Agenda

Regular Meeting AMENDED of the Historic Districts Review Board
March 10, 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. December 9, 2025
   b. January 13, 2026
   c. January 27, 2026
   d. February 10, 2026
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
   a. 2026 Santa Fe Heritage Preservation Awards

8. Old Business

   a. **Request for reconsideration:**
   2026-011792-HDRB. 924 Paseo de Peralta. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests reconsideration of the January 27, 2026, status review with primary façade(s) designation. (Heather Lamboy, hllamboy@santafenm.gov)

9. New Business

   a. 2026-011960-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Non-Contributing. John A. Padilla, agent for Peter Quintana, owner, requests demolition of the existing 2,280 sq. ft. residential structure. (Paul Duran)

   b. 2026-011871-HDRB. 118 Camino Santiago. Downtown & Eastside Historic District. Non-Contributing. Amy Diaz and Eric Hewit, owners, request a status review with primary façade designation, if applicable. (Lani McCulley; ljmcculley@santafenm.gov)

   c. 2026-011831-HDRB. 1489 Upper Canyon Rd. Downtown & Eastside Historic District. Non-Contributing. Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640 sq. ft. structure to a height of 14'-8" where the maximum allowable height is 18'-9" and for a 4'-7" tall by 20'-0" long metal vehicular gate. An exception is requested to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards. (Paul Duran, paduran@santafenm.gov)

   d. 2026-011903-HDRB. 911 Roybal St. Westside-Guadalupe Historic District. JayJay Shapiro, Agent, for Claudia Quan, Owner, proposes to construct a 2102 sq. ft. mixed use structure, to the height of 24'-0" where the maximum allowable height is 14'-1". An exception is requested to 14-5.2(D) to exceed the allowable height. (Amanda Romero, alromero@santafenm.gov)

   e. 2026-011770-HDRB. 302 Camino Cerrito. Downtown & Eastside Historic District. Non-Contributing. Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, proposes to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum allowable is 14'-0". (Lani McCulley)

   f. 2026-011825-HDRB. 619 W. Alameda St. Westside-Guadalupe Historic District. Contributing. Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, and re-roof the existing residence and construct a 1,786 sq. ft. freestanding residence to a height of 20'-3" where the maximum allowable is 14'-10", and construct 3'-4" and 6'-0" high yard walls. An exception is requested to 14-4.6(F)(2) for exceeding the maximum allowable height of the residence. (Lani McCulley) (POSTPONED)

   g. 2026-011886-HDRB. 521 Calle Corvo. Downtown & Eastside Historic District. Contributing. Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, request approval for a 675 sq. ft. addition to a height of 15'-3" where the maximum allowable height is 16'-4", window, door, and portal replacement. Exceptions are requested to 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless

historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. (Paul Duran)

h. 2026-011972-HDRB. 669 Garcia St., Downtown & Eastside Historic District. Non-contributing. Jeffrey Seres, agent for Christine Teneyck & Gary Deaver Owners, LLC, owners, proposes to construct 5’ yard wall, pedestrian and vehicular gates, and demolish a portion of a stone retaining wall. An exception is requested to 14-4.6 (F)(2)(II)(c) for a 5’-0” yard wall, where 4’-2” is permitted. (Amanda Romero)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. March 24, 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.

Regular Meeting of the Historic Districts Review Board
December 9, 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=6qIg1HU6pjc

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

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

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madeleine Aguilar Medrano (until 10:35 p.m.)
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
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

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 cases 2025-011418-HDRB, 320 Paseo de Peralta, and 2025-011550-HDRB, 539 Garcia St., Downtown & Eastside Historic District, under New Business, have been postponed.

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

3. **Approval of Minutes**

a. September 23, 2025

No changes were made to the minutes of September 23, 2025.

Member Bienvenu moved to approve the minutes as submitted. Member Biedscheid seconded. The motion passed unanimously by voice vote (5-0).

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

a. 2025-10494-HDRB. 206 Mckenzie St. (July 22, 2025)

Member Cherry moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

5. **Matters from the Public**

Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, expressed concern regarding the bridge near the Supreme Court building. She noted that the applicant requested a large sum of money from the City Council so that the project could be finished before state funding was lost. She asked the Board members what they know about the project and why it is taking so long. Ms. Beninato also stated that the vote taken by the Board on October 28, 2025, regarding Item 2025-011227-HDRB, 925 Canyon Road, was improper and illegal, as the motion passed by a vote of 2-1 when there were five Board members present. She advised that the Chair should have voted in that case to achieve a majority since another member had abstained.

Member Bienvenu raised a point of order and expressed objection to personal comments.

Anthony Guida, speaking via teleconference, noted that Chapter 14 requires that an architect sit on a seven-person Board. He asked which of the members is an architect, whether the decisions made by the current Board have been valid, and when the Board expects to be in compliance.

Heather Lamboy responded that Chapter 14 does not define the type of architect required. Several names have been forwarded to the mayor; however, no appointment

has been made at this time. Mayor-elect Michael Garcia is aware of the need. Member Biedscheid has expressed willingness to step down if another member is appointed. Ms. Aguilar Medrano is sitting in the architect's seat. She is a landscape architect, and this is a type of architect per the definition. Mr. Guida expressed disagreement that a landscape architect is a type of architect.

State auditor Joseph Maestas, speaking via teleconference, referred to an agenda item associated with the development of a new executive office building, which involves his agency.

Chair Rios noted that public comments will be entertained during discussion of that agenda item and invited him to speak at that time.

6. **Staff Communications**
   - **a. 2026 Historic Districts Review Board Hearing Calendar (Internal)**
   - **b. 2026 Historic Districts Review Board Hearing Calendar (External)**

Member Cherry moved to approve the 2026 Historic Districts Review Board internal and external hearing calendars. Member Biedscheid seconded. The motion passed unanimously by voice vote (5-0).

7. **Old Business**

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

Ms. Lamboy presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the addition to a primary façade. Staff recommended approval of the other elements of the application, as they comply with 14-5.2(D) general design standards for all historic districts, and 14-5.2(H) Don Gaspar Area Historic District design standards.

Chair Rios asked whether the pergola complies with the requirements as-built and whether it was permitted to touch the fence. Ms. Lamboy responded that it is in compliance and was part of administrative approval. The building criteria were met, and the pergola is permitted to reach the lot line as an unoccupied, open-air structure.

Member Bienvenu asked whether there was an exception request for the mini-split. Ms. Lamboy responded that the proposal was to replace the existing air conditioning unit with

a mini-split, which would entail restoring the window to its historic character; therefore, no exception was required.

Brett Trusko, 121 East Santa Fe Avenue, was sworn in. He noted that the image did not show an air conditioner but a mini-split that was in place when he purchased the house. It is proposed to remain, as the upstairs would have no heating and cooling without it. He noted that the four rear walls were repaired for health and safety reasons before the roof was repaired. The windows added on the side have the same proportions as the original windows.

Chair Rios asked whether the applicant planned to paint the large fence in front of the pergola. Mr. Trusko responded that it has been stained to the same red shade the gate used to be, but he can stain it a darker red. He does not wish to paint the fence because it would cause the wood to retain moisture.

Public Comment:
Anne Pearman, 111 East Santa Fe Avenue, Unit 8, Santa Fe, was sworn in. She noted that she is the immediate neighbor to the west of the subject site. She expressed appreciation to Mr. Trusko for repairing items that were in disrepair.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn in. She noted that the new windows were not the same size as the old ones, the railing material is unclear, and the shingles are not compatible with the building. She suggested that some of the administrative approvals were made in poor judgement and suggested that the mini-split be placed elsewhere, such as on the north side.

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she expressed appreciation for Mr. Trusko's renovations and for the administrative approval process for repairs, noting that delays can be costly.

Mr. Trusko noted that the original house would have had brick rather than stucco in the back, and the dormers are cedar shakes.

Member Bienvenu noted that some of the projects that were approved administratively might not have been approved by the Board. In light of this fact and the historical confusion regarding what had been allowed, he expressed approval of the project. He asked whether the railings would be wooden and painted white. Mr. Trusko responded that they would be.

Chair Rios recommended that the picket fence in front of the pergola also be painted white. Member Biedscheid noted that the fence was proposed to be stained, not painted. Mr. Trusko clarified that there is no picket fence at this time. The picket fence was included in the original application, but he is considering waiting up to five years to replace it.

Board Action:
Member Bienvenu moved in case 2025-011122-HDRB at 121 East Santa Fe Avenue to approve the application with the exceptions criteria have been met, including that the railings be painted white. Member Degnan seconded. A friendly amendment by Chair Rios, that the fence in front of the pergola be painted white. Excepted by Member Bienvenu. Member Biedscheid included that the picket fence be rebuilt and painted white. The motion passed (3-2) with members Bienvenu, Biedscheid and Degnan in favor and Members Cherry and Aguilar Medrano against..

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

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) general design standards for all historic districts, and 14-5.2(E) Downtown and Eastside design standards.

Greg Hoopes, 333 Montezuma Avenue, Santa Fe, was sworn in. Chair Rios inquired regarding the internal ceiling height of the garage. Mr. Hoopes responded that it was 10 feet and three inches.

Board Action:
Member Cherry moved in case 2025-010495-HDRB at 439 Camino del Monte Sol Lot 1-A to approve the application as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

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

Mr. Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that all the exception criteria have been met and that the application complies with Section 14-5.2(D) general design standards for all historic districts, and 14-5.2(E) Downtown and Eastside design standards.

Chair Rios inquired regarding the public visibility of the property. Mr. Duran responded that the north portion, part of the western portion, and the parapeted roof are visible from

Washington Avenue. Chair Rios asked whether the new construction was visible from Santacafé. Mr. Duran responded that it was visible to the rear of Santacafé.

Robert Evans, the homeowner's agent, was sworn in. He noted that since the previous hearing for the project, he has reduced the proposed mass and height per the Board's advice.

Public Comment:
Ms. Beninato, previously sworn in, expressed appreciation to the architect for making changes per the Board's advice and noted that the second story will be highly visible because the building is small. She inquired regarding the justification for the height, noted that the two styles on the building were inconsistent, and suggested stepping down the first floor by a couple of feet.

Board Action:
Member Cherry moved in case 2025-010873-HDRB at 219 and 219 A Washington Avenue to approve as submitted, Member Bienvenu added a friendly amendment that all exception criteria have been met. Member Degnan seconded. The motion passed (4-1).

d. **2025-011353-HDRB, 401 E. Palace Ave.,** Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping in kind, stucco color and window trim. 14-5.2(D)(5)(a) removal of historic door on a primary façade.

Amanda Romero presented the case and staff recommendation. Staff found that the exception criteria have not been met and recommended denial of the exception to 14-5.2(D)(5)(a) removal of historic door on the (south) primary façade of the main structure. Staff found that the exception criteria have been met and recommended approval of the exception to 14-5.2(D)(5)(b) to remove brick coping and replace it in kind on the main structure and the garage. Staff found that the exception criteria have been met and recommended approval of the exception to 14-5.2(D)(5)(b) to remove historic material, stucco color for main structure and garage. Staff found that the exception criteria have been met and recommended approval of the exception to 14-5.2(D)(5)(a) removal of historic door on a primary (south) façade of the garage. Otherwise, staff recommended 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.

Chair Rios requested confirmation that the building has been white for a long time, more than 50 years. Ms. Romero responded that it has been.

Member Aguilar Medrano cited the staff remarks that the wall was removed from the application and asked whether the metal gate had also been removed. Ms. Romero responded that as the gate was the entrance to the courtyard through the wall, it was no longer included in the application. Member Aguilar Medrano asked whether there were any remaining issues noted by the Board in a previous meeting that had not been reconsidered. Ms. Romero responded that the windows would be replaced in kind. The only window of concern was the one on the primary façade, and it will be repaired.

Chair Rios asked whether the applicant wished to replace all of the brick coping or only that which needed replacing. Ms. Romero responded that the applicant requested permission to replace all of the brick, following the existing pattern.

Member Biedscheid requested confirmation that the only exception not proposed to be replaced in kind was the white stucco. Ms. Romero responded that the door was not proposed to be replaced in kind, and staff recommended denial. A matching door was proposed for the garage. The applicant was no longer requesting the pedestrian door and wished to paint the existing garage door white, which the staff approved. The Board had requested white stucco, but the staff determined that the proposed oatmeal was a sufficiently historical color.

Andrew Lyons, P.O. Box 8858, Santa Fe, was sworn in. He clarified that he still proposed replacing the pedestrian door on the garage with a door similar to the house's front door. He was not proposing replacement of the windows but was proposing the removal of two windows on the north side and the replacement of the aluminum storm sashes. He was proposing to remove some rotten trim from one window and a piece of duct tape acting as molding, and to replace the molding, which requires an exception. Mr. Lyons added that he proposed that the doors be LaHabra stucco in oatmeal, which appears to be the closest match to the color under the white paint.

Chair Rios inquired regarding the proposal for the door at the front of the house. Mr. Lyons shared an image of the proposed door, noting that it was a classic design and matched the proposed pedestrian door on the garage.

Member Biedscheid asked why the color of the house was being changed, noting that the white made it distinctive. She cited a previous discussion regarding a painted or synthetic stucco in white and asked whether the applicant would consider a cementitious product or another way to both retain the white color and protect the building. Mr. Lyons responded that LaHabra does not produce an exact match to the current white; the proposed oatmeal is similar to the original color under the white paint.

Member Cherry inquired regarding the process of making the paint stick to the house and asked whether the exception request was to remove historical material and add stucco. Mr. Lyons responded that the existing paint could be sandblasted, or a stucco netting could be applied. Ms. Lamboy added that some of the paint is probably historic, but an

exception might not be required to maintain a cementitious product. Member Cherry suggested either stripping the paint or adding LaHabra glue followed by the color code. Mr. Lyons noted that the house is pentile rather than adobe and has been painted since at least 1968.

The homeowner, Tom Abrams, 216 Washington Avenue, Santa Fe, was sworn in. He clarified that the paint needs to be removed in order to achieve a satisfactory bond. Because nails cannot be inserted into pentile, a glue mesh will be needed. Stucco is preferred. Member Cherry expressed approval of the process.

Public Comment:
John Eddy, 14 Avenida Campo Verde, Santa Fe, was sworn in. He expressed appreciation for Member Cherry's suggestions regarding the process and noted that the house has been white for as long as he remembered. He questioned whether the doors needed to be changed, noting that no distressing was visible.

Ms. Beninato, previously sworn in, expressed appreciation for the proposal to replace the brick in kind but noted that the proposal regarding the sashes requires discussion and clarification. She requested that the doors be kept or replaced in kind and that the building stucco remain white.

Chair Rios noted that the building has been white for a very long time and asked whether the current green would be retained as the pedimented color.

Christa Romwalter, 106 Placita Halcon, Santa Fe, was sworn in. Speaking via zoom, she identified herself as Mr. Abrams' sister and noted that the proposed doors have square glass panes with horizontal panels matching the original doors, as identified through research, as well as those on the west and east sides. The homeowners are doing their best to match the original stucco. Ms. Romero confirmed that the packet contained the noted historical information and notarized letters stating that the doors were replaced in the 1960s, meaning the current doors are not original to the house but historical and in good condition.

Member Biedscheid requested a closer examination of the proposed stucco. Ms. Romero provided the stucco along with a chip from the color under the current paint. Chair Rios noted that its color was greyish. Mr. Abrams responded that it does not look greyish in natural light and that the oatmeal pigment was decreased to make it closer to off-white than to beige. She also asked whether the applicant was willing to paint the house white. Mr. Abrams responded that the proposal was to stucco the building with LaHabra cementitious off-white to match the color beneath the paint.

Member Cherry asked whether the applicant had considered the colonial white sample. Mr. Lyons responded that colonial white is off-white and not the same color as the house. Member Cherry responded that the colors would not look very different if they were not

right next to each other, and it should be possible to achieve a whiter color than the oatmeal with stucco, for example, by removing more of the pigment from the oatmeal and mixing it some of the other color.

Board Action:
Member Biedscheid moved in case 2025-011353-HDRB at 401 East Palace Avenue to deny the application with respect to replacing the doors on the primary facades of the main house and the garage, per staff recommendation that exception criteria have not been met; to approve the exception criteria for replacement of the brick coping in kind with respect to color, design, and material, as the exception criteria were met; to approve the re-stucco of the building, noting that the exception criteria can only be met by replacement in kind with respect to color, with the method to be determined by staff, Member Cherry requested a friendly amendment to exclude the consideration of sto; and to approve all other application elements that do not require an exception. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

8. **New 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”.

Ms. Romero presented the case and staff recommendation. Staff did not recommend approval of the proposed application, as it does not meet the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A, B, C, D, and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status.

Staff presented a model of the proposed project and invited the Board and the public to examine it. It was noted that the presentations and discussions would encompass the current case, which proposes construction of the executive office building, as well as cases 2025-011587-HDRB, 402 Don Gaspar Avenue; 2025-011588-HDRB, 406 Don Gaspar Avenue; 2025-011589-HDRB, 410 Don Gaspar Avenue; and 2025-11590-HDRB, 414 Don Gaspar Avenue, which propose the demolition of the four casitas on the subject properties to create space for the proposed executive office building.

The applicants, Jennifer Jenkins, 130 Grant Avenue, Santa Fe; Antonio Vigil, 2144 North Utah Street, Albuquerque; Art Tatum, 13131 Sunrise Trail Place, Albuquerque; Ted Grumblatt, 7908 Sartan Way, Albuquerque; and Ramon Sarason, 2942 Calle de Ovejas, Santa Fe, were sworn in.

Ms. Jenkins introduced the project team, comprising representatives from New Mexico General Services Department, JenkinsGavin, Inc., and FBT Architects. She noted that a unique set of design standards exist for capital outlay, citing SFCC 14-5.2(M)(2)(b). She shared the background of the project and listed the structures on the site and their status. She listed the state facility needs and requested permission for state auditor Mr. Maestas to speak.

Joseph Maestas, 111 West Lupita Road, Santa Fe, was sworn in. Speaking via teleconference, he noted that his agency was expected to occupy the proposed building. His agency currently occupies a leased building that is far from the capitol, isolating the agency from other governmental bodies. The current office is overcrowded and not conducive to the agency's handling of confidential information, including anonymous fraud, waste, and abuse complaints. He acknowledged the need to balance historic elements and development and noted that the proposed building would be an asset to the community and state and support the local economy.

Mr. Grumblatt presented the design plan in the context of the historic district and the constraints of the business capitol district. Leaving the casitas in place, the proposed design can achieve 128,000 square feet of the 163,000 square feet required for the state program needs. If the casitas are demolished and the space utilized, a total of 165,000 square feet can be achieved. He shared the proposed roofs, walls, windows, colors, height, and other features.

Mr. Vigil shared the site plans and floor plans, and Mr. Tatum shared the renderings, noting the team has worked to make the proposed building smaller per the Board's recommendations.

Mr. Sarason proposed forming an exhibit design committee to create a living installation in the lobby of the proposed executive office building to memorialize the history of the site, including the casitas, the former governor's mansion, the first territorial capitol building, and the history of the Roundhouse design. He suggested an interactive exhibit using virtual reality.

Member Degnan noted that the casitas had been people's homes and later housed nonprofits. She asked whether the homes are currently empty and whether they could be used for social services or nonprofits.

Ms. Jenkins responded that the four homes are not currently occupied, and the state has carefully considered their possible uses; however, the Santa Fe building official and the official from the New Mexico construction industries division both inspected the homes and determined that the cost of upgrading them to current code would be prohibitive and recommended demolition. The proposed size of the building has been reduced by over 30,000 square feet, and it cannot be further reduced while fulfilling its intended purpose. It is not fiscally responsible to use taxpayer funds to upgrade the casitas.

Member Biedscheid noted that her vote to deny demolition in 2023 was due to stakeholders and the public's lack of opportunity to provide input regarding the process. She inquired regarding the outreach and inclusion efforts. Frank Ruybalid noted that the casitas were presented to the Board in status review form in May of 2023, and a vote was taken to deny their demolition on March 26, 2024. Member Biedscheid clarified that she was inquiring regarding the outreach efforts since the March 26, 2024, vote. Ms. Jenkins responded that the project team met with historic preservation groups and neighborhood associations three times: when preparing the demolition requests, prior to commencing the design phase, and to unveil the design.

Member Aguilar Medrano requested clarification regarding the meeting times, noting that design was far along at the time of the March 26, 2024, vote. Ms. Jenkins responded that at the time of March 26, 2024, vote, only a concept design of the exterior had been created. There were two meetings in 2026: one in late winter or early spring, and one the week of December 1. She added that the current meeting would initiate a 60-day design review period during which the Board could provide feedback. Ms. Lamboy added that the applicants would also be required to submit a development plan to the Planning Commission.

Public Comment:
Sharon Pino, 2955 Berardinelli Street, Santa Fe; Tanya Trujillo, 1598 Cerro Gordo Road, Santa Fe; Peter Barrington, 6932 Angela Drive, Rio Rancho; Rick Martinez, 725 Mesilla Road, Santa Fe; Fletcher Catron, 1062 Encantado Drive, Santa Fe; John Pen La Farge, 647 Old Santa Fe Trail, Santa Fe; Elizabeth West, 318 Sena Street, Santa Fe; Beverly Spears, 1897 Conejo Drive, Santa Fe; Frank Katz, 1300 Canyon Road, Santa Fe; Barbara Felix, 610 Alicia Street, Santa Fe; Tom Spray, 444 Galisteo Street, Santa Fe; Valerie Brooker, 1616 Young Street, Santa Fe; and John Eddy of the Old Santa Fe Association (OSFA) were sworn in.

Ms. Romero reported that Lindsey Bachman, on behalf of the Office of the Secretary of State, submitted a written public comment in favor of the project. It was provided to the Board.

Ms. Pino identified herself as the Deputy Secretary of State and noted that the government offices are out of space, requiring different departments to perform their work in separate buildings. She currently works in the north capitol building, connected to the Roundhouse via a long hallway. The legislature added $100,000 to the 2025 budget for a move, but there is currently no space to move into. Government staff need to be located near the capitol on a daily basis. She noted that per the renderings, the proposed building appears to fit in with its surroundings.

