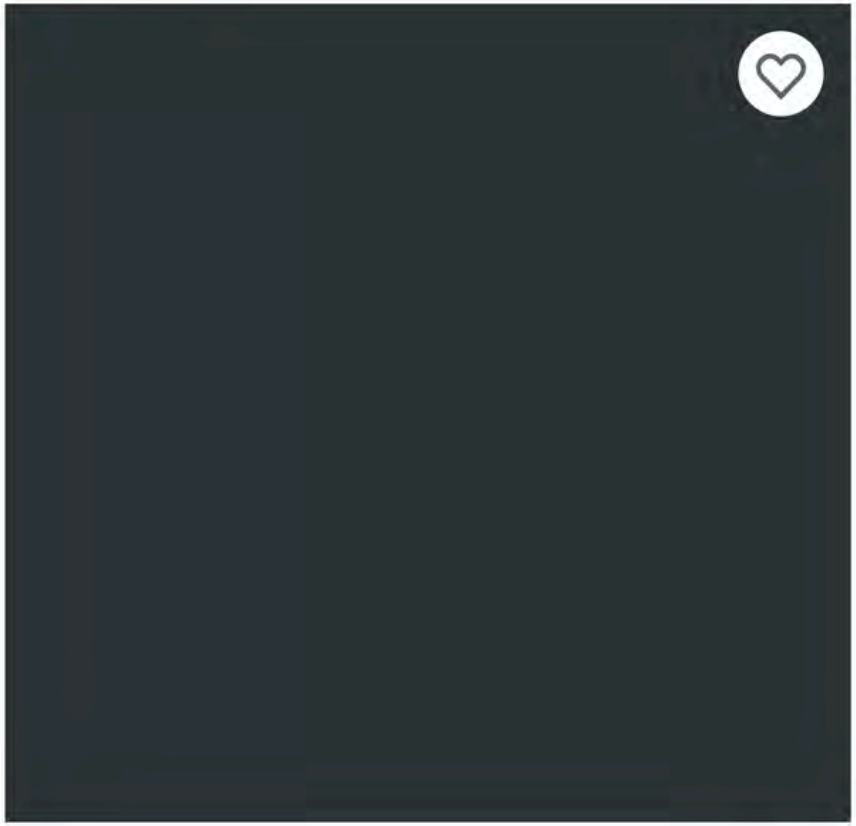

NOCTURNAL GREEN

5011-1

COLOR INFORMATION

Family	Undertone	Collection
Black	Cool	Popular
LRV	**RGB**	**HEX**
3.277	45, 52, 53	#2d3435

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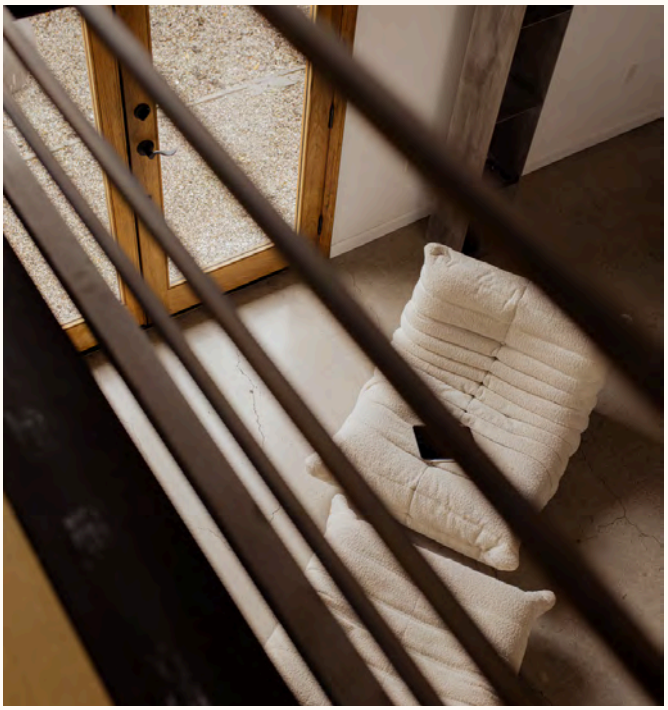
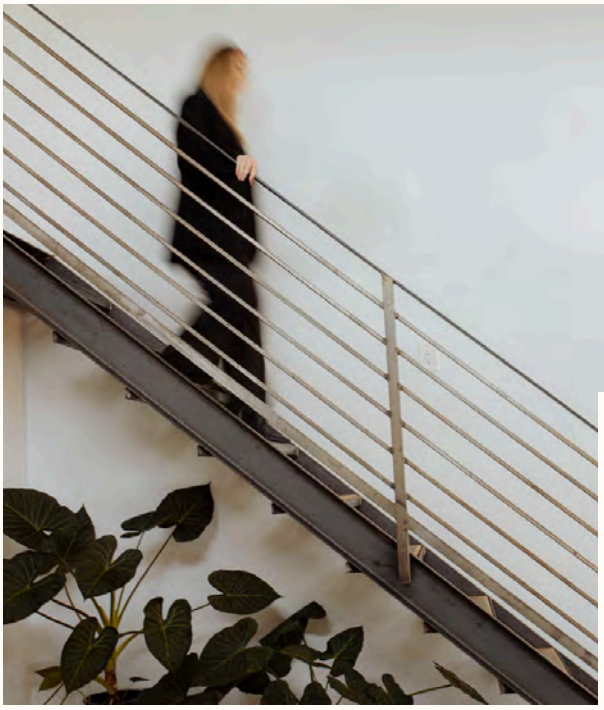
Order Paint Online ↗

Thank You.





For Inquiries, Contact Us.

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