Ms. Trujillo identified herself as the Deputy State Engineer working in the Concha Ortiz y Pino building, with her agency divided between two buildings. She noted that her agency

supports the demolition of the current building and the casitas to create a modern, functional executive office building.

Mr. Barrington identified himself as the Deputy Director of the Facility Management division of the New Mexico General Services Department. He expressed agreement with the opinions already shared by state employees regarding the need for space to conduct state business. He noted that the proposed executive office building represents a significant economic impact for the city, including up to $10 million in tax revenue, and requested approval of the project.

Mr. Martinez noted that there are individuals buried on the subject property, as the property once contained a church and burial ground. He noted that these individuals were also citizens of Santa Fe and asked what would happen to the bodies. He asked what would happen to the name of the current capitol building, Concha Ortiz y Pino.

Mr. Catron compared the demolition of the historic Santa Fe buildings to construct the proposed project to the recent demolition of the White House's East Wing to construct a ballroom and noted that attempting to memorialize the casitas would not be adequate. He cited the example of another building that was supposed to be transported intact, noting that the history is now gone.

Mr. La Farge cited the history of the subject area, noting the historic buildings that were torn down to construct the current capitol building and Supreme Court building, despite the protests of the neighborhood associations. He suggested making the proposed building smaller in order to accommodate the original neighborhood.

Ms. West noted the inherent contradiction in that the proposed building will be secure but a public memorial is proposed for the lobby. She noted that she attended all the meetings and that the applicants did not attempt to incorporate the casitas. She expressed agreement with the staff position regarding the proposal and expressed willingness to share ideas on how the casitas could be maintained.

Ms. Spears distributed papers to the Board that included calculations of the allowable height of institutional buildings in the area per city code. She noted that the proposed building, while necessary, is out of scale with downtown Santa Fe buildings.

Mr. Katz expressed disappointment that the application process was not following the procedure established during the construction of the parking garage, in which the city worked with the developer to make the garage smaller and more attractive. He noted that the proposed building was too large and suggested removing the top floor and enlarging the footprint of the building by incorporating the land currently occupied by surrounding roads that the state has already confirmed may be decommissioned. This would also allow the casitas to be maintained or incorporated.

Ms. Felix suggested that the casitas be incorporated and that the area be walkable. Citing the landscaping used for the Roundhouse, she suggested adding spaces that would be enjoyable for employees and the public instead of identical street trees. She expressed agreement with Mr. Katz's suggestion of using the road area.

Mr. Spray noted that he spoke to the Board in 2012 regarding the proposed project as a representative of OSFA. At that time, OSFA commissioned a massing study which found that the footprint of the proposed building could fit comfortably on the site without the demolition of any existing structures. This was shared with the Board, and the state abandoned the project. He noted that the state is now requesting additional space but has rejected the city's offer to close Capitol Road. He recommended that the Board deny the proposal.

Ms. Brooker expressed agreement with earlier comments regarding the need to reduce the size of the building, suggesting that state employees rely on electronic communication. She noted that the impact of 500 additional vehicles in the area would be significant.

John Eddy representative of OSFA noted that OSFA supports the Board initiating an independent height analysis and continuing to preserve the city's pedestrian-friendly and harmonious streetscapes. He expressed support for the staff's recommendation to deny the demolition of the four historic homes, noting that a denial would result in the project being remanded to the joint city-state stakeholder committee for continued design modification. He noted that the proposed building is too large, does not protect the historic homes, and blocks the view of the mountains.

Marc Bertram, 906 Trail Cross Court, Santa Fe, was sworn in. Speaking via teleconference, he identified himself as an experienced developer in the real estate field and expressed a preference for the more modest building design originally proposed by the state, which maintained the historic building. He noted that while he is in favor of development, local rules must be followed in this case as in any other. He noted that the project, at $1,000 per square foot, is a poor use of taxpayer funds and suggested that the state maintain its current properties.

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she noted that the state executive office building would bring more people and business downtown and stated that the wish for historic preservation was blocking reasonable development. She noted that the casitas cannot be restored and that the proposed building fits in with the surrounding buildings more than the casitas do.

Ms. Beninato, previously sworn in, stated via teleconference that creating a museum is not the same as preserving history. She noted that the state has failed to maintain the casitas and suggested that they be upgraded and used as program centers or entryways. She noted that the scale of the proposed building would overwhelm the capitol area and

that the proposed parking does not allow sufficient space for visitors to the building to park. She expressed agreement with other commenters regarding the mass of the building and lack of compliance and noted that the Board had already denied demolition of the casitas in 2024.

Anthony Guida, 1711 Second Street, Santa Fe, was sworn in. Speaking via teleconference, he identified himself as a former Board member and the president of Friends of Architecture Santa Fe. He expressed support for the construction of the proposed executive office building and the demolition of the casitas, noting that it would bring people downtown and allow citizens ready access to elected officials. He noted that the Board has already approved the demolition of the Concha Ortiz y Pino building, which is contributing, unlike the casitas.

Member Bienvenu acknowledged that a different standard exists for capital outlay, whereby the state must proceed in a manner that is harmonious and generally compatible with city ordinances, while the city must consider how the standards will impact the costs and functionality of a proposed project. Whether the project will bring people downtown is not within the purview of the Board, but project costs, functionality, and harmony with design standards are. Santa Fe has worked to maintain its position as the state capital, and the capitol area is no longer a residential area. Previous projects required demolition, and the casitas are now out of place. He cited three criteria for demolition: a structure's historical importance, whether it forms an integral part of a unique street section, and its state of repair and structural stability, and noted that according to all three of these, the time had come to forfeit the casitas and establish a more beneficial structure.

Member Degnan noted that demolition of the casitas was denied before and questioned the necessity of a new vote. Mr. Ruybalid noted that precedent and law present insufficient clarity regarding whether res judicata applies to land use boards; therefore, it is up to the Board's discretion to uphold the previous denial or determine that new evidence and changing conditions justify revisiting the case.

Member Cherry noted that the subject site comprises three acres of buildable space, and only two if the casitas are retained; however, there is a 12-acre site east of the capitol that is currently occupied by the Public Employees Retirement Association (PERA) building and large parking lots. He noted that archaeological analysis of the subject property found no evidence of burials. Ms. Jenkins responded that the PERA property was considered for the project; however, there are significant burials under the parking lot, making ground disturbance inappropriate.

Member Degnan suggested that the proposed project be relocated to the PERA building parking lot, noting that burials were removed to construct the convention center.

Member Biedscheid suggested that the Board revisit its previous denial of the demolition of the casitas based on the submittal of the final design and additional discussions. She

noted that the subject area currently functions as the capitol area, and the casitas have not been homes for many years. She expressed support for the proposed design.

Member Aguilar Medrano suggested that the Board's previous decision be upheld, noting that the design seems to be unchanged, and public participation is divided.

Chair Rios noted that the Board denied demolition of the four casitas, and the state has not honored that process. She acknowledged that demolishing the casitas is the easier solution, and incorporating them is more challenging, but noted that when people visit places where history is preserved, it is appreciated. Santa Fe's old buildings tell a story, and houses in worse condition than the casitas have been restored. She noted that many people do not understand the concept of historic preservation.

Chair Rios polled the Board regarding whether the 2024 demolition denial vote should be revisited or maintained. Members Degnan and Aguillar Medrano voted to maintain the decision, while Members Bienvenu, Biedscheid, and Cherry voted to revisit it.

Mr. Ruybalid noted that any design recommendations must be made in writing and sent to the state within the 60-day review period. He advised the Board to delegate the recommendations to the state executive office building subcommittee rather than listing the recommendations in a motion.

Board Action:
Member Bienvenu moved in case 2025-011586-HDRB, 130 South Capitol Street, to delegate the written recommendations regarding the design to the existing state executive office building subcommittee whereby the subcommittee shall draft recommendations to the state that will be presented for final approval by the Board at the January 13, 2026, meeting. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

b. **2025-011587-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.

Staff did not recommend approval of the proposed demolition of the historically contributing building. Staff found that the demolition approval criteria have not been met as set forth in Section 14-5.2(M), which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures.

The presentation and discussion of this case were included in that of case 2025-011586-HDRB, 130 South Capitol Street Downtown and Eastside Historic District.

Board Action:
Member Bienvenu moved in case 2025-011587-HDRB at 402 Don Gaspar Avenue to enter as findings that circumstances have changed since the previous decision, that a more extensive design has been presented, and that exception criteria for demolition have been met, and to accordingly approve the demolition of the property subject to final review and approval of the final design of case 2025-011586-HDRB, Member Biedscheid seconded. The motion passed (3-2) with Members Bienvenu, Biedscheid and Cherry in favor and Members Aguilar Medrano and Degnan against.

c. **2025-011588-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.

Staff did not recommend approval of the proposed demolition of the historically contributing building. Staff found that the demolition approval criteria have not been met as set forth in Section 14-5.2(M), which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures.

The presentation and discussion of this case were included in that of case 2025-011586-HDRB, 130 South Capitol Street Downtown and Eastside Historic District.

Board Action:
Member Bienvenu moved in case 2025-011588-HDRB at 406 Don Gaspar Avenue that the analogous findings be entered regarding the change in circumstances, that the exception criteria have been met, and that the demolition of the property be approved subject to approval of the final design of case 2025-011586-HDRB. Member Biedscheid seconded. The motion passed (3-2). with Members Bienvenu, Biedscheid and Cherry in favor and Members Aguilar Medrano and Degnan against.

d. **2025-011589-HDRB. 410 Don Gaspar Ave.** Downtown & Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.

Staff did not recommend approval of the proposed demolition of the historically contributing building. Staff found that the demolition approval criteria have not been met as set forth in Section 14-5.2(M), which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures.

The presentation and discussion of this case were included in that of case 2025-011586-HDRB, 130 South Capitol Street Downtown and Eastside Historic District.

Board Action:
Member Bienvenu moved in case 2025-011589-HDRB at 410 Don Gaspar Avenue that the analogous findings be entered regarding changed circumstances, that the exception criteria have been met, and that the demolition of the property be approved subject to approval of the final design of case 2025-011586-HDRB, Member Biedscheid seconded. The motion passed (3-2) with Members Bienvenu, Biedscheid and Cherry in favor and Members Aguilar Medrano and Degnan against.

e. **2025-11590-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District, Contributing, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.

Staff did not recommend approval of the proposed demolition of the historically contributing building. Staff found that the demolition approval criteria have not been met as set forth in Section 14-5.2(M), which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures.

The presentation and discussion of this case were included in that of case 2025-011586-HDRB, 130 South Capitol Street Downtown and Eastside Historic District.

Board Action:
Member Bienvenu moved in case 2025-11590-HDRB at 414 Don Gaspar Ave that the analogous findings be entered regarding exception criteria and changed circumstances and that demolition of the property be approved subject to approval of the final design of case 2025-011586-HDRB. The motion passed (3-2) with Members Bienvenu, Biedscheid and Cherry in favor and Members Aguilar Medrano and Degnan against.

Member Aguilar Medrano moved to address Matters Before the Board before the remaining cases. Member Degnan seconded. No vote was taken; however, Matters Before the Board was addressed before the remaining cases, after which Member Aguilar Medrano excused herself from the meeting.

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

Lani McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-5.2(D)(3)(b) have not been met and recommended denial for publicly visible rooftop appurtenances, and the exception criteria to Section 14-5.2(D)(5)(b) have not been met and recommended denial for placing features on a primary façade. Staff recommended denial of the entire application, as it does not comply with 14-5.2(D) general design standards for all historic districts, and 14-5.2(H) Don Gaspar Area Historic District design standards.

Chair Rios requested confirmation that a total of 18 panels, nine on each of two elevations, was proposed. Ms. McCulley responded that 19 panels were requested.

Elizabeth DeAguero, 1235 Siler Road, was sworn in. She noted that she was representing Positive Energy Solar on behalf of their client, Moses Zamora. Multiple design alternatives were considered, but the current design was found to be most suitable and meet the Historic District's characteristics while remaining unobtrusive. The panels will blend in with the dark grey roof.

Member Cherry asked how high off the roof the panels would be and whether the conduits would be painted to match the house. Ms. DeAguero responded that the panels, which are two inches thick, will be nearly flush with the roof with one inch between the roof and panels. The conduits will be painted to match the roof shingles where they run along the roof and to match the wall where they run along the wall. The conduit along the wall will not be publicly visible.

Member Degnan requested confirmation that the 19 panels were two inches thick and inquired regarding their square footage. Ms. DeAguero responded that there were 18 panels.

Public Comment:
Ms. West, previously sworn in, stated that she is generally in favor of solar panels, but codes for them have not yet been developed. She asked whether technology is available to allow solar panels to further match the roof while remaining functional.

Member Bienvenu acknowledged staff concerns regarding an issue that required addressing and noted that the proposed placement of the solar panels would minimize their visibility.

Member Degnan noted that while solar panels are unsightly, they are appreciated, and the district does not yet have a clear policy regarding their use. Ms. Lamboy noted that denial was not recommended by the legislature and apologized for the confusion. She noted that the applicant has taken steps to conceal the proposed solar panels, and they should be acceptable as long as the historic status of the building can be maintained.

Board Action:
Member Biedscheid moved in case 2025-011459-HDRB at 912 Don Gaspar Avenue to approve the application as submitted, noting that the exception criteria have been met, the use of solar energy is encouraged in the Historic District, the requirement regarding pitched roofs is to integrate the collector into the pitch, and the Board has previously approved solar collectors in the Historic District. Member Bienvenu seconded. The motion passed with the Board voting unanimously (4-0).

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

This item was postponed.

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

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade. Otherwise, staff recommended 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.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. He noted that his neighbors had wished to express support for the project but were unable to do so due to the late hour. The house is traditional, with an open space in the center currently comprising small paths and mulch. He would like to improve the courtyard by building a portal on the casita facing it and installing a stairway. He plans to replace the windows and refinish the door

to match the historical requirements and add a five-foot coyote fence to replace the existing wire fence.

Public Comment:
Ms. West, previously sworn in, expressed support for the project.

Member Cherry expressed disagreement with the window assessor's conclusions regarding windows J and H, noting that if the lack of flashing was an issue, then the windows would have begun leaking after installation. He noted that the windows appear to be repairable.

Member Bienvenu expressed an intention to further discuss the windows at a later date.

Chair Rios, on being asked to vote due to a tie, acknowledged that Member Cherry's assessment regarding the windows was likely correct; however, another professional recommended replacing in kind. She noted that the Board needed to implement a process that was consistent for all applicants and recommended replacing the windows in kind.

Board Action:
Member Cherry moved in case 2025-011328-HDRB at 433 Calle La Paz to approve the application, with the exception of replacement of windows J and H. Member Degnan seconded. The motion failed (2-3) with Members Cherry and Degnan in favor and Chair Rios and Members Bienvenu and Biedscheid against.

Member Biedscheid moved in case 2025-011328-HDRB at 433 Calle La Paz to approve the application as submitted, noting that the exception criteria have been met. Member Bienvenu seconded. The motion passed (3-1) with Members Bienvenu, Biedscheid and Degnan in favor and Member Cherry against.

i. **2025-011419-HDRB, 1020 Camino San Acacio,** Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new construction of a 740 sq. ft. detached garage to a height of 14 by six feet where the maximum allowable is 15 by 10 feet.

Mr. Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) general design standards for all historic districts, and 14-5.2 (E) Downtown and Eastside design standards.

Member Biedscheid noted that the dimensions of the garage seem abnormally tall and long and asked whether the floor plan includes space that is not garage space. Mr. Duran responded that the maximum dimensions per code are 15 by 10 feet, and the proposed dimensions are 14 by 6 feet. There are access doors in the rear, indicating that workshops may be planned.

Chair Rios inquired regarding the internal ceiling height.

Henry Avila, County Road 109, House No. 8, Santa Fe, was sworn in. He responded that the ceiling height in the center portion of the garage is eight feet, and the other sections are 12 feet. The owner wishes to install a car lift so that a smaller vehicle can park above a larger vehicle, as there is not much parking available along the street.

Member Biedscheid noted that having a garage parallel to the street, especially at the proposed height and length, would be unusual in that area and asked whether it could be constructed elsewhere on the property. Member Bienvenu noted that the garage door not facing the street would mitigate the issue. He acknowledged that the garage would dominate the streetscape and that the Board has authority regarding building proportions.

Chair Rios asked whether the applicant or owner had considered placing the garage elsewhere. Mr. Avila responded that there is no other place on the property to place the garage and noted that the garage appears higher than it is because the land slopes up from the road.

Member Cherry asked whether the ground could be lowered to street height. Mr. Avila responded that this could compromise the foundation of the house. Member Degnan requested clarification. Member Cherry responded that the suggested action would require knowledge of the foundation, which can only be found by digging. Mr. Avila noted that an investigation was conducted, and the foundation is only 24 inches lower and constructed of rocks with concrete filling. Member Cherry acknowledged that this was a rubble trench foundation style common in the 1990s, and lowering the ground would be feasible but costly. He noted that while the scale of the proposed garage is odd, it presents a sense of stepping up to the existing home.

Board Action:
Member Cherry moved in case 2025-011419-HDRB at 1020 Camino San Acacio to approve the application as submitted. Member Degnan seconded. The motion passed (3-2) members Chair Rios, Cherry and Degnan in favor and Members Bienvenu and Biedscheid against.

j. **2025-011325-HDRB, 119 Camino Santiago**, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a five-foot yard wall with gate and a six-foot coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, & stucco, Exceptions are requested to14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, & 14-5.2(D)(2)(d) for the enclosure under the portal.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-5.2(D)(5)(a)(i) have been met and recommended approval of the exception for replacing historic windows and doors. Staff found that the exception criteria to Section 14-5.2(D)(5)(b) have not been met and recommended denial of the exception for altering the portal of a primary façade by installing a fence and gate on a primary façade. Staff found that the exception to Section 14-5.2(D)(2)(d) has been met and recommended approval of the exception for the enclosure under the carport. Otherwise, staff recommended approval of the other elements of the application that do not require exceptions, as they comply with 14-5.2(D) general design standards for all historic districts, and 14-5.2(E) Downtown and Eastside Historic District design standards.

Chair Rios inquired regarding the height of the proposed gate for which the staff recommends denial. Ms. McCulley responded that it is three feet and six inches high. It forms part of a fence closing off the carport.

Member Biedscheid asked whether the fence in question would connect to the yard wall fence. Ms. McCulley responded that it would be inside the portal, and the yard wall fence terminates before the portal.

John Padilla, P.O. Box 22986, Santa Fe, was sworn in. He noted that the owner intends to live in the building, and the proposed modifications would make the home functional for his growing family. He clarified that the fence would not enclose the carport and would stand free of the primary façade and prevent the homeowner's small children and dogs from wandering into the street. The home was built in the 1960s and does not have much storage space; therefore, the owner wishes to install storage under the carport so that more of the home can be converted into livable area. This would not change the appearance of the carport.

Member Degnan inquired regarding the staff's recommended denial of the gate and fence. Ms. McCulley responded that this was mainly due to the way the exception criteria were approached.

Chair Rios noted that there are many unique homes in the area, some of them unattractive; however, individuals are purchasing them and improving their appearance. She expressed approval of the proposed gate and fence, noting that they are low and will not be attached to the house.

Member Biedscheid asked whether the small gate would be in line with the yard wall or freestanding on the portal. Mr. Padilla responded that the yard wall stops short of the viga column, and the landscaping would be trimmed back. The new fence would fall short of the portal wall and stand free.

Member Biedscheid noted that the property was designed as communal space, and closing the front yard with a wall would change its nature. Mr. Padilla responded that the

development was once a church retirement community, but the area has changed and will continue to change. The area is controlled by an association with strict regulations.

Member Cherry acknowledged Member Biedscheid's concerns regarding the fencing of communities and asked how far the side wall was from the street. Mr. Padilla indicated the wall on the site plan, noting that the wall cannot reach the existing sewer easement, so there is significant space between the wall and the curb.

Chair Rios inquired regarding the height of the proposed yard wall. Mr. Padilla responded that the wall is four feet, six inches high, and the gate is five feet.

Public Comment:
Dominic Serna, 119 Camino Santiago, Santa Fe, was sworn in. Speaking via teleconference, he identified himself as the owner of the subject property and noted that his intentions were to render the home livable for his family and to create an attractive courtyard entrance, not to wall off the property at the perimeter.

Member Bienvenu expressed support for the yard wall, noting that it would make the home more livable and possibly more attractive. While approving the wall might create a precedent for the neighborhood, the wall is low and set back from the street.

Board Action:
Member Bienvenu moved in case 2025-011325-HDRB at 119 Camino Santiago to find that the exception criteria have been met for the reasons set forth by the applicant, and to approve the application as submitted. Member Cherry seconded. The motion passed (4-0).

k. **2025-011549-HDRB, 527 Agua Fria St. Units 1, 2, & 3**, Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, requests a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic structure be maintained for its association with events or persons that are important on a local level and the historic integrity of the building, with all facades as primary, per 14-5.2(C) designation of significant, contributing, or noncontributing status within historic districts.

Zoom session went offline at 12:00AM

Delores Vigil, Santa Fe, New Mexico, was sworn in. Commented on project.

Public Comment:
Unknown of any public comment. No recording.

Board Action:
Unknown of who made the motion and seconded, no recording. The Historic Districts Review Board moved in case 2025-011549-HDRB at 527 Agua Fria St. Units 1, 2, & 3 to designate the residence as contributing with the south facades R1 and R3 and the east Facades R2, R4, R5 and R6 as primary, including the portal on the southeast corner, the alcove over the front south facing exterior, including all windows and doors, and excluding any non-historic materials. The motion passed. No recording of the vote.

I. **2025-011550-HDRB, 539 Garcia St.**, Downtown & Eastside Historic District, contributing, Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10", a 309 sq. ft. portal to a height of 10'-3", and replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, stucco, and paint both buildings. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14- 5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade. **This item was postponed.**

9. **Discussion Items**
Unknown of any discussion items, no recording

10. **Matters from the Board**
Member Aguilar Medrano noted that, while she sits in the architect position on the Board, she does not position herself as an architect. She is a landscape architect and was originally appointed to fill the construction industry seat. The city has discretion in how the requirements for Board composition are interpreted. Member Bienvenu added that, aside from submitting applications, Board members have no control over the Board composition. The mayor and governing body make those decisions.

11. **Next Meeting**
The next meeting date is January 13, 2026.

12. **Adjournment**

Unknown of who made the motion and who seconded. No recording The vote passed unanimously, and the meeting was adjourned.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
January 13, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

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

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:40 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

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

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madeleine Aguilar Medrano (until 11:15 p.m.)
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Amanda Mather

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

It was noted that cases 2025-011724-HDRB, 210 Don Gaspar Avenue, and 2025-011418-HDRB, 320 Paseo de Peralta, under New Business, have been postponed.

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

3. **Approval of Minutes**

a. October 14, 2025

Member Bienvenu suggested substantive and clarifying changes to the minutes of October 14, 2025.

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

b. October 28, 2025

No changes were made to the minutes of October 28, 2025.

Member Biedscheid moved to approve the minutes as presented. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (5-0).

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

a. 2025-10349-HDRB. 821 Acequia Madre (May 13, 2025)
b. 2025-10093-HDRB. 224 and 228 East Palace Avenue (May 13, 2025)
c. 2025-10295-HDRB. 234 Irvine Street (May 27, 2025)
d. 2025-10293-HDRB. 345 Garcia Street (May 27, 2025)
e. 2025-10341-HDRB. 248 Rodriguez Street (demolition) (May 27, 2025)
f. 2025-10343-HDRB. 248 Rodriguez Street (new build) (May 27, 2025)
g. 2025-10348-HDRB. 557 San Antonio Street (May 27, 2025)
h. 2025-10350-HDRB. 907 Don Miguel Place (May 27, 2025)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Bienvenu seconded. The motion passed unanimously by voice vote (5-0).

5. **Matters from the Public**

A recess was called at approximately 6:00 p.m. to address technical difficulties affecting Zoom connectivity. The meeting was reconvened at approximately 6:30 p.m.

Anthony Guida, speaking via teleconference, expressed concerns regarding the composition of the Board. He noted that one of the members must be an architect and

expressed disagreement with Ms. Lamboy's statement that a landscape architect is an architect. He noted that five of the seven seats were occupied by members of the Old Santa Fe Association (OSFA), while Chair Rios, who normally does not vote, was the only representative of downtown businesses.

Jordan Young, speaking via teleconference, expressed agreement with Anthony Guida's concerns regarding the lack of a licensed architect and overrepresentation of OSFA on the Board. She suggested that the matter be corrected by recruiting young talent from architectural firms as well as business professionals.

6. **Staff Communications**

a. **Shelby Street Bridge project update:** Ms. McCulley reported that staff approved the bridge design and details on November 21, 2025. The replacement bridge will be six feet wide with a railing height of 42 inches to meet the standards set by the Americans with Disabilities Act. Due to flood requirements, the arch of the bridge will be changed to a camber design. Existing sandstone will be salvaged and reused where possible, and new sandstone matching the existing material will be added. The walkways around the bridge will be reestablished to match the existing walkways, in red brick and oatmeal-colored concrete. The form for the base of the bridge has been ordered, and the construction start date is unknown.

7. **Old Business**

a. **2025-011586-HDRB, 130 South Capitol Street, 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". (Review and design comments).

Chair Rios noted that the 60-day design review period would end on February 6, 2026, and that the subcommittee had discussed suggestions and recommendations that could be submitted in writing to the state. She invited the Board and the public to comment on the recommendations or submit their own and suggested that preservation groups submit written comments to the state.

Member Bienvenu clarified that the items prepared by the subcommittee and staff were not recommendations themselves, but rather discussion points to assist the Board in developing recommendations for the state. At the end of the 60-day design review period, the city will have five days to assess whether its comments and concerns have been adequately addressed by the state; if they have not, the city has the right to require the convening of a joint state–city commission that will resolve the issues of the design.

Mr. Bienvenu read the general discussion points submitted by the ad-hoc committee and staff:

- Discuss whether to recommend that the east and north elevations have additional stepbacks on the upper floors in order to break up the massing and whether additional one-story sections to the building would be appropriate.
- Consider recommending that only one stucco color be used.
- Assess the Board's preference regarding pedimented window frames, and whether any pediments should match those on neighboring state buildings.
- Ascertain whether the proposed heights for the building and tower are accurate and discuss whether the tower may exceed the permitted height. Staff has determined that the permitted height under the ordinance would be 57'-6".
- Consider whether the windows along the façade should be recessed rather than flat.
- Request that the state provide a reason acceptable to the Board for not considering other design alternatives, including the potential use of some of the right-of-way on South Capitol, which the city agreed could be dedicated to the state, as the use of this area could allow the building height to be lowered while providing the square footage the state has deemed necessary to meet its needs.
- Consider recommending that the materials have a sense of substance and permanence, per the ordinance.
- Ascertain that the maximum window and door area does not exceed 40% of a façade, except under a portal, noting that a building mass that is offset by four feet or more is considered a separate façade. Pay specific attention to the northwest façade, which has large windows.
- Consider recommending that a courtyard be created at the northeast corner of the building to break up the mass and provide an opportunity for interpretive signage and street furniture.
- Consider recommending that the patterning be vertical or square rather than horizontal.
- Consider recommending that the portals have roofs especially the lower portals.

Additional discussion points specific to the north elevation:

- Discuss the design rationale for the tower.
- Consider stipulating that the windows under the portal not extend to the ground, as the Board never approves these types of windows. Consider suggesting a window style similar to that of the Roundhouse.
- Whether the small windows on the second story north façade are out of scale in relation to the rest of the façade.
- The windows at the east corner maybe are out of scale.

Additional discussion points specific to the east elevation:

- Query whether additional one-story masses should be incorporated and whether the building should be stepped to make it more pedestrian-friendly.

- Consider creating a courtyard at the northeast corner with gathering space and signage.
- Query whether the mass at the southeast corner is out of scale, whether the fenestration on the façade meets the 40% rule, and whether the windows are excessive for adobe material.

Member Biedscheid expressed willingness to compromise regarding the code, noting that the design is consistent with neighboring buildings and the scale is appropriate to its space. She suggested recommending that the windows be recessed into the façade and that the stucco be one color.

Member Cherry expressed agreement regarding additional stepbacks on the east and north elevations and the single stucco color. He noted that some of the renderings appeared to have a territorial trim that could be considered a pediment, and that the existence of pediments may conflict with the wish for recessed windows. Noted a need to ascertain the height, as the proposed tower height was 28 feet higher than the building, but it did not appear this tall in the rendering. He noted that the third-story windows on the north façade appeared to be offset from the lower windows, which makes the design appear too modern for the historic district.

Chair Rios noted a rendering in which the windows do not have pediments and noted that they should be recessed.

Jennifer Jenkins, 130 Grant Avenue, Santa Fe, was sworn in. Speaking on behalf of JenkinsGavin and the State of New Mexico, she noted that additional single-story elements are being considered for the perimeter, though this presents a challenge given the square footage required for the functionality of the structure. The state is proposing to add roofs to the lower-level portal on the east façade and wrapping them around to the north façade, which would create the appearance of a single-story mass. The upper-level pergola-style portals would not be covered, as doing so would block the entry of natural light to the building. The city is willing to use a single stucco color, ensure a sense of permanence, and incorporate pediments. All of the windows are recessed. The building height is 50 feet. The stuccoed portion of the tower is 57 feet, and the top of the open-framed element is 78 feet. The tower is functional as well as decorative. Decreasing the height of the building would prove challenging. The state explored the option of using a portion of South Capitol Street, but it was discovered that doing so would decrease much-needed parking and severely disturb traffic patterns, as the building is surrounded by one-way streets. The state is working to ascertain whether the 40% rule has been followed. Jennifer Jenkins expressed willingness to discuss adding a courtyard but noted that it is important to anchor the corner and that pedestrian areas have been provided in the plaza areas. She expressed willingness to alter windows, so they do not reach the ground, modify the third-floor windows on the north façade, and modify the horizontal muntins.

Adding single-story masses on the east elevation would be challenging, but the state is willing to consider it.

Art Tatum, 13131 Sunrise Trail Place, Albuquerque, was sworn in. Speaking on behalf of FBT Architects and the State of New Mexico, he noted that adding roofs to the lower portals should break up the massing on the east and north façades. The pediments were not made triangular because the building is new, but triangular pediments can be considered, possibly for the third-floor windows. The tower complements the territorial revival style; marks the entry; and contains elevators, stairs, and mechanical elements. The state is working to integrate the parking structure into the site design.

Chair Rios inquired regarding the dimensions of the tower and whether open cupolas are common.

Mr. Tatum responded that the tower is 78 feet tall and that open cupolas are common in territorial styles; sometimes, they contain a bell. He was unsure of the width of the tower.

Member Cherry expressed approval of the tower overall and its scale but noted that the beam across makes it appear flat underneath, giving it a Greek appearance, in comparison with the Bataan Memorial Building, which has a lower beam that provides dimension.

Member Bienvenu expressed approval of the tower but expressed agreement with Member Cherry regarding the need for dimension. He suggested that the new renderings include additional detail, such as the door material, and the brick coping. He suggested that detailing be incorporated into the tower. He noted that the state has adequately addressed the issues of the corner courtyard and the South Capitol area. He noted that the southeast corner, which is a prominent façade, has excessive fenestration, making it appear disproportionate even if it is within the 40% rule.

Member Biedscheid expressed agreement with Ms. Jenkins' and Mr. Tatum's comments regarding the discussion points as well as those rejected by the Board. She suggested that the Board heed the architect's comments regarding the design origin and intent, especially considering that the Board lacks a building architect.

Member Bienvenu noted that the offset third-floor windows looked odd.

Mr. Tatum responded that the state had agreed to correct them.

Ms. Romero noted that staff had requested that the story of the bungalows be located under the portal, as a permanent fixture, rather than inside the building. The exact details of the memorial have not been planned yet.

Ms. Jenkins inquired whether there would be another meeting between the state, the subcommittee, and staff to discuss whether the comments had been addressed adequately, and whether the case would need to return to the full Board.

Ms. Romero suggested that the state, the subcommittee, and staff meet before the next Board meeting and then allow the Board to vote. She noted that members of the public should also have the opportunity to provide feedback during the 60-day period.

Public Comment:
Rad Acton, 1206 Canyon Road, Santa Fe, was sworn in. He suggested that South Capitol Avenue be straightened, which would provide space for a courtyard and for the east elevation to be stepped to match the west elevation. He suggested that the roofed portal memorialize the casitas by reflecting their sod dimension.

John Eddy, 14 Avenida Campo Verde, Santa Fe, was sworn in. He expressed agreement with Members Bienvenu and Cherry regarding the need for detailing. Regarding the tower, he suggested that a view into its ceiling be provided, and that a double-hipped roof be added. He suggested dental work around the top of the roof structure to add character as a territorial building and noted that window lintels in New Mexico should appear to overlap onto the wall to soften the façade. Pediments would shed rain and provide dimension to the windows. He suggested that the roofs of the portals be translucent to allow light to pass through.

Edward Archuleta, P.O. Box 2952, Santa Fe, was sworn in. He noted that most of the concerns discussed by OSFA were addressed aside from the height and the excessive fenestration.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed approval of the suggestions to add detailing to the tower and suggested making it narrower. She noted that the windows on the southeast corner were too large and delicate for the massing of the building and suggested that detailing and variety be added where possible She suggested that the building be open to visitors for one day per week.

Kathy Rivera, P.O. Box 363, Santa Fe, was sworn in. Regarding the height, she requested that the Board maintain records of whether city or state standards were followed, who took the measurements, and whether exceptions were requested, for future designs and cooperation.

Peter Goodwin, 1402 Cerro Gordo Road, Santa Fe, was sworn in. He suggested that the fenestration on the south façade be reduced and that the exterior pergola-style portal be set back two or three feet. He suggested that images of other towers be shared with the subcommittee for comparison with the proposed design.

Jordan Young, 652 Galisteo Street, Santa Fe, was sworn in. Speaking via teleconference, she noted that the state's design is attractive and conforming, and that the committee process has significantly slowed the project. She suggested that the Board's process be streamlined, noting that it privileges the voices of people who have sufficient time to attend hearings, as well as money for childcare.

Anthony Guida, 1711 Second Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed agreement with Ms. Young, noting that the massing has been justified and the design is attractive. He suggested that the process for capital projects be reformed, noting that redesign by committee is unlikely to result in a better building and leads to contradicting comments.

Chair Rios thanked all who had commented and were involved in the process, noting that Santa Fe would not be what it was without engaged citizens. She noted that the collaboration between the Board and the state was due to a law that was passed. She suggested that the subcommittee meet again to solidify its recommendations before the next Board meeting, and that individuals write their public comments as bullet points.

Ms. Jenkins suggested that the case appear on the agenda under Old Business at the February 10, 2026, meeting.

Member Bienvenu noted that the Board has not yet provided written recommendations and may not need to if the state returns before the deadline with a revised plan that incorporates what has been discussed, after which the Board can vote on whether there are outstanding issues.

Member Biedscheid noted that the Board is not required to take action aside from deciding whether there are major concerns that require written recommendations for the state, and there appeared to be no major issues remaining. She suggested that any unresolved issues be resolved during the meeting.

Member Bienvenu clarified that the Board does not have final approval but can demand the formation of a committee if there are unresolved issues.

Chair Rios noted that the state may want to discuss how to incorporate public suggestions.

Ms. Jenkins noted that she has been taking copious notes and the meeting was being recorded, so she did not need a written record. She noted that the public comments were similar to those expressed by the Board, such as detailing and the 40% rule.

Chair Rios inquired whether she was willing to review the plans, incorporate the main points discussed, and bring new architectural drawings to the next meeting.

Ms. Jenkins responded that she would need to consult with her team.

Member Cherry suggested that revised renderings be provided rather than full plans.

Member Degnan noted that the state is not obliged to honor the comments made and that the Board would need to see the case again.

Chair Rios noted that the Board has a duty to respond to the application and would need to see the final product.

Ms. Jenkins responded that she could provide it to staff by February 23, 2026.

Mr. Ruybalid suggested that the subcommittee meet again and submit final recommendations to the Board, and that the Board vote on recommendations at the January 27, 2026, meeting.

Member Cherry suggested that the Board compile its recommendations for the state to use in revising the plan.

Ms. Jenkins responded that the comments made during the meeting were clear and that the state has adequate information to adjust the plan and present it at the January 27, 2026, meeting.

Member Aguilar Medrano suggested that a special session be held.

Ms. Lamboy, speaking via teleconference, noted that the written comments represent the views of the subcommittee, not the full Board.

Member Bienvenu noted that, as the state has responded to the discussion points, it should be possible to resolve the issue quickly at the next meeting.

Board Action:
The Board agreed that the state would provide renderings to staff by January 22, 2026, as the packets are distributed on that day, so that a decision can be taken during the January 27, 2026, meeting.

8. **New Business**
   a. **2025-011700-HDRB, 123 Camino Santiago, Downtown and Eastside Historic District, non-contributing,** John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation, noting that cases 2025-011700-HDRB and 2025-011701-HDRB would be presented and discussed together. For

both cases, staff recommended that the historic status of the residential structure be upgraded to contributing with the east façade (R1, R2, R3, R4, and R5) designated as the primary façade, including the portal and excluding the non-historical materials, and that the north property line retaining wall be designated as non-contributing per 14-5.2(C) Designation of Significant, Contributing, or Non-contributing Status Within Historic Districts.

John Padilla, the applicant, P.O. Box 22986, Santa Fe, was sworn in. He noted that when the case was originally presented, it did not meet the age requirement for contributing status and was deemed to lack character-defining features. The building is now 56 years old and therefore eligible. He noted that the building has not changed since 2018 and that it is a development, not a compound. The retaining wall will be maintained and not revised. On behalf of the owner, he requested that the Board consider the property unchanged and that the 2018 Board decision, designating the building as non-contributing, be allowed to stand.

Larry Lujan, representing 123 and 125 Camino Santiago, was sworn in. Speaking via teleconference, he expressed an intention to keep the property as beautiful as possible.

Member Bienvenu asked whether any structures in the subdivision were contributing.

Ms. McCulley responded that the property in question and one other were deemed non-contributing due to age. The rest are contributing. She noted that the building fits in with the character of the surrounding buildings.

Public Comment:
Ms. West, previously sworn in, expressed appreciation for the property and questioned why the applicant would want to consider it non-contributing.

Board Action:
Member Biedscheid moved in case 2025-011700-HDRB at 123 Camino Santiago to approve staff's recommendation that the historic status be upgraded to contributing with the east façade designated as primary, including the portal and excluding the non-historic materials. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

b. **2025-011701-HDRB. 123 Camino Santiago, Downtown and Eastside Historic District, non-contributing,** John Padilla, agent for Plaza del Monte LLC, requests a status review with primary façade designation, if applicable.

The presentation and discussion of this case were included in that of case 2025-011700-HDRB. 123 Camino Santiago, Downtown and Eastside Historic District.

Board Action:
Member Biedscheid moved in case 2025-011701-HDRB at 123 Camino Santiago to approve staff's recommendation that the historic status be upgraded to contributing with the east façade designated as primary, including the portal and excluding the non-historic materials. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

c. **2025-011537-HDRB. 521 Calle Corvo, Downtown and Eastside Historic District, contributing,** Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, request status review with primary façade(s) designation if applicable.

Mr. Duran, speaking via teleconference, presented the case and staff recommendation. Staff recommended that 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 the non-historic doors and windows, be designed as primary, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended that the garage structure be designated as non-contributing due to its age. Staff recommended that the yard wall be designated as non-contributing due to its age.

Chair Rios inquired which facades had non-historic windows and doors.

Mr. Duran responded that the modern garage door would not meet the criteria. The windows and doors on the proposed primary façade are historic, and he would have to conduct additional research regarding the others.

Rajah Bose, 212 Lorenzo Lane, Santa Fe, was sworn in. Speaking via teleconference, he noted that the window to the left of the garage complies with neighborhood guidelines, though the materials may no longer be primary and the opening size may have been modified at some point. He requested that the Board exclude the window from the primary designation and that openings be excluded, noting that the westernmost window may be historic material with a secondary window system.

Mr. Duran noted that the garage opening is likely historic, judging from the wooden elements around the door, but the material is not. The picture windows and door likely contain historic materials, but their status is unknown.

Member Cherry asked whether the garage door existed, noting the necessity of determining whether the openings were historic or original. He suggested that if the building were determined to be contributing, excluding non-historic material, the non-historic material could be investigated later and designated.

Member Bienvenu expressed agreement.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2025-011537-HDRB at 521 Calle Corvo to adopt staff's recommendation that the contributing status of the house be maintained, with the south façades (1, 2, 3, and 4), including the portal, be designed as primary, excluding the doors and windows that are demonstrated as non-historic to the satisfaction of the Board; and to adopt staff's recommendation that the garage structure and yard wall be designated as non-contributing due to age. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

d. **2025-011702-HDRB, 665 West San Francisco Street, Downtown and Eastside Historic District, non-contributing,** Dominic Bertani, owner, requests a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as non-contributing due to extensive alterations, per 14-5.2(C) Designation of Significant, Contributing, or Non-contributing Status Within Historic Districts.

John Murphy, 2833 Plaza Verde, was sworn in. Speaking via teleconference, he identified himself as a representative of the applicant and noted that a form in the meeting package demonstrated that the building had lost its historical character prior to the addition of the gabled roof.

Public Comment:
There was no public comment.

Board Action:
Member Aguilar Medrano moved in case 2025-011702-HDRB at 665 West San Francisco Street to adopt staff's recommendation that the property's status be maintained as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

e. **2025-011703-HDRB, 424 San Antonio Street, Downtown and 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.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be designated as contributing, with the east elevation (R1), including the interior of the portal, the north elevation (R6), and the south elevation (R2), excluding the 1995 addition, as the primary façades, and to designate the

accessory structure as contributing, with the east (G1) as the primary façade, and to designate the yard wall, excluding the picket fence, as contributing, per 14-5.2(C) Designation of Significant, Contributing, or Non-contributing Status Within Historic Districts.

Chair Rios inquired whether the garage was contributing.

Ms. McCulley responded that it was and that the primary façade would be the east.

Member Bienvenu noted that Page 4 of the staff report states that the property was previously known as the Fenyes residence and the House of the Three Wise Women; however, those names belong to the Acequia Madre house to the west. The two properties may have been developed and rented by the same people.

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in and confirmed that the staff presentation was accurate. He does not believe the aluminum storm windows are historic.

Member Cherry inquired regarding the date of the wall.

Mr. Purvis responded that he was unsure.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2025-011703-HDRB at 424 San Antonio Street to adopt staff's recommendation that 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 to designate the accessory structure as contributing with the east (G1) as the primary façade, and to designate the yard wall, excluding the picket fence, as contributing. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

f. **2025-011538-HDRB, 800 Gildersleeve Street, Don Gaspar Area Historic District, contributing,** Shane Woods and Gabe Rippel, owners, request approval for a 120 square-foot detached free-standing pergola to the height of 7'-8", where the maximum allowable is 15'-1".

Mr. Duran presented the case and staff recommendation. Staff recommended approval of the proposed project (with no roof structure) and found 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 Historic District Design Standards. Mr. Duran noted, however, that a

site visit revealed projects that had not been approved, and that the pergola had already been built.

Member Cherry inquired regarding the staff's considerations for the proposed pergola materials.

Mr. Duran responded that they were wood and metal.

Chair Rios inquired whether the pergola was proposed for the south elevation.

Mr. Duran responded that it was proposed for the northeast corner of the property.

The applicant was inaudible. He noted that the previous homeowner had applied to the Board for items, including the gates and railings, and they were approved. He has since installed them. The pergola is aluminum.

Member Cherry asked when the items were approved.

Mr. Duran reviewed several cases involving the property but was unable to find approval for the metal gates and wrought-iron elements. The most recent approvals were in 2016.

Member Cherry noted that any approvals from 2016 or earlier would have expired.

Mr. Duran responded that this was correct.

Member Biedscheid asked whether he had prior approval from the Board for the indicated changes.

The applicant responded that he thought he did.

Mr. Duran noted that the current request included only the pergola. The other items were noted by staff during a site visit and would be dealt with later.

Member Bienvenu noted that the pergola appeared to be built from a kit, was not harmonious with the neighborhood, and was placed in a prominent and visible corner.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2025-011538-HDRB at 800 Gildersleeve Street to deny the application on the basis that the proposed pergola, as it exists, and its proposed location are not harmonious with the streetscape and the district standards. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

Chair Rios informed the applicant that he had the option of appealing or submitting an application for a different pergola.

g. **2025-011244-HDRB, 412 Camino Cabra, Downtown and Eastside Historic District, contributing,** Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, requests approval for window replacements, construction of 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.

Mr. Duran presented the case and staff recommendation. Staff recommended denial of the proposed project and found that the exception criteria have not been met for the primary façade window replacement. Staff recommended approval of 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.

Ju Tan, 1219 Cerro Gordo Road, was sworn in. He shared brochures with details of the proposed replacement windows, noting that the owner has received consent statements from neighbors and the Canyon Neighborhood Association for the window replacement. A window assessment deemed all of the windows, aside from two under the portal, as non-repairable and requiring replacement. The proposed replacement replicates the look of steel. Mr. Duran suggested Graham Architectural Products, but the company determined that the project would be too small for them.

Member Biedscheid noted that there was precedent for the Board approving the replacement of historic windows on buildings near the home in question with a product similar to that proposed due to the difficulty of finding steel windows.

Member Aguilar Medrano asked which product from the brochure the applicant preferred to replace the steel window on the primary façade.

Mr. Tan responded that he would prefer the Kolbe VistaLuxe WD LINE accent window.

Member Aguilar Medrano suggested that the square pattern of the original windows be replicated.

Mr. Tan responded that the existing window on the east façade has a transom. Indicating a drawing of the existing and proposed window, he noted that the proposed window lacks the fixed transom but replicates the four-by-four pattern.

Member Cherry inquired regarding the brand the applicant had investigated for steel windows.

Mr. Tan responded that he had researched eight or nine brands, including Sierra Pacific, Kolbe, Graham Architectural Products, and Hope's Windows. Hope's had steel windows, but they were not an exact match and were very costly.

Member Bienvenu noted that there was only one window on the primary façade, while the other windows were elsewhere, and asked how much it would cost to replace it with a steel window.

Mr. Tan responded that Hope's quoted approximately $14,000 but was unsure whether the project would be feasible. The quote is six months old, and the current cost is likely to be higher. The Kolbe window costs approximately $3,000 to $5,000.

Member Bienvenu noted that steel windows are significant aspects of historic character and should be preserved where possible. The National Park Service has stated that steel windows can be repaired and made energy efficient. Changing the window would likely lead to the building losing its contributing status.

Member Cherry expressed agreement, noting that Hope's replaces steel windows in an energy-efficient manner. While the windows are costly, only one needs to be replaced in kind. He suggested repairing the window rather than replacing it.

Member Biedscheid noted that the window assessment was likely requested by staff, and the assessor was known to be reliable. The window condition was noted as "fair," indicating 30% to 40% deterioration, which is generally a threshold for allowing replacement.

Member Bienvenu noted that the assessment was difficult to interpret but seems to indicate the window would need to be removed and waterproofed; however, removal would cause frame damage.

Tom Wilmoth, owner, 412 Camino Cabra, was sworn in. He noted that cold air infiltrates through the window and is a significant source of thermal loss. When it rains, water penetrates and runs down the wall. He and his wife have pinned hair clips to close the curtains over the window and have applied insulation tape, which works, but it frequently falls off. He asked Mr. Tan to find a replacement window that is as close to the original as possible, keeping his budget in mind. He noted that if the proposed window replacement is denied, and he is required to replace it in kind, he would not be able to do so and would need to continue living in the current manner, with cold air and water entering the home. He invited his neighbors into the home, and they signed letters of support. He also attended a meeting of the Canyon Neighborhood Association, and the Chair provided a letter of support.

Public Comment:
Ms. West, previously sworn in, suggested making an effort to find a more similar replacement window.

Member Bienvenu noted that such information should have been in the application, as it is a factor the Board needs to consider. He requested that future applicants include such information in their applications, noting that the criteria for granting an exception include hardship such as cost. The Board wants people to continue living in the historic district even if they cannot afford the best materials available. The window in question could be replaced in kind, but the extra $10,000 presents an unreasonable request. This may result in a downgrade in status.

Member Cherry expressed agreement regarding the need for such evidence in the application. He inquired whether the homeowner could afford to replace the window in kind and postpone or phase the replacement of the other windows.

Mr. Tan responded that phasing has been considered, but it would significantly increase the cost of the project.

Mr. Wilmoth responded that he would like all the windows to be more energy efficient, as they tend to fog up from breath and heat, such as when washing the dishes in the kitchen.

Mr. Ruybalid noted that the Board has approved findings of fact on a contributing building without a downgrade in status.

Board Action:
Member Bienvenu moved in case 2025-011244-HDRB at 412 Camino Cabra to find, under the special circumstances of this case, as proven by the testimony provided, that the exception criteria have been met for the primary façade window replacement, provided that the window is replaced with a product as close to the existing windows as economically feasible, as approved by staff; and to find that all other aspects of the application may be approved as recommended by staff, with a note that the contributing status of the structure may be affected by the replacement of the window but that the Board nonetheless finds that the exception criteria for approving the project are met. Member Biedscheid seconded. The motion passed (3-2) with members Bienvenu, Biedscheid and Degnan in favor and members Aguilar Medrano and Cherry against.

Member Aguilar Medrano left the meeting at approximately 11:15 p.m.

h. **2025-011230-HDRB, 527 Agua Fria Street, Units 1, 2, and 3, Westlake-Guadalupe Historic District, contributing,** Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 square foot 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 to 14-5.2(D)(3)(a) for raising the roof of a contributing structure.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have not been met and recommended denial of the exception to Section 14-5.2(D)(5)(a) for replacement of historic windows on primary façades (Items 1a, 1g, 1h, and 1l). Otherwise, staff recommended approval of the other elements of the application (Items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2 through 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.

Chair Rios requested that the primary façades be identified by elevation.

Ms. McCulley responded that they are the south elevation, larger sections and the entire east elevation.

Richard Woodbury, address inaudible, representing Osage Design Studio, was sworn in. He noted that the status of the project was recently downgraded from significant to contributing, which reflects the evolution of the architecture over time, as people living in homes modify them to make them more comfortable. He would like to replace the wooden windows, improve the lean-to porch to modern comfort, and improve the appearance of the structure.

Steven Vierra, co-owner, 24 Calle San Acacia, Santa Fe, was sworn in. Speaking via teleconference, he expressed an intention to restore the home so it could last another 100 years while respecting the neighborhood and its aesthetic. He noted that the home has already undergone so many changes that it no longer represents only one historical era or architectural style. The rotting wood could likely be restored rather than replaced, but this would be a short-term solution and not energy efficient.

Member Cherry asked about the vents on the front door.

Mr. Woodbury noted that the diamond gable vents could be repaired, but that there are currently two front doors. He wishes to change Door 3 to a window and replace Door 2 with a wood-panel door with lights.

Ms. McCulley clarified that Windows F, G, H, I, J, and L were on the primary façade. Staff recommended replacing Door 2 be in kind to maintain its arch. The applicant wishes to make Door 3, which is wooden, into a window, which would be smaller than the door.

Member Cherry noted that Door 3 was non-historic and asked whether the opening was historic.

Ms. McCulley responded that it was not.

Chair Rios inquired regarding the size of the proposed window.

Mr. Woodbury responded that it was three feet wide.

Mr. Ruybalid noted that the motion in progress implied that the exception criteria for raising the roof had been met.

Member Biedscheid responded that they had, as well as for converting Door 3 into a window.

Public Comment:
There was no public comment.

Board Action:

Member Biedscheid moved in case 2025-011230-HDRB at 527 Agua Fria Street, Units 1, 2, and 3, to adopt staff's recommendation, which is consistent with the window assessment report, which found that the exception criteria have not been met for the replacement of windows on the primary façades on the south and east and will require the repair of the historic windows on the primary façades, which are windows F, G, H, I, and J; to require the replacement in kind of the gable vents; to adopt staff's recommendation that Door No. 2 be replaced in kind to maintain the arch; and to approve the remaining elements of the application as submitted. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

i. **2025-011724-HDRB, 210 Don Gaspar Avenue, Downtown and 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.

This item was postponed to January 27, 2026.

j. **2025-011725-HDRB, 1302 Cerro Gordo Road, Downtown and Eastside Historic District, non-contributing,** Dr. Mavrick Lobe, owner, proposes to construct a 3,698 square foot 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.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(9) to exceed the maximum allowable height of the residence. Otherwise, staff recommended 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.

Chair Rios inquired whether the home would be visible from both South Armijo Lane and Cerro Gordo Road, whether there were other two-story homes in the vicinity, whether the applicant was proposing non-divided light windows, and whether there was an additional vehicular door proposed.

Ms. McCulley responded that it would be visible from both roads. There is another two-story home nearby, with a portion of its second story visible on the Cerro Gordo side. There is only one garage door.

Mavrick Lobe, 108 Placita Halcon, Santa Fe, was sworn in. He noted that the garage door was metal, but the raised panel was proposed to mimic a wood door. All windows, aside from those under portals, are divided light.

Chair Rios inquired whether the openings indicated on the south elevation were doors, and regarding the interior ceiling heights.

Mr. Lobe responded that they were doors, and the interior ceiling heights were nine feet on each floor.

Member Cherry noted that the windows on the east and west elevation did not appear to be divided light.

Mr. Lobe responded that they are divided light, but the drawings may be inaccurate.

Chair Rios inquired regarding the architectural style of the home.

Mr. Lobe responded that it is an Adobe Pueblo style.

Member Bienvenu noted that although staff recommended that exception criteria had been met, he observed during the site visit that the building height would be imposing on a fairly flat site. He inquired regarding the size of the guesthouse and how the applicant had calculated the size of the proposed home.

Mr. Lobe responded that the guesthouse was 1,498 square feet, and he is unsure regarding the calculations. He noted that the permitted height was 15 feet and six inches, and his proposed home would only be six feet and six inches higher.

Chair Rios noted that the application seemed incomplete and questioned whether the architectural elements were reflected properly.

Member Cherry expressed agreement.

Public Comment:
Rose Armijo, 508 Camino de Guadalupita, Santa Fe, was sworn in. She noted that her home shares a property line with the proposed home, which would block her property's view of the mountains. The other two-story home in the area is set back and does not affect the views of any neighbors. She expressed approval of Mr. Lobe's work on the guesthouse.

Ms. Armijo, first name is inaudible 105 South Armijo Lane, Santa Fe, was sworn in. She expressed agreement with her sister's comments, noting that she lives with her elderly mother, who is an artist and was saddened to learn that her view of the mountains would be blocked by the proposed home. She noted that single-story homes are traditional in the neighborhood.

Ms. West, previously sworn in, suggested that the proposal be modified, noting that the drawings were confusing and the home was too large for the area.

Mr. Peter Goodwin, previously sworn in, noted via teleconference that the proposed home would be out of scale in the neighborhood. He noted that the guesthouse was executed well, but the drawings for the home were confusing. He recommended that the Board deny the second floor.

Member Cherry inquired whether there were one or two lots.

Mr. Lobe responded that there was one lot of approximately 0.75 acres and 30,000 square feet. It was subdivided in the 1960s, and the owner converted it into one property for tax purposes. He expressed respect for his neighbors and noted that he was willing to build a single-story home.

Member Cherry noted that the size of the lot would offer many options.

Mr. Lobe responded that he initially chose two stories because a single-story home would mean that the setbacks would be closer to the fences.

Member Biedscheid inquired whether the case should be postponed so the applicant could return with a redesign or whether the Board should deny the application so he could begin again.

Chair Rios suggested that the case be postponed for a redesign.

Mr. Lobe inquired whether view corridors were preserved in Santa Fe.
Chair Rios responded that they are not.

Member Bienvenu responded that the view corridor would not form part of the Board's decision; the Board's role is to determine whether an applicant has conclusively established all necessary exception criteria.

Board Action:
Member Biedscheid moved in case 2025-011725-HDRB at 1302 Cerro Gordo Road move to postpone the case for a redesign, at a time to be determined, noting that the exception criteria have not been met, specifically that the full range of design options has not been considered, and the design is not harmonious with the streetscape and surrounding properties, the hardship regarding lot size has not been demonstrated, there is no known special condition associated with the lot, and the applicant has expressed willingness to lower the height; and to suggest that the applicant explore designs within the allowable height that do not require an exception, whether one story or two. Member Cherry seconded. The motion passed with the Board voting unanimously (4-0).

k. **2025-011418-HDRB, 320 Paseo de Peralta, Downtown and 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.

This item was postponed.

9. **Discussion Items**
Mr. Ruybalid provided an update regarding a window replacement proposal at 206 McKenzie Street, which the Board denied on July 22, 2025. The appeal was heard on December 10, 2025, and the governing body voted 9-0 to overrule the Board's vote and grant the window replacement.

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

11. **Next Meeting**
The next meeting date is January 27, 2026.

12. **Adjournment**
Member Bienvenu moved to adjourn. Member Biedscheid seconded. The vote passed unanimously, and the meeting was adjourned at approximately 12:15 a.m. on January 14, 2026.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
January 27, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=Vfp4yaNNv2Q

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

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

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

Members Absent
Ms. Madeleine Aguilar Medrano

Others Present
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. Maggie Moore, Planning and Land Use Assistant Director
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**

Mr. Moquino noted that cases 2025-011246-HDRB, 532 Calle Corvo; and 2025-011550-HDRB, 539 Garcia Street; under New Business, have been postponed.

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

3. **Approval of Minutes**

There were no minutes to approve.

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

a. 2025-10488-HDRB, 140 Romero Street (June 10, 2025)

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

5. **Matters from the Public**

Stefanie Beninato, PO Box 1601, Santa Fe, requested an update regarding the bridge near the Supreme Court building. She expressed disappointment that staff had apparently approved a large, visible HVAC system at 300 Galisteo Street.

6. **Staff Communications**

a. **Board Vacancy:** Mr. Moquino reported that Amanda Mathers resigned from the Historic Districts Review Board. Anyone interested in the vacant historian seat should email their resume to the Historic Preservation Division at hpdsubmittal@santafenm.gov.

b. **Changes in Code:** Mr. Moquino noted that the cases heard at the current meeting would fall under the old codes. Cases heard at future meetings will fall under the new codes, depending on when the applications were submitted. Cases submitted under the old codes will continue under the old codes.

c. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero noted that the nomination forms for the 2026 Santa Fe Heritage Preservation Awards were available in the Board packets and should be submitted by February 27, 2026. The awards will be presented on May 21, 2026, at the San Miguel Chapel, with the reception at El Zaguán.

7. **Old Business**

a. **2025-011586-HDRB, 130 South Capitol Street, Downtown and Eastside Historic District,** JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230-square-foot office building to a maximum height of 78’ -7 ¾” (at tower) and 50’-8” (at parapet). Maximum allowable height is 57’-6”. (Review and design comments)

Chair Rios noted that anyone who disagrees with a Board ruling may consult with staff and appeal to the City Council, and that public comments would be limited to two minutes.

Jennifer Jenkins, 130 Grant Avenue, Santa Fe, was sworn in. Speaking via teleconference on behalf of JenkinsGavin and the state, she invited the architects to present the updated renderings, indicating the changes made in response to Board and public comments.

Arthur Tatum, 13131 Sunrise Trail Place, Albuquerque, was sworn in. He noted that the window size on the east and southeast elevations were reduced, pediments were added to all windows, the portal was roofed to reflect the requested single-story element, one stucco color was proposed, the ground-floor windows no longer extend to the ground, the windows on the third floor on the north façade were enlarged and aligned with the second floor, windows above the entry were enlarged, muntins were made vertical rather than horizontal, and detail was added to the cupola.

Chair Rios inquired how the building, given its size, would relate to the surrounding buildings and to human scale.

Mr. Tatum responded that the surrounding buildings were two or three stories. The architects have broken down the massing with stepping and the portal. Because it is set back from Capitol Street, there is space for pedestrians, including pedestrian courtyards on the south side.

Member Bienvenu noted the challenges inherent in collaborative design and inquired whether the state and the architects were satisfied that the design had been improved, and whether they thought any changes had diminished the design.

Mr. Tatum responded that the required square footage presented a challenge, but the review process resulted in a better building. He noted that the territorial style is flexible, resulting in diversity in the area. The architects liked the windows on the east façade, but changing them was not an issue. They are proud of the proposed building.

Member Degnan inquired regarding the change in size of the third-floor windows on the north façade.

Antonio Vigil, 2144 North Utah Street, Albuquerque, responded that they had been two-by-three feet and were now three-by-five feet.

Public Comment:
Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she expressed concern regarding the lack of a building architect on the Board and the overrepresentation of the Old Santa Fe Association (OSFA), noting that this results in development becoming more costly and slower. She suggested that more projects be approved administratively by an architect rather than subject to lengthy meetings with public input, noting that public input privileges the retired, the wealthy, and the lawyered.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that the hearings were necessary but that the Board needed a building architect. She expressed disappointment that the Board voted to approve the demolition of the casitas. She noted that the design had improved, but suggested stucco between the first and second floor fenestrations on the main façade rather than white facing.

John Eddy, 14 Avenida Campo Verde, Santa Fe; Beverly Spears, 1897 Conejo Drive, Santa Fe; Frank Katz, 1300 Canyon Road, Santa Fe; Philip Crump, 1897 Conejo Drive, Santa Fe; Randall Bell, 2991 Viaje Pavo Real, Santa Fe; and Rad Acton, 1206 Canyon Road, Santa Fe, were sworn in.

Mr. Eddy expressed appreciation for the aesthetic changes but expressed concern regarding the code violations. He noted that OSFA was a dedicated group of individuals working to protect architectural culture and requested the number of Board positions designated for OSFA members.

Chair Rios responded that there was one designated OSFA position on the Board.

Ms. Spears stated that the state's consultant misled the public and the Board regarding the maximum allowable height. Per the code, the building heights documented on the official map must be used. She noted that the design is noncompliant with city regulations and out of scale.

Mr. Katz noted that the maximum allowable height was 37 feet and that there had been no collaborative sessions with the state. He noted that the building violates design standards and is open to legal challenge. He suggested removing the third floor and extending the footprint into the South Capitol area.

Mr. Crump noted that the building is too large and that the design was not final, as the ordinance mandated consultation.

Mr. Bell noted that collaboration was required and suggested that the project be referred to the City–State Committee.

Mr. Acton noted that OSFA has explored what a compliant building of the necessary square footage should look like and requested that it be explored. He presented the compiled suggestions in writing to the Board.

Chair Rios noted that, by law, city historic preservation groups must be involved in the collaborative process between the state and city, but this did not happen. The comments presented at the meeting should have been heard at the beginning of the process. She noted that city staff have stated that capital outlay projects have separate rules regarding height, but she is unsure why. The ordinance allows 35 feet and staff is indicating that for capital outlay projects have separate rules and height restrictions to allow over 50 feet.

Mr. Ruybalid responded that the project fell under a subsection specific to state capital outlay projects, 14-5.2 M(3)(a)(vi). The maximum allowable height was determined by city staff using calculations based on institutional buildings within the applicable streetscape.

Ms. Jenkins noted that the state has been working with the height calculation in question since 2011. The current architectural team confirmed the calculations with city staff. The state held three well-attended community meetings. The state has not received requests for additional meetings or written comments from community members, including the drawings and comments that OSFA provided to the Board.

Member Degnan requested clarification regarding how the staff verified the height.

Ms. Jenkins cited the memorandum distributed before the January 13, 2026, meeting, which stated that the permitted height is 57 feet and 6 inches.

Member Bienvenu noted that most disagreement arose from poorly written and confusing ordinances and statutes, and that the process should be improved and clarified during the Phase 2 code update. He noted that the process had been followed and that beginning on December 9, 2025, both the Board and the public had a deadline to submit comments. He reviewed the procedure and asked the state whether the design submitted was final and whether the state would agree to submit any substantive changes for Board review.

Ms. Jenkins responded that this was acceptable.

Member Bienvenu noted that the Board had asked staff to verify that the maximum allowable height was correct. Staff did so and verified that the proposed building was under the allowable height, with the exception of the cupola.

Ms. Romero inquired regarding three issues that had been discussed at the subcommittee meeting on January 26, 2026: the depth of the recessed windows, the size of the mullions in the windows, and whether the state would be willing to add windows to an area abutting the windows.

Ted Grumblatt, 7908 Sartan Way, Albuquerque, was sworn in. He responded that the windows were recessed eight inches deep, and the width of the mullions will likely be two inches, which is typical of storefront windows. The state is willing to add windows to the windowless area indicated, in a similar style to the other windows.

Mr. Ruybalid noted that the Board had intended to inquire regarding the details on the tower.

Mr. Tatum responded that the following details had been added: railings, dentals, detailing on the corner columns, and steppings in the cornice.

Chair Rios asked whether the majority of the building was two-story or three-story elements.

Mr. Tatum responded that there were a lot of two-story elements.

Board Action:
Member Bienvenu moved in case 2025-011586-HDRB at 130 South Capitol Street that findings be entered that this matter came before the Board pursuant to the procedure set forth in Section 14-5.2(M), that the procedures set forth in Subsections (M)(2) and (M)(3) have been followed, that the state has submitted its plan to the review board for review and comment, that a public meeting has been held to receive public input and required notice was given, that the review board has communicated recommendations and comments in writing to the state, and that the state and the review board have consulted to resolve the issues raised and revised plans have been submitted; and that the revised plans, as entered into the record at the meeting held on January 27, 2026, have resolved the issues raised by the Board, and the state has represented that it will not make any substantive design changes to these plans without prior notice to the review board for further review under Section14-5.2(M), without prejudice to all procedural rights they have under that section; therefore, the HDRB does not find it necessary at this time to notify the state that any issues remain unresolved or that issues need to be finally determined as set forth in Section 3-22.6(G), the state statutes, provided that the state should not make any alternations to the design presented on January 27, 2026, without prior review by the Board, and the Board reserves its right to invoke all procedural safeguards set forth in Section14-5.2(M) in the event that substantive changes have been made to the design. Member Biedscheid seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Cherry in favor and Member Degnan against.

8. **New Business**

a. **2026-011790-HDRB, 212 and 212 A East Santa Fe Avenue, Don Gaspar Area Historic District, contributing,** Christopher and Lori Pearson Kramer, owners, request status review with primary façade(s) designation, if applicable, for 212 East Santa Fe Avenue, and status downgrade for 212 A East Santa Fe Avenue.

Mr. Duran, speaking via teleconference, presented the case and staff recommendation. Staff recommended that the historic status of the primary residence be maintained as contributing and designated the north, east, and west façades as primary, including all historic doors, windows, and other architectural elements, such as brick coping; that the casita be downgraded to non-contributing; and that the front yard wall be designated as contributing, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

Christopher Pearson Kramer, the applicant, was sworn in and expressed agreement with the staff recommendations.

Public Comment:
Ms. Beninato, previously sworn in, expressed agreement with the staff recommendations.

Board Action:
Member Biedscheid moved in case 2026-011790-HDRB at 212 and 212 A East Santa Fe Avenue to adopt staff's recommendation to maintain the primary residence as contributing and to designate the north façade and the front portions of the east and west façades as primary as noted on staffs report ; to designate 212 A as non-contributing; and to designate the front yard wall as contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

b. **2026-011767-HDRB, 310 Lomita Street, Downtown and Eastside Historic District, non-contributing,** Michael Darter and Heidi Volpe, owners, request a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be upgraded to contributing, with the south façades (R1, R2, and R3), including the patio yard, and the west façades (R8 and R6) designated as the primary façades; that the historic status of the garage structure be upgraded to contributing, with the south façade (G1), excluding the garage door, as the primary façade; that the historic status of the street-facing stone retaining wall be upgraded to contributing; and that the historic status of the rear retaining walls be designated as contributing, per Section 14-5.2(C) Designation of Significant, Contributing, or Non-Contributing Status Within Historic Districts.

Member Cherry inquired regarding the age of the stone retaining wall at the back.

Michael Darter, 310 Lomita Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed agreement with the staff recommendations, aside from those relating to the rear retaining walls and the façade designated as R6. He noted that the retaining walls had changed over time, and that R6 was not visible from the street and should remain non-contributing.

John Murphy, 2833 Plaza Verde, was sworn in. Speaking via teleconference, he noted that the rear retaining walls and the small planter that currently serves as a deck did appear historic to him. The 1995 report regarding the rear retaining walls indicated that they were block, and the capping seems to have been added after that time.

Member Cherry expressed agreement regarding the retaining walls. He asked why the house was being designated as contributing rather than significant, and why the east elevation was not recommended as primary.

Mr. Murphy responded that he was unsure that the historical context or house design would justify designating it significant. He expressed a preference for the south façade, noting that the east façade seemed more utilitarian.

Member Cherry asked whether he recommended that R6 and R7 be designated as primary façades.

Mr. Murphy responded that he did.

Public Comment:
Ms. Beninato, previously sworn in, noted that the home was a beautiful example of buildings in the area and noted that walls that cannot be seen from the street could also be considered contributing and worthy of preservation.

Board Action:
Member Cherry moved in case 2026-011767-HDRB at 310 Lomita Street that the status of the building be contributing, and that the status of the garage also be contributing, with façades R1, R2, R3, R4, R6, R7, and R8 as primary on the house and façade G1 as primary on the garage; that the yard wall on the south side be contributing; and that the retaining walls and patios in the back be non-contributing. Member Degnan seconded. The motion passed (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

c. **2026-011791-HDRB, 411 Camino Don Miguel, Downtown and Eastside Historic District, contributing,** John A. Padilla, agent for Peter Quintana, owner, requests status downgrade.

Mr. Duran presented the case and staff recommendation. Staff recommended that the historic status of the structure be downgraded to non-contributing, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

John Padilla, P.O. Box 2986, Santa Fe, and Peter Quintana, the applicants, were sworn in. Mr. Padilla noted that Mr. Quintana acquired the property in late 2024, and it was already in a degraded state. He noted that the property is 0.1686 acres, or 7,341 square

feet. He noted that the Historic Cultural Properties Inventory in the staff report is outdated and that Mr. Quintana owns both properties. He expressed agreement with the staff recommendations.

Public Comment:
Ms. Beninato, previously sworn in, noted that the property is owned by Mr. Quintana's family and asked why the degradation of historic property had been ignored.

Mr. Quintana noted that he is a carpenter and enjoys repairing things. He purchased the property in its current condition.

Member Bienvenu noted contradictions in city records: some show the property as contributing, while others show it as non-contributing.

Member Cherry asked how the property's condition would affect its status.

Member Bienvenu responded that its historical character would affect the status; however, it is unclear whether the property in question would be considered contributing even if its condition were good. A status of contributing also requires a level of ongoing integrity.

Member Cherry stated for the record that there are portions of the building that are imploding and portions of the building that are intact. It would take an engineer to figure out and to do a full assessment with a variety of people to figure out if any parts of the structure would be salvageable. Just want to make sure that they are not doing a disservice by saying, it is imploding. There is a verity of conditions going on of the building by his observation.

Member Degnan inquired how the Board could downgrade the property if its true status is unknown.

Board Action:
Member Bienvenu moved in case 2026-011791-HDRB at 411 Camino Don Miguel that findings be entered that the current status of the structure is uncertain because the records are in conflict, and the Board is called upon to designate a status; that based on the staff report and the site visit, the staff findings be adopted that the structure does not help to establish and maintain the character of the historic district, and its integrity no longer remains; therefore, it should be designated as non-contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

d. **2026-011792-HDRB, 924 Paseo de Peralta, Downtown and Eastside Historic District, contributing,** John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests status review with primary façade(s) designation, if applicable.

Mr. Duran presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing and to designate all of the north elevation; the east elevation of the historic residence, extending from the one-story section with the chimney northward, including the second story; the west elevation, extending from the original house southward to the south end of the portal; and the south elevation on the original structure, including the second story identified in the Façade Diagram numbers 1 through 8 as primary façades, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu noted that the property was referred to as the Rapp residence, but it was built by architect Isaac Rapp's widow after his death, and that the property could be designated as significant rather than contributing due to historical association. The alterations are also significant to Santa Fe history, aside from those made in the 1980s.

Mr. Duran noted that Façades 1 through 8 are the original Rapp residence. Staff considered the eastern façades as non-contributing due to the infills and alterations. He was unsure whether the Board could designate some parts as significant and some as contributing.

Member Degnan asked whether there was a precedent for multiple statuses in a dwelling, noting that it could set an odd precedent.

Member Cherry responded that it was atypical. If a structure is designated as significant, all façades are primary; however, some buildings have been designated significant, excluding certain additions. The building could also be designated as significant due to its occupant.

Mr. Padilla, previously sworn in, noted that the El Castillo Retirement Community, which owns the building, is very proud of it. The community refers to the main structure as the Rapp building and intends to move the administrative office there with no significant changes. He cited the 310 Lomita Street case, noting that while that property featured two structures with different designations, the parts of the property in question may have been previously detached.

Mr. Ruybalid cited a case at 710 Canyon Road in which two conjoined buildings had two designations, resulting in different criteria for the front and back portions during the replacement of the shared roof.

Member Cherry noted that the portions depicted in blue and orange met the criteria for contributing status, excluding the non-historic additions, noting that there appeared to be three definitive structures.

Chair Rios expressed agreement, noting that the architects started with one building and added to it.

Public Comment:
Ms. Beninato, previously sworn in, noted that the building was historic due to its character and its connection with Rapp, while the later structures are historic in their own right. She suggested designating the area depicted in green as significant, the area in blue as contributing, and the area in orange as contributing, with the recent additions excluded.
Member Degnan requested clarity regarding the option of designating a single status and inquired whether the Board had included a portion of a lesser status into a designation.

Mr. Ruybalid responded that in the case of 710 Canyon Road, the Board designated the building facing the street as contributing but acknowledged that the attached rear building was non-contributing. All historic portions can be included in a designation.

Member Biedscheid suggested excluding the east façade, which has alterations and infill.

Member Cherry noted that making the east façade primary would protect the mass, shape, and height, while allowing non-historic features to be upgraded.

Board Action:
Member Cherry moved in case 2026-011792-HDRB at 924 Paseo de Peralta that the portion of the building known as the Rapp residence, depicted in green, be designated as significant; that the portion of the building designated as the service wing, depicted in orange, be designated as contributing, with the east façade as primary, excluding the non-historic alterations; and that the portion of the building known as the workshop area, depicted in blue, be designated as contributing, with the east façade as primary. Member Bienvenu seconded. The motion passed with the Board voting unanimously (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

e. **2025-011246-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, contributing,** John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624-square-foot addition to the main house and a 442-square-foot addition to the garage. Three exceptions are requested to Section 14-5.2(D)(2)(d), additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10)feet from the primary façade. The addition shall not exceed 50% of the square footage of the existing footprint and shall not exceed 50% of the existing dimension of the primary façade.

This item was postponed.

f. **2026-011770-HDRB, 302 Camino Cerrito, Downtown and Eastside Historic District, non-contributing,** Efrain Cuna, agent for Dennis

Karbach and Robert Brown, owners, proposes to construct a 286-square-foot freestanding carport to a height of 10'-0", where the maximum allowable is 14'-0".

Board Action:
Member Degnan moved in case 2026-011770-HDRB at 302 Camino Cerrito that it be heard at the end of the agenda due to the absence of the applicant. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

Member Biedscheid moved in case 2026-011770-HDRB at 302 Camino Cerrito that it be postponed to February 10, 2026, due to the absence of the applicant. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

g. **2025-011550-HDRB, 539 Garcia Street, Downtown and Eastside Historic District, contributing,** Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33-square-foot addition to a height of 10'-6", where the maximum allowable is 10'-10". A 309-square-foot portal to a height of 10'-3". Replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and re-roof and stucco both buildings. Exceptions are requested to Sections 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3'-0" from the corner of a façade.

This item was postponed.

h. **2025-011536-HDRB, 516 Alto Street, Westside-Guadalupe Historic District, contributing,** Marc Naktin, agent for Steven Dayton, owner, requests approval to construct a 210-square-foot addition to a height of 14'-1", where the maximum allowable height is 16'-0".

Mr. Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Marc Naktin, 1305 Luján Street, was sworn in. Comments is inaudible.

Chair Rios inquired whether the small addition would change the designation.

Mr. Duran responded that the property would continue to be contributing.

Public Comment:
Ms. Beninato, previously sworn in, noted that she was unable to hear the applicant and asked whether the addition was on a primary façade and whether an exception would be needed. She suggested approval of the project, noting that the addition appeared to be minor.

Chair Rios responded that the addition was not on a primary façade.

Board Action:

Member Biedscheid moved in case 2025-011536-HDRB at 516 Alto Street to adopt the staff's recommendation for approval of the project as submitted. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

i. **2026-011769-HDRB, 600 Camino Rancheros, Historic Review Historic District, Non-statused,** Marc Naktin, agent for Melchijah Spragins, Jr., owner, proposes to construct a 1,322-square-foot second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to Section 14-5.2(D)(9) for exceeding the maximum allowable height.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria for Section 14-5.2(D)(9) have been met and recommended approval to exceed the maximum allowable height.

Chair Rios inquired regarding the square footage of the existing house and whether there were other dwellings on the property.

Ms. McCulley responded that the house was 4,400 square feet, and there were two accessory dwelling units on the property.

Mr. Naktin clarified that one of the accessory units is a woodshop, and the other is a casita. The proposed second floor would be set back from the façade, and he would try to make it appear seamless.

Chair Rios inquired regarding the proposed ceiling height of the second floor.

Mr. Naktin responded that it would be nine feet, plus an extra eight inches, where there are vigas.

Public Comment:
Ms. Beninato, previously sworn in, inquired regarding the hardship criteria and whether the second story would be on the downslope.

Member Bienvenu recommended caution when granting exceptions, as the Board must follow the ordinance, which excludes structures of that height.

Member Cherry noted that staff found that the requirements were met, though there does not appear to be hardship.

Member Bienvenu noted that the criteria have not been met. Criterion 1, which states that the proposal does not damage the character of the district, was not met because a height that is 10 feet higher than the maximum allowed does damage its character.
Criterion 2 regarding hardship was not met because the applicant indicated that no major hardship would result. Criterion 3 was not met because the applicant can continue to live on the property without the extra height. Criterion 4 regarding special conditions of the streetscape was not met because the applicant indicates that the streetscape has the same terrain as the rest of the neighborhood. Criterion 5 regarding special circumstances was not met because the request was specific to the applicant wanting additional space. Criterion 6 regarding the least negative impact was not met because additional height would impact the neighborhood more than finding the desired square footage in another manner.

Member Biedscheid suggested that the Board may be penalizing the applicant for requesting an exception that may have been granted to others in his neighborhood.

Ms. McCulley responded that she is unsure how many of the two-story homes were the result of an exception.

Member Cherry noted that comparing the cases would be complicated for staff. Applicants are responsible for submitting such evidence.

Board Action:
Member Bienvenu moved in case 2026-011769-HDRB at 600 Camino Rancheros to have findings entered that the applicant did not conclusively demonstrate the exception criteria to have been met; therefore, the application should be denied. Member Cherry seconded. The motion passed (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

j. **2026-011768-HDRB, 801 Old Santa Fe Trail, Unit A, Downtown and Eastside Historic District, significant,** Santa Fe Permits/Jennifer Salimbene, agent for Stuart Cohen, owner, proposes to replace windows. An exception is requested to Section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary façades.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary façades. Otherwise, staff

recommended approval of the 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(E) Downtown and Eastside Historic District Design Standards.

Member Biedscheid asked when the property was designated as significant.

Ms. McCulley responded that it was designated in the 1990s, probably by the governing body.

The applicant name and address is inaudible, was sworn in. He noted that eight windows are leaking. The owners plan to replace them with windows that look identical.

Member Cherry expressed concern that the character of the building will not be preserved with modern windows. He noted the difficulty of determining which parts of the window are historic, and there are different processes of replacing windows, namely, some that repair sashes and others that discard them.

The applicant noted that for the eight windows in question, the frames are historic, but the sashes are not. It should be possible to keep some of the frames intact, but one is damaged.

Member Cherry noted that the non-historic sashes were made to look identical to the historical ones. The new sashes would not be made in kind, and a factory window inserted into a historic frame would not look historic.

The applicant noted that Windsor Architectural Windows and Doors of Santa Fe has experience with replacing windows in historic buildings. He asked whether factory windows were forbidden.

Member Cherry responded that historic windows are to be replaced in kind, meaning with the same materials and dimensions.

The applicant asked whether the Board recommended a specific window-maker, noting that the requirements were very specific.

Member Cherry noted that there were custom woodworkers in Santa Fe.

Member Biedscheid noted that requiring custom windows seemed unfair to the applicant and the staff. The applicant had hired a qualified window assessor at their own expense, as requested by staff, and had provided a report. The applicant has agreed to restore the windows that are restorable. It is not the Board's job to dictate a high level of detail for a project recommended by staff and accompanied by a complete package.

Member Bienvenu expressed concern about relying solely on a window assessment but acknowledged that staff had recommended the project and that changing the process could be unfair to the applicant. He expressed hope that the upcoming discussion regarding the policy update on windows would clarify matters.

Chair Rios noted that the house was significant but that she was unsure of the cost of replicating the windows.

Member Bienvenu noted that only one window would need to be replaced in kind.

Public Comment:

Ms. Beninato, previously sworn in, noted that only one window required an exception and that replacing a window would change the nature of the opening.

Janet Sanders, co-owner, 801 Old Santa Fe Trail, was sworn in. She expressed disappointment that she and her husband had undergone every step of the lengthy and detailed application process, and it is difficult to defend the comfort and usability of their home when they do not understand the detailed language used by the Board regarding windows. The proposed windows look identical to those being removed. She noted that no one had mentioned that the current windows were uninsulated and single-pane, and they allow cold air into the house, leading to health issues. She asked how the windows proposed by Board members would mitigate that problem.

Chair Rios requested that the applicant replicate the historic windows as closely as possible and asked why the metal gate was changed.

Board Action:
Member Biedscheid moved in case 2026-011768-HDRB, 801 Old Santa Fe Trail, Unit A, to adopt the staff's recommendation, finding that all exception criteria have been met, and to approve the project as submitted. Member Cherry seconded. The motion passed (3-2) with Chair Rios, members Bienvenu and Biedscheid in favor and members Cherry and Degnan against.

k. **2025-011724-HDRB, 210 Don Gaspar Avenue, Downtown and 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 Section 14-5.2(D)(5)(a) to alter a primary façade.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(5)(a) to alter the openings on a primary façade. Staff also recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D)

General Design Standards for All Historic Districts and 14-52(E) Downtown and Eastside Historic District Design Standards.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. He noted that the city required that five rooms be made accessible, with accessible bathrooms; this has proven challenging because that wing of the hotel was built in 1926, with unusual bathrooms. He intends to maintain the exterior windows and elements as they are as he repairs the interior. The only way to make space for one of the bathrooms is to move the emergency exit door six feet. The door is not historic and will be replaced by an identical metal door.

Public Comment:

Ms. Beninato, previously sworn in, suggested that a ramp be added and noted that the hotel requested permission to install a spa in a previous year.

Board Action:
Member Degnan moved in case 2025-011724-HDRB, 210 Don Gaspar Avenue to approve the request, noting that all exception criteria have been met, and relocate the door to allow the Americans with Disabilities Act-compliant restroom facility. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

I. **2026-011794-HDRB, 726 and 728 Galisteo Street, Don Gaspar Area Historic District, significant,** Michael Mizell, agent for Richard Brenner, owner, requests approval for window replacement, re-stucco, and repairs of parapet and brick coping.

Mr. Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(H) Don Gaspar Area Design Standards.

Michael Mizell, the applicant, P.O. Box 2765, Santa Fe, was sworn in. He noted that the openings are historic, but the sashes and windows are not.

Chair Rios inquired whether the applicant intended to change the color of the building.

Mr. Mizell responded that colonial white, an ivory shade, was the original color of the stucco. The building appears darker because it has aged and discolored over the years.

Public Comment:
Ms. Beninato, previously sworn in, inquired regarding the current and proposed window materials.

Mr. Mizell responded that the current windows are wooden and double-hung. The proposed windows are the same style, but with insulated glass. The casement windows will be replaced with casements. He did not remember the brand.

Board Action:
Member Degnan moved in case 2026-011794-HDRB, 726 and 728 Galisteo Street to approve the request to replace the wooden windows in kind, and to approve the parapet repair of the sections that require it, as well as the rear gutter and downspout repair, brick coping, and re-stuccoing in colonial white, based on the applicant's evidence of it being the original color. Member Biedscheid seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Degnan in favor and Member Cherry against.

m. **2025-011231-HDRB, 330 Gormley Lane, Downtown and Eastside Historic District, non-contributing,** Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144-square-foot pergola to a height of 9'-0" and a 298-square-foot 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".

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project with the condition that the pergola be relocated to meet the required setback, and found that the application complies with Sections 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(E) Downtown and Eastside Standards.

Armando Gonzalez, representing Elizabeth Geier, 330 Gormley Lane, Santa Fe, was sworn in. Speaking via teleconference, he explained the miscommunication regarding the permitting process.

Chair Rios requested clarification regarding where the pergola should be moved.

Ms. McCulley responded that the pergola currently sits at the property line and will need to be moved five feet from the fence.

Public Comment:
There was no public comment.

Board Action:
Member Biedscheid moved in case 2025-011231-HDRB at 330 Gormley Lane to approve the application with the condition that the pergola be moved within the setbacks required. Member Degnan seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Degnan in favor and Member Cherry against.

9. **Discussion Items**

Member Cherry requested clarification from staff regarding when story poles are required and when they are not.

Mr. Moquino responded that they are required in the case of an addition or new construction, even when within the allowable height. He agreed to research the matter and provide further clarification.

10. **Matters from the Board**

There were no matters from the Board.

11. **Next Meeting**

The next meeting date is February 10, 2026.

12. **Adjournment**

Member Bienvenu moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at approximately 10:15 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

Regular Meeting of the Historic Districts Review Board
February 10, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=toXV-e32Fpk

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

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

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

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
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**
Mr. Moquino noted that cases 2026-011831-HDRB, 1489 Upper Canyon Road; and 2026-011825-HDRB, 619 West Alameda Street; under New Business, have been postponed.

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

3. **Approval of Minutes**

There were no minutes to approve.

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

There were no findings and conclusions to approve.

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, expressed disappointment via teleconference that City Council did not uphold the Board's decision in a recent case regarding windows and suggested that the Board clarify and maintain its rules regarding windows that are over or under 40% degraded.

6. **Staff Communications**

a. **HDRB Workshop:** An HDRB workshop is tentatively scheduled for March 17, 2026, from 2:00 p.m. to 5:00 p.m. in the Council chambers. Board members were asked to indicate their availability.

b. **Changes in Code:** Mr. Moquino noted that some of the cases to be presented would fall under the new code, and staff would indicate them. Staff will email Board members a PDF copy of the new code.

c. **2026 Santa Fe Heritage Preservation Awards:** Board members were encouraged to participate in the nomination process by February 27, 2026. Staff will send the Board a list of completed projects that have received their final inspections.

d. **February 24, 2026, Meeting Start Time:** The February 24, 2026, HDRB meeting will start at 6:00 p.m. due to a special Governing Body meeting.

7. **Old Business**

There were no cases under Old Business.

8. **New Business**

a. **2025-011246-HDRB. 532 Calle Corvo, Downtown & Eastside Historic District, contributing,** John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620-square-foot addition to the main house and a 518-square-foot addition to the garage. Four exceptions are requested to Section 14-5.2(D)(5)(a)(i), removal of windows and doors of a contributing structure, and Section14-5.2(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 façade.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Lamboy presented the case and staff recommendation. Staff found that the exception criteria to Section 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further testimony from the applicant. Otherwise, staff recommended approval of the exception request for Section 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary façade of a contributing structure, and the other proposed alterations that do not require an exception request to the main structure, as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios requested confirmation that the project involved wholesale replacement of windows and doors and that the openings are historic, but the windows are not.

Ms. Lamboy responded that this is correct. The deep recesses are consistent throughout the building, but the windows are not historic. Their proposed replacements are wood-clad divided light windows.

Member Biedscheid asked whether staff considered the 1966 addition to be part of the historic footprint when assessing whether the proposed addition would exceed 50%.

Ms. Lamboy responded that the addition is to the garage in this case. The two buildings are calculated separately. If an addition were proposed to the main residence, staff would calculate based on 50% of its existing footprint, including the 1966 addition.

Chair Rios asked whether staff feels that the applicant has met the exception criteria.

Ms. Lamboy responded that, regarding the garage structure, staff does not feel the exception criteria have been met and does not recommend approval. Regarding the infill of the window on the primary façade, staff is seeking additional information from the applicant.

Al Salomone, the owner, and John Padilla, addresses inaudible, Santa Fe, were sworn in. Mr. Salomone and his wife have maintained homes in New Mexico for over 23 years. They plan to spend more time in Santa Fe as they approach retirement. They chose the home in question with the intention of adding a room for additional family members and

enlarging the detached garage in a manner that incorporates historic pueblo revival style. He intends to incorporate strictly historical elements. He shared images of improvements made by previous owners and noted that the proposed addition is shielded by mature trees, only one of which will require careful relocation. The garage, which does not accommodate modern vehicles, will be converted into a bedroom. The proposed garage addition and door are not publicly visible. He provided letters of support for the project from two immediate neighbors and other neighbors in the Eastside Historic District.

Mr. Padilla noted that the Salomones intend to make the home in question their permanent residence and that, in order for them to do that, they need to remodel it to accommodate their family, as has been historically common for homes in the area. The house currently has a small footprint. Regarding the window on the primary façade, it sits lower than that of the dining nook window next to it. The owner would like to lengthen the kitchen counter, which would require reducing the existing window opening by a few inches. He noted that the garage addition was proposed to accommodate family, not for use as a rental or an Airbnb. He noted that the proposed addition is 444 square feet, not 518; because the existing structure is 360 square feet, the addition would result in the structure being 264 square feet larger than the 50% rule allows.

Chair Rios inquired regarding the appearance of the proposed garage door and whether the garage would still be identified as a garage.

Mr. Padilla responded that the garage will still be visible, but the addition will not be. The non-historic garage door will be replaced by a window in the same opening.

Member Degnan noted that a window of the same dimensions of the garage door would resemble a glass wall.

Mr. Padilla responded that the window would provide light and air circulation.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed appreciation to the architect and owner for maintaining sensitivity to the area in the proposed design, noting that it was a positive innovation that could influence other buildings. She expressed support for owner-occupied, short-term rentals though the owner does not intend to rent the garage in this case.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she expressed disapproval that exceptions were sought for family members who would visit for a couple of weeks per year. She expressed opposition to the proposed window in the garage door opening and suggested that a garage door with windows be installed instead. She noted that one bedroom in the main house was removed to create a larger dining room and that the setback should be more than two feet.

Member Biedscheid asked staff whether the garage addition would cause it to lose its contributing status.

Ms. Lamboy responded that the Board has permitted additions to historic garages, but not of the proposed size. Replacing the garage door with a window could be problematic.

Member Biedscheid noted that three exceptions were requested for the garage addition and asked whether the applicant had considered constructing a separate building on the site to avoid this.

Mr. Salomone comments inaudible.

Member Aguilar Medrano requested clarity regarding the calculations for the main residence and suggested that homeowners moving to a new community respect the local standards rather than requesting multiple exceptions. She noted that the bedroom in the garage was proposed because a secondary living room in the main structure occupied excessive square footage.

Ms. Lamboy responded that the existing portal and deck are not historic and are not included in the historic footprint. The applicant has indicated an addition of 421 square feet to the historic footprint, which is under 50% of the existing 1619 square feet.

Mr. Padilla noted that the square footage without the portal is 1,300.

Ms. Lamboy requested confirmation that the noted historic footprint of 1691 square feet includes the portal.

Mr. Padilla responded that it does.

Ms. Lamboy asked when the portal was added, noting that it may be historic, but the deck is not.

Mr. Salomone responded that the portal was added in 1966, along with the back bedroom. The next owner changed the deck.

Member Cherry noted that, in any case, the addition to the main structure is under 50%.

Member Aguilar Medrano suggested that the applicant consider not adding a living room to the main structure so that it can accommodate a bedroom, thereby avoiding exceptions for the garage.

Mr. Padilla responded that there are only three exceptions requested for the garage and one exception for a window on the main structure.

Member Cherry noted that the proposed addition to the garage would completely alter its appearance; further, the addition encroaches onto the driveway and changes the landscape. He noted that the garage currently has no plumbing and that there is space behind the house to add another structure that is not attached to the garage.

Mr. Padilla responded that the addition does not encroach onto the driveway, as that area is part of the developable area available to owners. He and the owner discussed several options, and the one presented was the most ideal. They have spent a lot of time on the proposal, and the case was postponed twice for reasons unconnected to them.

Mr. Salomone noted that the garage addition was designed to be completely out of public view.

Member Bienvenu noted that the job of the Board is to apply the ordinance, and the ordinance is clear. The contributing status of the garage limits what can be done to it. He expressed agreement with staff that the exception criteria were not met. He noted that additional space could be added to the garage, provided that it is under 50% of the current footprint and that the setback from the primary façade is sufficient. He noted that the garage could lose its contributing status if it no longer resembles a garage.

Board Action:
Member Bienvenu moved in case 2025-011246-HDRB at 532 Calle Corvo to deny the request regarding the addition to the garage, finding that the exception criteria have not been met for the reasons stated in the staff report; that the exception criteria have not been met for the alteration to the window on the primary façade, as no hardship has been demonstrated requiring a change to the historic opening, subject to further evidence that the opening is not historic, should the applicant wish to present it; and to otherwise approve the application as meeting all other requirements of the ordinance. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

At the request of the applicant, the Board clarified that the alterations to the house, with the exception of narrowing the window opening on the primary façade, were approved. Alterations to the garage were denied. The garage will need to be reconsidered, as the application did not include an indication that the applicant and owner were willing to consider alternatives. It was suggested that the applicant resubmit the paperwork regarding the garage.

b. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, non-contributing,** Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14’-8”, where the maximum allowable height is 18’-9”.

This item was postponed.

c. **2026-011829-HDRB, 408 Camino del Monte Sol, Downtown & Eastside Historic District, contributing,** Christopher Purvis, agent for Bruce Stocks, owner, proposes to construct a 125-square-foot addition to a height of 10'-0".

Ms. McCulley presented the case and staff recommendation, noting that the application falls under the 2026 code. Staff recommended approval of the proposed project and found that the application complies with Section 14-4.6(D) General Design Standards for All Historic Districts, and Section 14-4.6(G)(2) Downtown and Eastside Design Standards.

Christopher Purvis, the applicant, 518 Old Santa Fe, Santa Fe, was sworn in. Agreed with staffs recommendations.

Public Comment:
Ms. Beninato, previously sworn in, stated via teleconference that the changes to the windows appear excessive but expressed approval that the shed was removed.

Ms. McCulley clarified that no window changes were proposed.

Board Action:
Member Aguilar Medrano moved in case 2026-011829-HDRB at 408 Camino del Monte Sol to approve the application as submitted. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

d. **2026-011825-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, contributing,** Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, re-roof the existing residence, construct a 1,786-square-foot freestanding residence to a height of 20'-3", where the maximum allowable is 14'-10", and construct 3'-4" and 5' high yard walls. An exception is requested to Section 14-4.6(F)(2) for exceeding the maximum allowable height.

This item was postponed.

e. **2026-011832-HDRB, 645 Garcia Street, Downtown & Eastside Historic District, non-contributing,** Graham Hogan, agent for Michael Blum, owner, requests approval to construct a 657-square-foot structure to a height of 13'-0", where the maximum allowable height is 15'-10".

Mr. Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-4.6(E) General Design Standards for All Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Member Aguilar Medrano noted that the Board had previously discussed the corner bullnose at length and requested that staff consult the Board's motion on the minimum radius.

Chair Rios responded that the Board had agreed on one inch at that time, as staff had already informed the applicant that a one-inch radius was acceptable.

Mr. Moquino confirmed that this was correct. Staff calculated that bullnose radiuses in the area were generally between three and six inches.

Member Bienvenu expressed disagreement with the statement in the staff report that the project conforms with design standards, as the main house was granted an exception due to confusion regarding the permitted bullnose radius. The Board's comments on that case indicated that a one-inch radius should not be considered a precedent. He noted that, although the proposed casita will be on the same lot, it should be considered as a new case. The Board stipulated a minimum bullnose radius of 2.5 inches for a property on a nearby lot.

Graham Hogan, address inaudible, the applicant, was sworn in. He noted that the project was to add a small casita to Lot 3 that would match the main structure. He shared the site plan and elevations and noted that none of the façades are publicly visible.

Chair Rios inquired whether the lights would be divided.

Mr. Hogan responded that they would not, as the intention was to match the house. While he plans to include a 2.5-inch bullnose on the house on Lot 2, he proposed a one-inch bullnose for the casita to match the house on Lot 3.

Member Bienvenu requested details on the portal post and header.

Mr. Hogan shared images and noted that they are clear, rough-sawn timbers, forming six-by-six-inch wood posts and four-by-12-inch wood beams that would extend to the house. The cover will have a gravel surface to match the house. There is a covered trellis in the courtyard with the same details. There is a header over the windows.

Member Cherry noted that the circumstances of the two cases are different. Regarding the house, there was confusion around the permitted bullnose radius.

Karl Sommer, address inaudible, was sworn in. Speaking on behalf of owner Michael Blum, he noted that the previous Board action contained the word "property," leading the owner to assume it applied to the casita as well as the house, as they are both on the same property. He noted that the owner prefers the house and casita to be harmonious and that the property is not publicly visible.

Member Aguilar Medrano inquired whether staff had calculated the ratio of solid wall space to glass on the west elevation, noting the amount of glass appeared close to 50%.

Ms. Lamboy responded that she is unsure of the calculations, however, the west elevation includes a portal, meaning a larger opening is permitted.

Michael Blum, address inaudible, the owner was sworn in. He expressed intention to incorporate bullnoses with 2.5-inch radii on the neighboring lots but noted that he wanted the casita to match the house on the same lot.

Public Comment:
Ms. Beninato, previously sworn in, stated via teleconference that she hoped the Board would require the bullnoses to match the others in the area and that the south elevation should openings and the north façade would look better with small additional windows.

Member Biedscheid noted that it seemed too late to require a different bullnose, and that a larger bullnose would not change the fact that the house and casita are contemporary.

Member Aguilar Medrano suggested that the bullnose radius be three inches to match the staff's calculations.

Member Bienvenu noted that he would accept a 2.5-inch bullnose to match the neighboring properties.

Member Cherry noted a need for clarity, adding that, as there is no existing methodology for calculating bullnoses, the current case would not set a precedent.

Member Bienvenu noted that the Board's discussion of the previous case made it clear that the exception was made for the structure, not the property.

Board Action:
Member Biedscheid moved in case 2026-011832-HDRB at 645 Garcia Street to approve the project as submitted, with a minimum bullnose radius of one inch as a condition. Member Cherry seconded. The motion failed (2-3) with members Biedscheid and Cherry in favor and members Bienvenu, Aguilar Madrano and Degnan against.

Member Bienvenu moved in case 2026-011832-HDRB at 645 Garcia Street that the application be approved on condition that the corner bullnoses have a minimum radius of 2.5 inches. Member Degnan seconded. The motion passed (3-2) with members Bienvenu, Aguilar Madrano and Degnan in favor and members Biedscheid and Cherry against.

f. **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 Section 14-5.2(10), signs and murals, Section 14-5.2(E)(1)(b), exterior walls, and Section 14-5.2(E)(2)(e), publicly visible façades.

Mr. Moquino presented the case and staff recommendation. Staff recommended denial of the proposed project and found that the exception criteria have not been met for the exceptions requested to Section 14-5.2(E)(1)(b), exceed a single color on exterior wall, and Section 14-5.2(E)(2)(e), exceed a single color on a façade. The application does not comply with Section 14-5.2(D) General Design Standards for All Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Charlotte Fox, the applicant and owner, 822 Camino Zozobra, was sworn in. She noted that the existing mural, called Orchard Sentinel, is on a property that has been in her family for three generations. She apologized for not seeking approval beforehand, noting that, at the time the $8,000 mural was commissioned, she was unaware that the property fell within the historic district. Her intentions were to cover unsightly utility boxes and power lines and to create a welcoming entrance to the property, which is currently a bed and breakfast. The mural was painted by a local artist and honors Santa Fe's Tewa heritage. She expressed willingness to make changes to the mural to bring it into compliance.

Member Cherry noted that he would abstain from the discussion and vote due to a business relationship with an individual affiliated with the property.

Member Biedscheid asked staff whether all murals in the district required exceptions.

Ms. Lamboy responded that there are other murals in the historic district, but the scale of the mural in question led staff to request an exception.

Member Biedscheid noted that she has only seen one proposal for a mural before the Board, and it was denied because it was on a small street. The mural in question is on a much larger street and set further back. She noted that it improves the appearance of an otherwise unadorned building and does not compromise its character. She expressed a desire to encourage interest in public art.

Member Degnan expressed doubt that the applicant could have been raised in Santa Fe without knowing the property was in a historic district and noted that approving the mural could set a precedent.

Member Bienvenu inquired what the ordinance says about murals.

Mr. Ruybalid read Section 14-5.2(D)(10) regarding sign applications and noted that murals are not considered signs and are often referred to the Arts Commission.

He also read portions of the code indicating that in the historic district, more than one color may be used only under Portals. There is little guidance regarding murals.

Ms. Lamboy noted that staff defines murals as a painting or work of art executed on a wall.

Member Bienvenu suggested that more specialized language be added in Phase 2 of the code updates. He noted that, for a mural to be approved, it is important for the Board to know beforehand what it would depict, and that the Board would likely not have approved it, as it significantly alters the building and would set a precedent for similar murals.

Member Degnan asked whether the mural could be considered a sign, as it depicts a fox, and the business owner's family name is Fox.

Mr. Ruybalid responded that it would not. There is a list of criteria regarding what constitutes a sign.

Member Aguilar Medrano noted that the Board is limited to enforcing the code but that she would consider approval because Paseo de Peralta is a large street on the cusp of the historic district and not particularly attractive. She noted that the painting could come to be part of the community, and that notable sites tend to be unusual.

Chair Rios inquired whether the Board decision could be to refer the case to the Arts Commission.

Ms. Lamboy responded that this is correct. In the Downtown and Eastside Historic District Standards, murals are typically painted under Portals.

Member Biedscheid noted that any mural would alter the streetscape, and that is the intention. The mural in question is a decoration with no offensive material. She expressed approval of allowing murals in the historic districts.

Mr. Moquino noted that the Arts Commission normally does not review murals on private property.

Ms. Lamboy responded that the Arts Commission may be involved if the Board requests it.

Member Degnan noted that staff referred the project to the Board because the mural is on a historic building.

Ms. Fox apologized again, noting that she thought a mural would be acceptable on a newer portion of a non-contributing building.

Public Comment:
Katherine Rivera, P.O. Box 363, Santa Fe, was sworn in. She noted that she searched for the word “mural” and found language on Pages 304, 306, and 314 of the new code that implies murals are permitted. The code does not specify an approval process. She noted that Santa Fe is normally supportive of art and recommended approving the mural until an official policy is created.

Mr. Ruybalid noted that Ms. Rivera might have been reading the section regarding the Westside Guadalupe District.

Ms. Beninato, previously sworn in, stated via teleconference that a gallery owner decided not to paint a mural on their property due to liability concerns, as someone may be struck by a vehicle by taking a photo. She suggested that the Board request the removal of most of the mural.

Board Action:
Member Biedscheid moved in case 2025-011418-HDRB at 320 Paseo de Peralta to approve the application, noting that the exception criteria have been met as follows: Exception Criterion No. 1, regarding the character of the district, the presence of a mural adds character to a street that is largely without character; Exception Criterion No. 2, regarding hardship, the mural prevents hardship associated with the unattractive exposed utility lines; Criterion No. 3, strengthening the heterogenous character of the city, the mural expands the diversity on a non-contributing building with a nominal impact on the street as a whole. Member Aguilar Medrano seconded. The motion failed for a lack of majority (2-2) with members Biedscheid and Aguilar Medrano in favor and members Bienvenu and Degnan against.

Member Bienvenu moved in case 2025-011418-HDRB at 320 Paseo de Peralta to adopt staff’s recommended findings that the exception criteria have not been met and deny the application, as recommended by staff for the reasons discussed. Member Degnan seconded. The motion passed (3-2) with Cahir Rios and members Bienvenu and Degnan in favor and members Biedscheid and Aguilar Medrano against.

Chair Rios noted that the applicant had the option to appeal to the City Council or to apply stucco over the mural.

g. **2026-011824-HDRB, 424 San Antonio Street, Downtown & Eastside, contributing,** Christopher Purvis, agent for Laura Bird, owner, proposes to replace two storm windows, repair all other windows in the main residence, install an additional window in the 1995 addition, construct a 50-square-foot addition, relocate the window of the accessory structure, repair the garage doors and existing fences, construct a 6’-0”-high coyote fence, and construct a 121-square-foot wood ramada to a height of 10’-0”.

Ms. McCulley presented the case and staff recommendation, noting that the application falls under the 2026 code. Staff recommended approval of the proposed project and found that the application complies with Section 14-4.6 General Design Standards for All Historic Districts, and Section 14-4.6(G)(2) Downtown and Eastside Design Standards.

Mr. Purvis, comments were in audible.

Member Cherry asked whether the applicant planned to replace the modern window on the north façade near the door, suggesting that it be made to match the others on the building.

Mr. Purvis, comments were in audible.

Member Cherry suggested that the applicant consult old photos of the north façade and asked whether the applicant would be willing to remake the modern window to match the others and to add a window where there is currently a panel.

Mr. Purvis, comments were in audible.

Member Bienvenu expressed agreement regarding the window and thanked the applicant for maintaining the garage doors.

Chair Rios requested confirmation that none of the fencing would be moved forward significantly.

Mr. Purvis, comments were in audible.

Public Comment:
Ms. Beninato, previously sworn in, expressed appreciation via teleconference that the garage doors would still read as garage doors and noted that the design was well done.

Board Action:
Member Cherry moved in case 2026-011824-HDRB at 424 San Antonio Street to approve the application as submitted, with the addition that the non-historic window on the north façade be replaced with one of similar construction to the divided light windows in the historic part of the structure . Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

h. **2026-011770-HDRB. 302 Camino Cerrito, Downtown & Eastside Historic District, non-contributing,** Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, proposes to construct a 286-square-foot freestanding carport to a height of 10’-0”, where the maximum allowable is 14’-0”.

Board Action:
Member Aguilar Medrano moved in case 2026-011770-HDRB at 302 Camino Cerrito to postpone the case due to the applicant's absence. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

9. **Discussion Items**

Ms. Lamboy cited a Board decision made during the January 27, 2026, meeting to apply two different statuses to the property at 924 Paseo de Peralta and noted that assigning multiple statuses presents difficulties regarding historic preservation and enforcement of the ordinance. The applicant later approached her and expressed uncertainty regarding how to proceed with the building. She noted that the Board had the option of reconsidering the decision, which would require another hearing.

Member Cherry inquired regarding the nature of the difficulties. He suggested that the building be designated as contributing, with all façades as primary or significant, with non-historic additions.

Ms. Lamboy noted that multiple statuses can be applied to two different buildings, but applying two statuses to one building that has evolved over time presents administrative difficulties. She noted that a contributing status could acknowledge changes made over time. The primary façades of a contributing building are treated the same as those of a significant building. The code states that a single building must be designated as significant, contributing, or non-contributing.

Member Bienvenu noted that the guidance provided during the January 27, 2026, meeting was different.

Member Cherry inquired regarding the timeline of reconsidering decisions.

Mr. Ruybalid clarified that the motion should be to add the matter to the agenda of the next meeting, for discussion regarding whether the decision should be reconsidered. The applicant need not be present.

Board Action:
Member Bienvenu moved regarding the previously reviewed 924 Paseo de Peralta case that the matter be placed on the agenda of the next Board meeting for reconsideration. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

10. **Matters from the Board**

Member Cherry inquired whether applications for additions require a preliminary zoning review (PZR) and whether it should be in the package. He noted that case 2025-011246-HDRB at 532 Calle Corvo lacked a PZR.

Ms. Lamboy responded that any project involving expansion of a footprint or possible impact to zoning criteria must have a PZR. A PZR for the property in question was obtained but was not in the package. She offered to look for it in the staff files.

Member Biedscheid inquired regarding Mayor Garcia's appointment of an architect to the Board.

Ms. Lamboy responded that Mayor Garcia is conducting an analysis of vacant positions on all city commissions. Staff have forwarded a submission for Joe Simmons but has not heard back.

11. **Next Meeting**

The next meeting date is February 24, 2026.

12. **Adjournment**

Member Cherry moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 8:53 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

City of Santa Fe, New Mexico

memo

DATE: **March 10, 2026**

TO: **Historic Districts Review Board**

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

2026-011792-HDRB. 924 Paseo de Peralta. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests status review with primary façade(s) designation if applicable. Request for reconsideration of the January 27, 2026, decision to classify portions of the building as "significant" and the rest as "contributing."

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

___ Proposal Letter

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

____ Other:

At the January 27, 2026, meeting, the HDRB acted on the status of 924 Paseo de Peralta, designating the original 1936 house as significant and the rest of the structure as contributing. Having 2 historic statuses on one building is difficult to administer and can be challenging to interpret. It is accurate that the 1936 structure has defining characteristics and should be preserved. The primary façade designation will protect that building as if those facades were designated as significant. Staff administers applications that propose changes on primary facades in the same manner as facades on significant buildings.

Section 14-4.6(C)(2) states,

"2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, General Definitions. Staff shall maintain a record as to the current status of structures located in the historic districts."

Staff requests reconsideration of the HDRB decision to status a portion of the building as significant and the other as contributing. Based on the Code, status designation may be significant, contributing, **or** non-contributing. There is no provision in the Code that permits portions of one building to have more than one status.

BACKGROUND & SUMMARY:

The current El Castillo Retirement Resident Office space and the previous architect, Isaac Hamilton Rapp's original single-family residence at 924 Paseo de Peralta, are listed as contributing to the Downtown and Eastside Historic District. The original structure was built on a 0.42-acre lot in the late 1920s and comprises 5,906 sq. ft. of roofed area. The residence was constructed in the Spanish-Pueblo Revival architectural style, as evidenced by the flat roof with rounded parapets, recessed doors and windows, and wooden lentil and viga elements throughout the structure. The structure eloquently speaks to its surroundings along the streetscape and has a monumental impact as an aesthetically pleasing element on Paseo de Peralta.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report encapsulates the history of this special structure's construction and the owners who once called this residence home. Mr. Murphey's analysis of the structure and its previous additions shows how this historic building speaks to the times and places of the people in the heart of Santa Fe. In general, Mr. Murphey expresses that the structure retains a high level of historic integrity except for the east elevation of the former service wing (2025:16). This determination is observed by previous Historic Districts Review Board (Board) cases in the 1980s and 1990s where changes have impacted the original form of the structure. The changes do not diminish the contributing status of the structure as a whole, it does not give a good representation of the original construction as other elevations demonstrate on the structure. Staff agrees with the historian's evaluation and the recommendations of the primary facades.

Previous cases for 924 Paseo de Peralta include:

Below are previous Legacy HDRB and ADMIN cases for 924 Paseo de Peralta. Currently there are no records available in the Historic Preservation Division files for these cases.

1982-010100025-HDRB, approved.
1983-010100420-HDRB, approved.
1986-010100071-HDRB, approved.
1989-010100007-HDRB, approved.
1989-010100405-HDRB, approved.
HDRBAA-390-ADMIN, approved.
HDRBAA-391-ADMIN, approved.

HDRBAA-551-ADMIN, approved.
HDRBAA-1451-ADMIN, approved.

On March 8, 2018, in Case No. AR-09-2018-1030-ARC, the Archaeological Review Committee (ARC) conditionally approved an inventory and testing report at 924 Paseo de Peralta with the condition that the archaeologist will monitor all ground disturbance on the property or that the archaeologist re-open trenches and excavate to sterile soil and staff can administratively approve the addendum report.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable for 924 Paseo de Peralta.

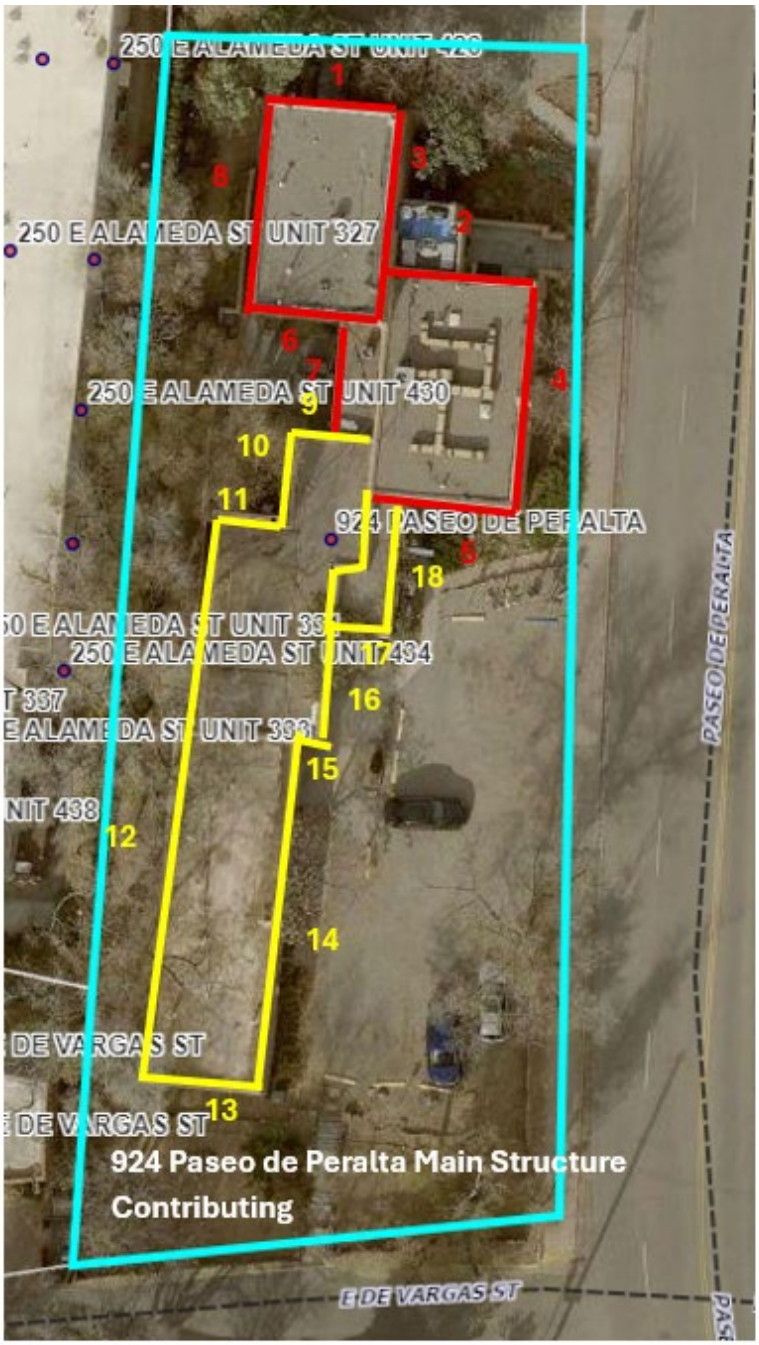


Figure 1: Proposed Façade Diagram for 924 Paseo de Peralta.

Primary Façade:

Non-primary Façade:

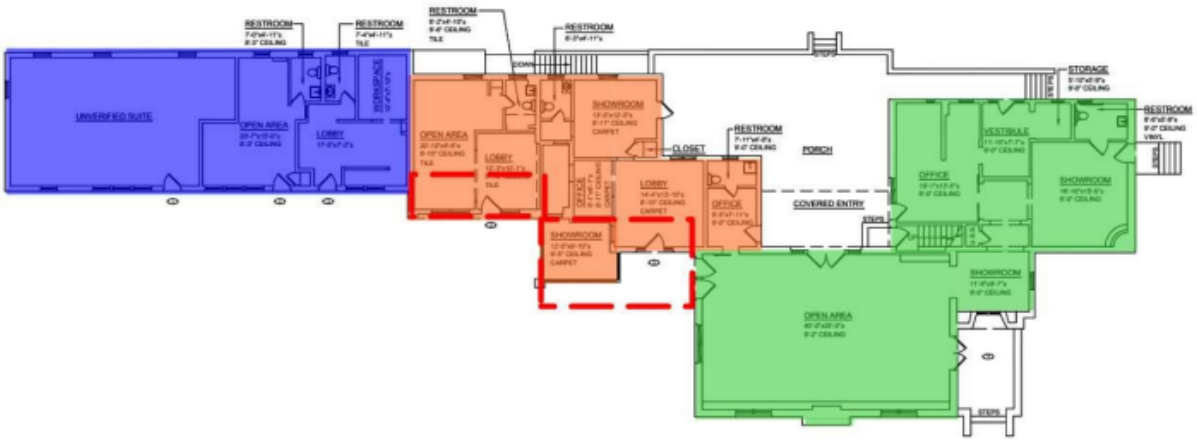


Figure 1: Colored current floor plan.

Green: 1936 house
Orange: 1936 service wing
Blue: c.1940s workshop area
Red: c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

Figure 2: Colored illustration floor plan showing the dates of additions. Courtesy of Mr. John A. Padilla and Mr. John Murphey 2025.

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.

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

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style",

which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 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.

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

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

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

2026-011792-HDRB. 924 Paseo de Peralta. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests 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**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and designate all of the north elevation, east elevation of the historic residence, extending from the one-story section with the chimney northward to the north including the second story, the west elevation, extending from the original house southward to the south end of the portal, and the south elevation on the original structure including the second story identified in the façade diagram #s 1 through 8, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motions:

a. Approve or deny Case #2026-011792 for status review and primary façade(s) designation if applicable to 924 Paseo de Peralta.

Should the Board deny the applicant's request, the applicant shall return with an alternative proposal for review and approval.

BACKGROUND & SUMMARY:

The current El Castillo Retirement Resident Office space and previous architect Isaac Hamilton Rapp's original single-family residence at 924 Paseo de Peralta is listed as contributing to the Downtown and Eastside Historic District. The original structure was built on a 0.42-acre lot in the late 1920s and comprises of 5,906 sq. ft. of roofed area. The residence was constructed in the Spanish-Pueblo Revival architectural design style as seen by the flat roof with rounded parapets, recessed doors and windows, and wooden lentil and viga elements throughout the structure. The structure eloquently speaks to its environments and surrounding structures along the streetscape and has a monumental impact as an aesthetically pleasing structure on Paseo de Peralta.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report encapsulates the history of the construction of this special structure and the owners who once called this residence home. Mr. Murphey's analysis of the structure and the previous additions to it shares how this historic building speaks to the times of place and people in the heart of Santa Fe. In general, Mr. Murphey expresses the structure retains a high level of historic integrity except for the east elevation of the former service wing (2025:16). This determination is observed by previous Historic Districts Review Board (Board) cases in the 1980s and 1990s where changes have impacted the original form of the structure. The changes do not diminish the contributing status of the structure as a whole, it does not give a good representation of the original construction as other elevations which do demonstrate on the structure. Staff agrees with the historian's evaluation and the recommendations of the primary facades.

Previous cases for 924 Paseo de Peralta include:

Below are previous Legacy HDRB and ADMIN cases for 924 Paseo de Peralta. Currently there are no records available in the Historic Preservation Division files for these cases.

1982-010100025-HDRB, approved.
1983-010100420-HDRB, approved.
1986-010100071-HDRB, approved.
1989-010100007-HDRB, approved.
1989-010100405-HDRB, approved.
HDRBAA-390-ADMIN, approved.
HDRBAA-391-ADMIN, approved.
HDRBAA-551-ADMIN, approved.
HDRBAA-1451-ADMIN, approved.

On March 8, 2018, in Case No. AR-09-2018-1030-ARC, the Archaeological Review Committee (ARC) conditionally approved an inventory and testing report at 924 Paseo de Peralta with the condition that the archaeologist will monitor all ground disturbance on the property or that the archaeologist re-open trenches and excavate to sterile soil and staff can administratively approve the addendum report.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable for 924 Paseo de Peralta.

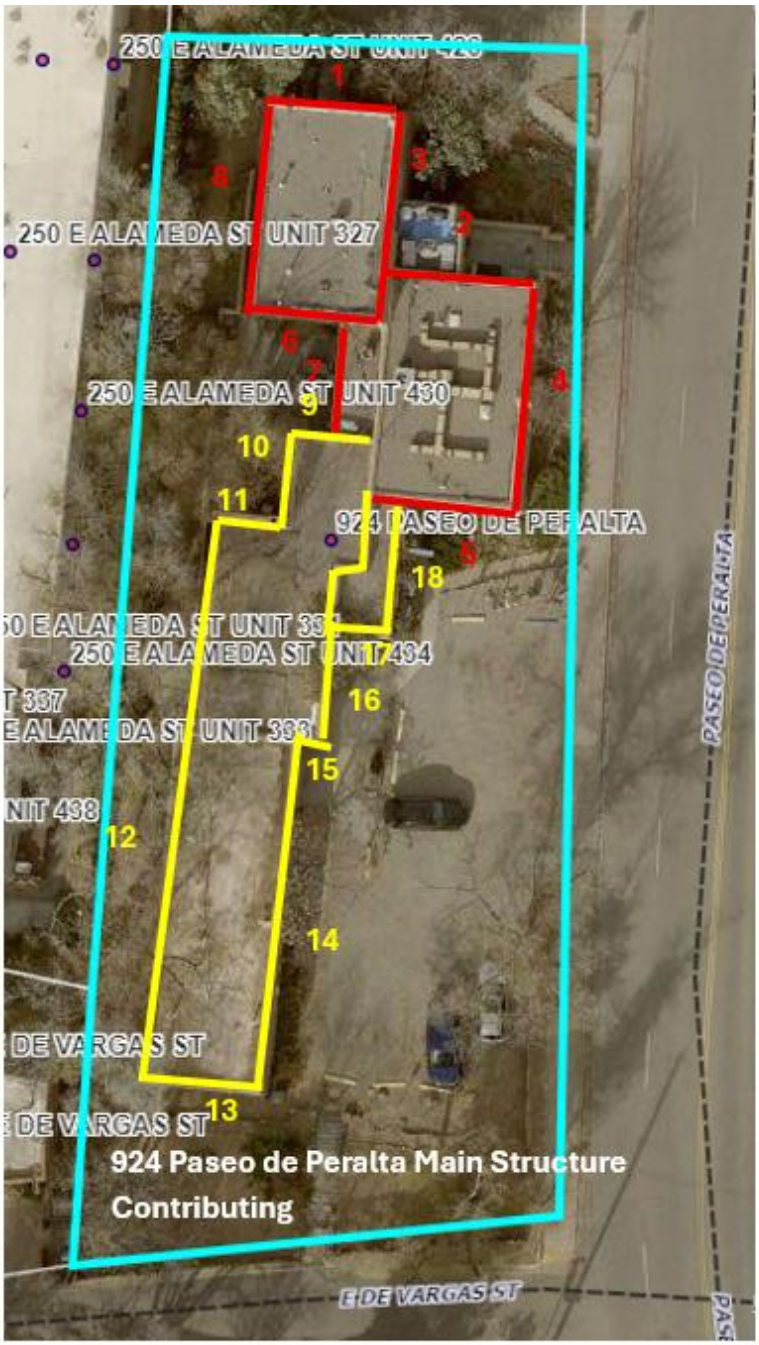


Figure 1: Proposed Façade Diagram for 924 Paseo de Peralta.

Primary Façade:

Non-primary Façade:

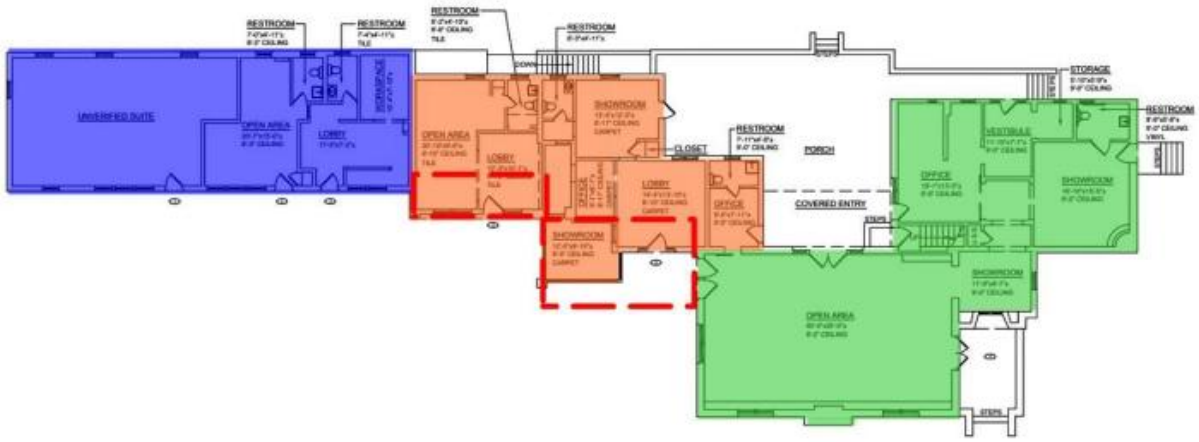


Figure 1: Colored current floor plan.

Green: 1936 house
Orange: 1936 service wing
Blue: c.1940s workshop area
Red: c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

Figure 2: Colored illustration floor plan showing the dates of additions. Courtesy of Mr. John A. Padilla and Mr. John Murphey 2025.

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.

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

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style",

which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 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.

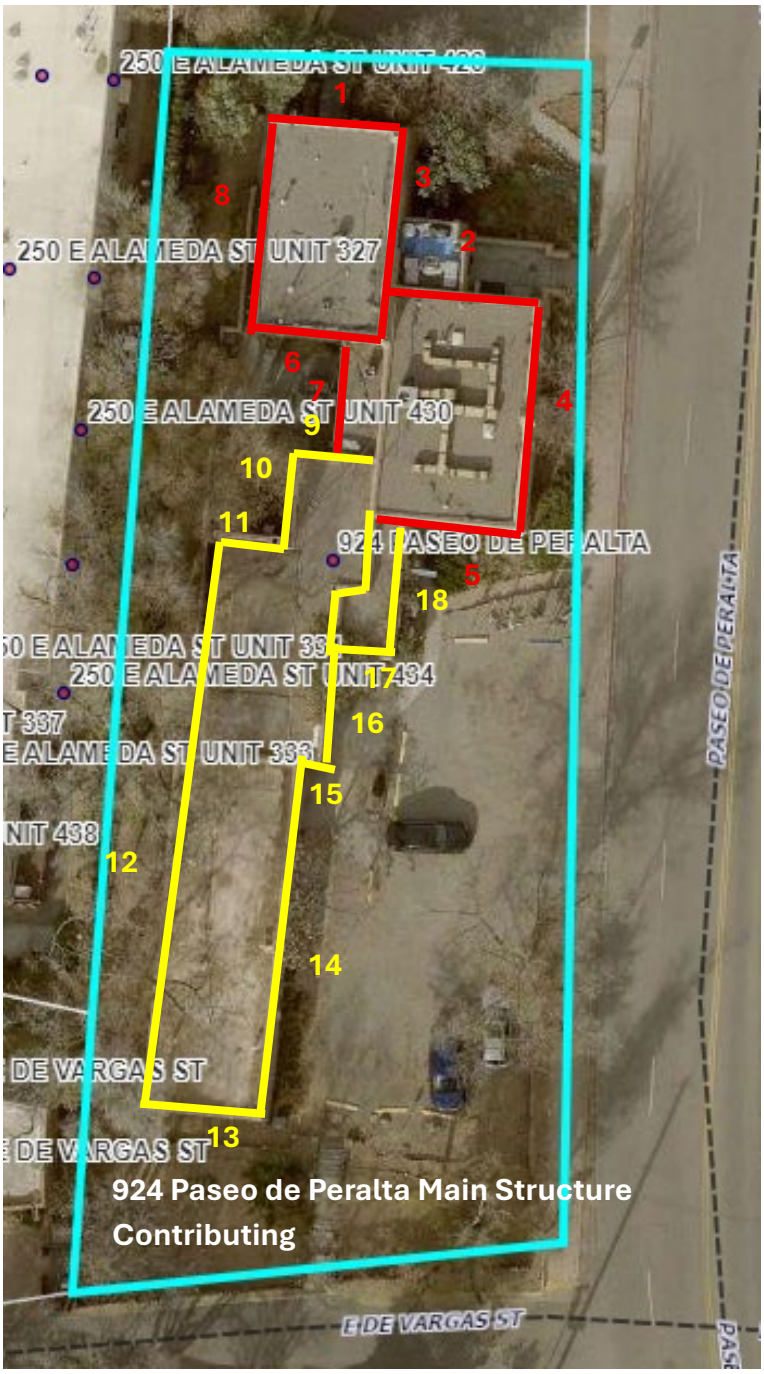


Figure 1: Proposed Façade Diagram for 924 Paseo de Peralta.

Primary Façade:

Non-primary Façade:

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number AR-09-2018 Date Application Submitted February 13, 2018

District: Historic Downtown District X ; River & Trails-Regular ____ ; Santa Fe Trail ____ ; Suburban ____

Building Sq. Ft. N/A Development Acreage ____

Project Description: Inventory + testing at 924 Paseo de Peralta

Site Address/Location: 924 Paseo de Peralta Property Owner: ____

Permit: Grading ____ ; Development X ; Building ____

Applicant Information: Name: John Padilla

Mailing Address: PO Box 22986 Phone No.: ____

Archaeological Consultant: Ron Winters

RECONNAISSANCE REPORT

Conditional approval -> monitoring w/ More than 1m disturbance (for depth) -or- that the archaeologist re-open trenches + excavate to sterile soil + admin approval of addendum report

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

____ ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: X No: ____

____ TREATMENT PLAN ARC APPROVAL: MEETING DATE: March 8, 2018
Special Conditions: X Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

___ a. Research Design Outline
___ b. Site Map of Excavations
___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
___ d. Description of Cultural Remains Discovered
___ e. Description of Prehistoric and Historic Occupation and Land Use
___ f. Listing of Sources

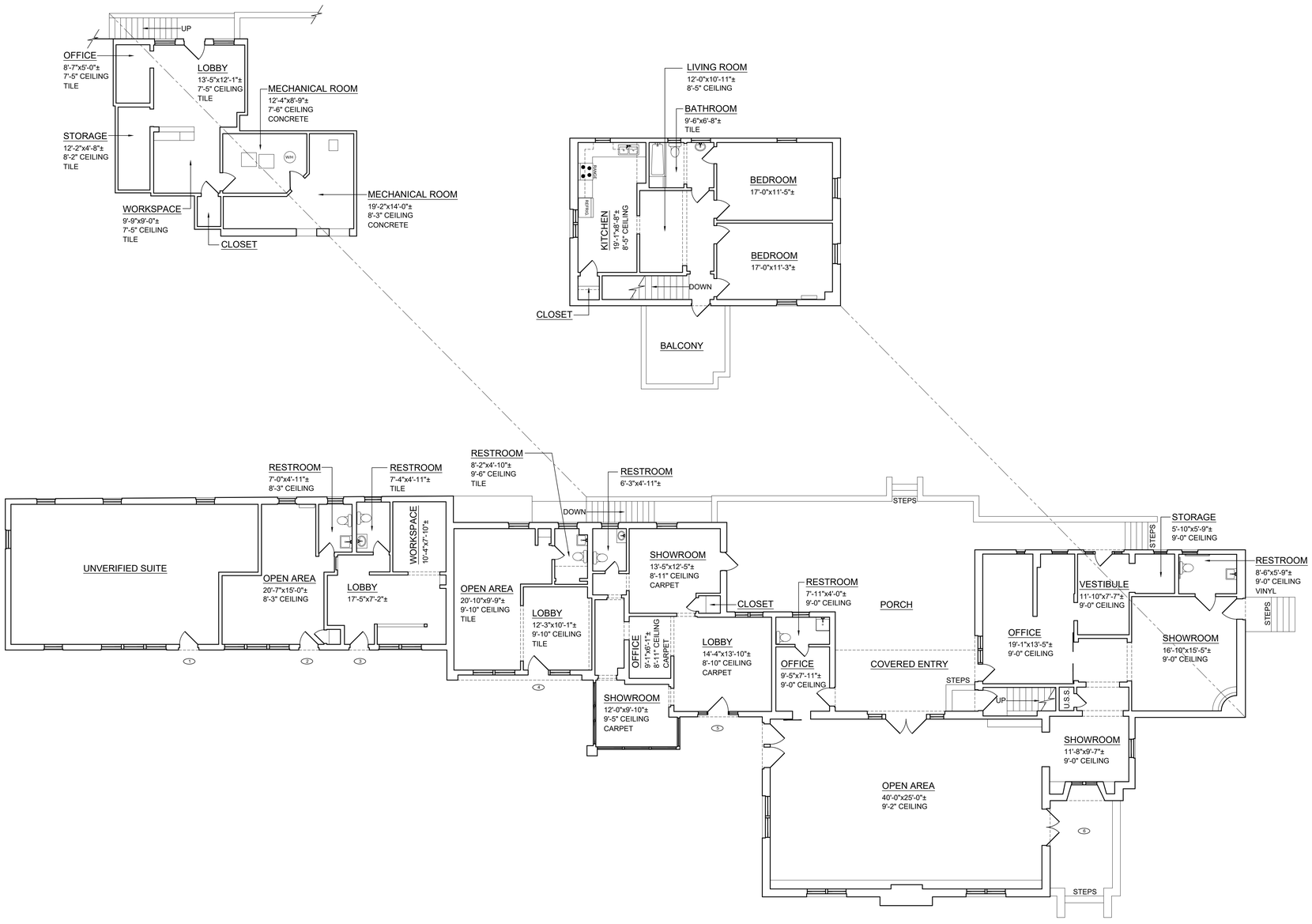
TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

PLU010.PMS-9/94

Permit Approved: [signature] Date: 08 March 2018
Archaeological Review Committee Chairperson



NOTES

1. ALL CALCULATIONS INDICATE "HEATED" AREA AS PER "BOMA" STANDARDS.
2. THE AREA FOR THE STAIRS IN THE APARTMENT GOING DOWN IS NOT INCLUDED IN APARTMENT AREA.
3. ALL FIXTURES INDICATED ARE BUILT-IN.
4. ALL FLOORS ARE WOOD UNLESS OTHERWISE INDICATED.
5. ALL CEILING HEIGHTS ARE 8'-6" UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITE 1 AREA	772.96 SQ.FT.
SUITE 2 AREA	331.06 SQ.FT.
SUITE 3 AREA	367.88 SQ.FT.
SUITE 4 AREA	486.58 SQ.FT.
SUITE 5 AREA	736.66 SQ.FT.
SUITE 6 AREA	2,347.35 SQ.FT.
SUITE 6 PORCH AREA	169.22 SQ.FT.
COVERED PATIO AND WALKWAY AREA	1,071.94 SQ.FT.
BASEMENT AREA	739.85 SQ.FT.
SECOND FLOOR APARTMENT AREA	917.61 SQ.FT.
SECOND FLOOR BALCONY AREA	157.20 SQ.FT.
TOTAL AREA	8,098.31 SQ.FT.

PROJECT:
924
PASEO DE PERALTA
SANTA FE

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
EL CASTILLO
LIFE PLAN
COMMUNITY

SHEET # 01 OF 01

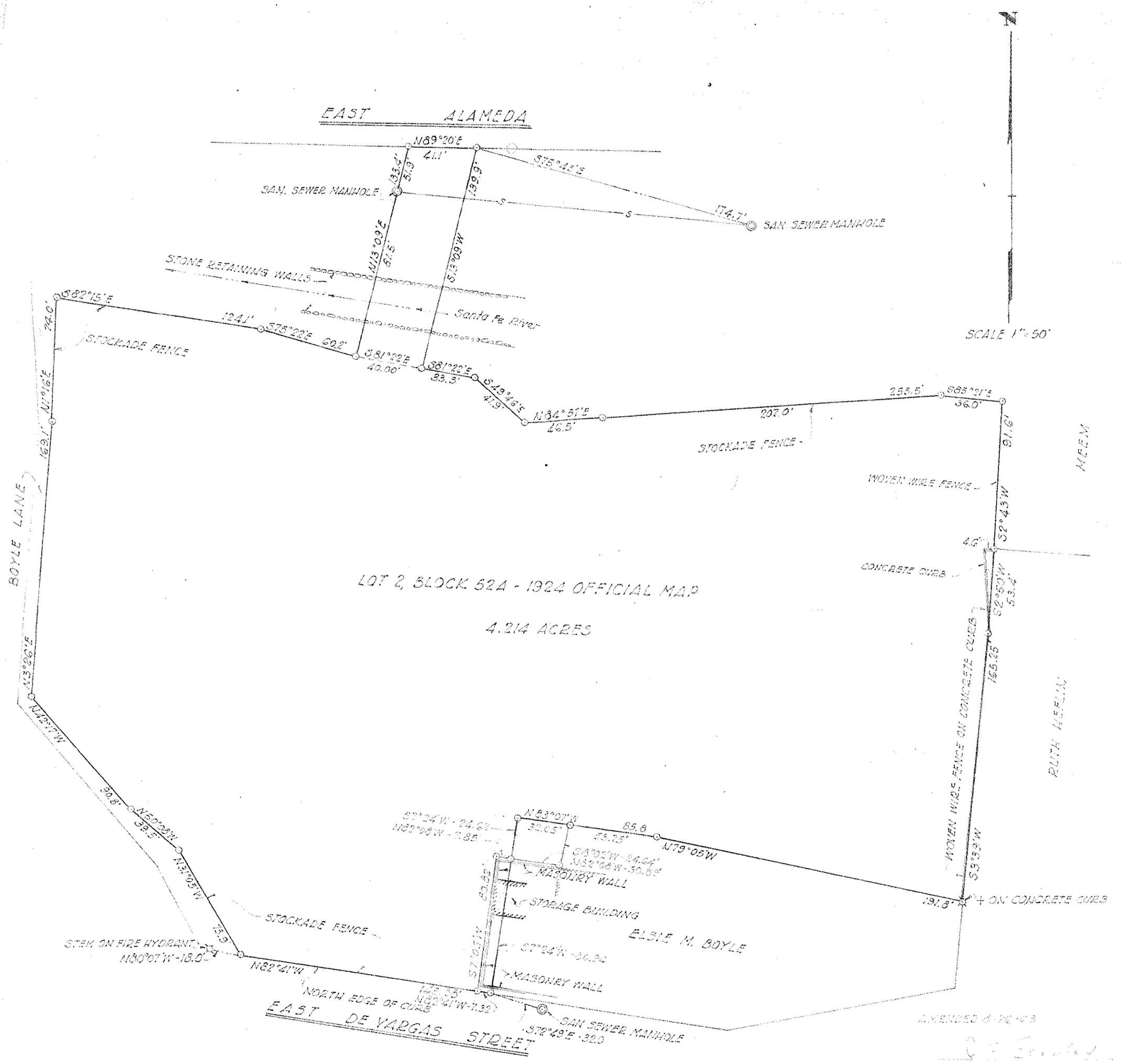
ORIENTATION

MEASURED BY	J.A./P.M.
DESIGNED BY	N.A.
DRAFTED BY	J.A.
CHECKED BY	P.M.
REVISED:	

SCALE 1/8 = 1' 0"
DATE 03/05/24

REFERENCE # 2402 0

DRAFTING
505-899-1199



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY MADE BY ME JULY 13 & 14, 1963 AND A PLAT OF SURVEY BY JAMES C. HARVEY DATED JULY 8, 1959 AND THAT THE ENCROACHMENTS AND IMPROVEMENTS SHOWN HEREON ARE THE ONLY ENCROACHMENTS AND IMPROVEMENTS EXISTING ON THE GROUND AND THAT SAME ARE LOCATED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. F. Scanlon
J. F. SCANLON P.E. & L.S. NO. 1694

AMENDED

PLAT OF SURVEY
FOR
UNITED NUCLEAR-CASTILLO CORP.

SANTA FE, N. MEX

RETURN TO
HORNE ENGINEERING
210 CADIZ ROAD

EL CASTILLO

C1-32

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: Santa Fe ID: Old: 051610626
Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	924 Paseo de Peralta Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 910005088

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
September 28, 2025

7. Previous Survey Date(s):
_x Yes: July 15, 1993, A.C.
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6836601,-105.9372215



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation. Camera facing southwest.

11. Brief Description of the Property:

Originally erected in 1936 as the Jean Morrison Rapp residence, the building now extends nearly 184 feet along Paseo de Peralta, its elongated form recording a history of changes and at least one addition. In plan and massing, it suggests a kind of linear organism—anchored by a two-story "head" at the north end, a one-story middle section likely corresponding to the original garage and subsidiary rooms of the house, and a southern "tail" that once housed the workshop area of a mail-order necktie business (Fig. 1). The three principal components reached their present footprint by 1958, as shown on an aerial photograph of that year (Fig. 9). The combined gross building area measures approximately 5,906 square feet, all presently in commercial use. The property is designated Contributing within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Comme

13. Construction Date:
Date: 1936, with 1940s additions
_x_Known __ Estimated Source: published building permit

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: _x_ Commercial __ Industrial __ Residential _x_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: El Castillo Retirement Residences

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 __ Non-contributing __ 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: 051610626
Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	924 Paseo de Peralta 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 __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	14
Hung Sash	Wood	2/2	3
Hung Sash	Wood	3/1	1
Hung Sash	Wood	4/4	12
Hung Sash	Wood	6/6	30
Hopper – Cellar	Steel	3	1
Hopper	Wood	6	2
Fixed	Wood	1	4

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	Glass & Panel	Wood	2
Single-Leaf	½ -light	Wood	4
Single-Leaf	10-light	Wood	6
Single-Leaf	10-light w/sidelights	Wood	1
Double	French w/sidelights	Wood	1

12. Chimneys _x_ 3: two corner and one centered wall chimney

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: c.1940s; addition of workshop area; different design than original house and circumstantial link to Webb Young, Trader.
#2 Date: Unknown; removal of character-defining vigas and canopies; drawings and visual evidence.
#3 Date: c.1980s-90s; infill of garage and east portal; 1958 aerial, 1993 HBI, and visual evidence.
#4 Date: c.1980s-90s; replacement of various doors and windows; 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

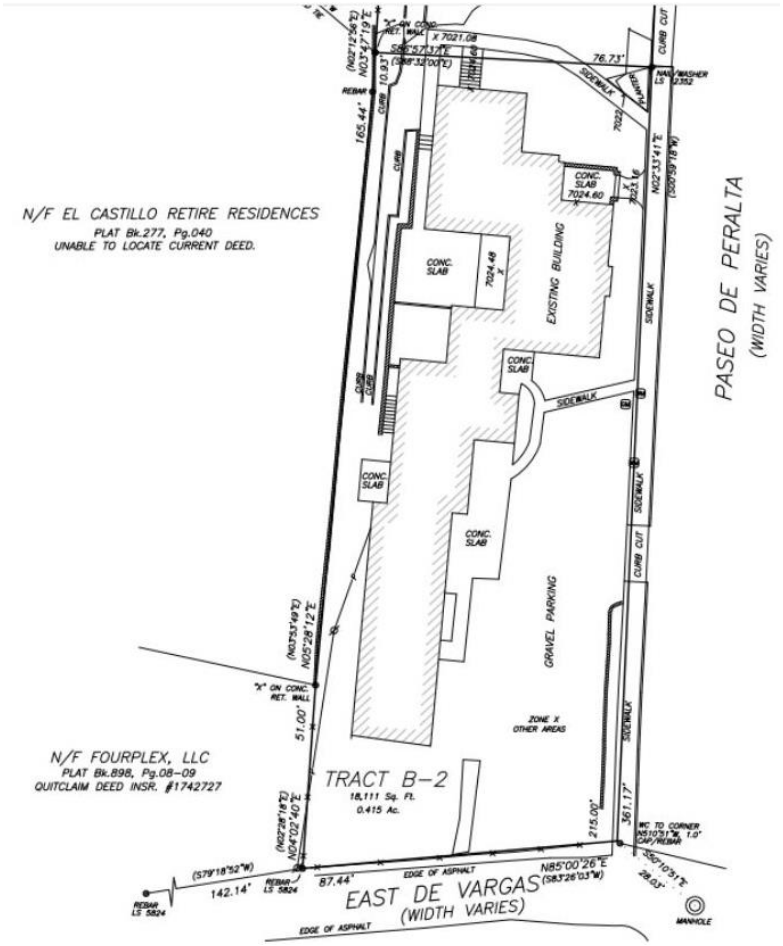
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2018 survey plat. Courtesy of Dawson Surveys, Inc.



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Architectural Description Continued

Original Residence

The original 1936 residence is distinguished by its two-story massing and stylized public entry along Paseo de Peralta. Historian Carl D. Sheppard, interpreting Jean Morrison Rapp's obituary, viewed the house as a posthumous—or perhaps recycled—design of her late husband, architect Isaac Hamilton Rapp.[1] While small details such as battered wall corners and the once-generous use of exposed vigas (now removed) could be read as references to Rapp's Pueblo Revival vocabulary, much of the building departs from his established idiom. Absent are the characteristic swooping parapets, mission-like towers, deeply recessed openings, and stepped wall profiles. The composition is comparatively blunt in its articulation. By contrast, the F. Leonard and Rosina Smith House more clearly demonstrate Rapp's residential design vocabulary (Fig. 2).

East

The east elevation forms the public face of the building and exhibits its highest level of architectural composition (Fig. 2). Closest to the street, a one-story symmetrical façade centers on a large, sculpted wall chimney flanked by grouped six-over-six wood-sash windows (Photos 3 & 4). Though restrained in detail, the façade introduces the principal motifs of the original residence: flat, unarticulated wall planes; generally symmetrical fenestration fitted with multi-light wood sash beneath simple wood lintels; and a parapet that turns upward in a modest swoop—or "batwing"—at the corner.

Moving north, the façade steps back to form a more formal entrance. This section is defined by a thick, heavily battered opening (Photos 5 & 6), its shape recalling the 1920s revivalist interpretations of Pueblo architecture seen in the work of Katherine Stinson-Otero and others, and most notably in the doorways of the New Mexico Museum of Art. The entry, now partially obscured by potted plants, contains a pair of ten-light French doors of a type repeated elsewhere on the house. Above the entrance rises the two-

[1] Sheppard, Carl D., *Isaac Hamilton Rapp, Architect: Creator of the Santa Fe Style* (Albuquerque: University of New Mexico Press, 1988), 98-100.

story section, which includes several wood-sash windows and an opening to the deck over the ground-level entry.

North

The north façade faces a parking court and the Santa Fe River. Its composition is simple, with an entry set off-center in the facade, fitted with a wood panel door approached by four concrete steps (Photos 7 & 8). The corners show a slight batter near grade, recalling Rapp's early use of this motif, starting in 1908 with Colorado Supply Company Building (demolished). Beyond that allusion, the facade is unembellished: a flat, uninterrupted wall plane with two six-over-six wood-sash windows—one beside the entry and one above it—each capped with plain wood block heads. The result is a markedly austere elevation, stripped of the expressive elements of Rapp's work.

West

Similar to the east side, the west elevation encompasses both stories of the original residence. It now faces directly onto the three-story block of the El Castillo Life Plan Community, a 1960s apartment complex that substantially altered the setting and erased much of the home's original garden.

The two-story portion features a centered entry reached by an open concrete stair (Photo 9). The doorway contains a single-light door with framed sidelights and an operable transom above—a formal treatment uncommon in Rapp's work and more suggestive of Territorial Revival influence. Over the entry projects a small, wood-beam and stucco canopy that provides a decorative accent.

The first story fenestration is symmetrical, consisting primarily of two-over-two wood-sash windows, while the upper story displays an irregular arrangement, including one opening that appears to have been reduced in size. At the south end of the façade, three short vigas extend from the wall—one protruding through a wood lintel, resembling an animal horn in its odd placement.

The remainder of the west façade is one story in height, standing opposite the chimney section on Paseo de Peralta (Photo 10). Here, the elevation is defined by a deep, shaded

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portal that frames a formal entry opening onto a raised concrete patio and, beyond, a view toward the El Castillo complex.

Extending roughly twenty feet, the portal is supported by two square posts with *zapata*-type corbels. Both the spanning beam and the corbels show signs of hand-tooling, their irregular profiles suggesting individual craftsmanship (Photo 11). The entry consists of paired glass doors flanked by ten-pane sidelights and topped with an operable transom (Photo 12).

The portal, possibly modified through later commercial renovations, feels visually compressed rather than domestic. From a distance, it appears wedged between the two-story main volume and the adjoining wing that originally held the service functions of the residence.

Service Wing

The midsection facing Paseo de Peralta appears to have originally contained a garage and a small portal, both now enclosed with walls and glazing. The presumed garage bay contains one of six small gallery spaces along the building's east façade (Photo 13). It features a ten-light wood door and three six-over-six wood-sash windows. The openings lack the wood block heads characteristic of the original residence. Immediately to the north is another gallery space created through the infill of the former portal, an alteration completed after the 1993 HBI survey (Photo 14).

On the opposite side of the garage, along the west elevation, is set of stairs leading to a subterranean area that was advertised in the 1940s as an apartment (Photo 15). The fenestration at both levels is a mix of hung-sash wood windows.

Workshop Area

Arranged on a slightly offset axis, the south wing is a roughly sixty-five-foot-long, one-story rectangular volume, likely constructed in the 1940s when the property served as the production and mail-order center for a wool necktie company.

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East

The east elevation, facing Paseo de Peralta, contains three small "storefronts" now used as galleries, built into what was originally a production area and later converted to apartments. Each unit has a single-leaf entry door—either glazed or wood—flanked by grouped six-over-six wood-sash windows (Photos 16-18). Unlike the windows of the main house, these lack wood heads. While the openings generally conform to a 1940s plan, some appear to be later replacements dating from the 1980s commercial conversion.

South

The south end is plain, broken only by a single offset sash window (Photo 19).

West

The west elevation represents the functional side of the south, or service, wing. It is pierced by several double-hung wood-sash windows in varied light configurations (Photos 20-23). None of the openings have projecting sills or wood heads, leaving the wall surface unadorned. The parapet is cut by two shallow V-shaped notches accommodating exposed wood trough canales for roof drainage.

Interior

The building was not accessible at the time of survey, but views through the windows indicate a heavily modified interior reflecting its successive changes in function.

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Historical Overview

A River Parcel

According to the 1912 King's Official Map of Santa Fe, the parcel that now holds 924 Paseo de Peralta was owned by architect Isaac Hamilton Rapp (1854–1933) (Fig. 3). It is unclear when he acquired the land, but Rapp—hailed as the "Creator of the Santa Fe Style"—had been spending time in the city in the early 1900s.

His early commissions included oversight of construction at the Territorial Asylum for the Deaf and Dumb in 1901. With his partners William M. Rapp and A. C. Hendrickson, Rapp went on to design several major Santa Fe landmarks: the Elks Club and Theater (1911), Gross, Kelly & Co. Warehouse (1914), Sunmount Sanatorium (1914, 1920), and the Museum of Fine Arts (1916–17).

These projects brought him to Santa Fe regularly, where he and his wife, Jean Morrison Rapp, rented a residence on Palace Avenue. Despite owning the riverfront lot, they never built a home there.

Rapp died 1933, leaving the Santa Fe River lot and a ranch near Las Vegas, New Mexico, to his wife.[2] A 1935 aerial shows the Santa Fe land covered with trees.

A House of Her Own

For the first few years, Jean Morrison Rapp (Fig. 4) continued to live in Trinidad, Colorado, where her husband had maintained his office and where they had shared a home. After his death, she traveled widely but returned to Santa Fe to attend the annual Fiesta festivities. In early 1936 she announced that she would be moving to Santa Fe permanently.

Jean Morrison (1864–1937) was born in Ohio to Napoleon B. and Levinia Morrison. Her great-grandfather, James Smith of New Hampshire, had served in the American

[2] Deed Without Warranty, Jean M. Rapp, executrix of Isaac Hamilton Rapp, deceased, to Jean Morrison Rapp, recorded March 11, 1935, Book Y, Page 343, Instrument # 48411, Santa Fe County, New Mexico.

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Revolution.[3] She studied at the University of Illinois and, in 1886, married architect Isaac Hamilton Rapp.

During her earlier years in Santa Fe, Jean Rapp was deeply engaged in civic and reform causes. She affiliated with the New Mexico woman's suffrage movement, declaring herself a suffragette as early as 1912 in correspondence with Ruth Alexander, society editor of the Santa Fe New Mexican.[4] She served as historian of the local Daughters of the American Revolution chapter, participated actively in the Woman's Board of Trade, and pursued an interest in Native cultures, assisting at times with archaeological and anthropological studies. She later chaired the Indian Conservation department of the New Mexico State Federation of Women's Clubs.

By the time she resettled in Santa Fe in her seventies, however, her activities centered more on entertaining than on reform.

In July 1936, Jean Morrison Rapp received a permit to construct a 13-room residence on the Castillo property, which the *Santa Fe New Mexican* predicted would be "one of the finest residences to be built here."[5] According to her obituary, friends recalled that the design for the house came from her husband's architectural firm, while Jean herself "had every point of the house planned just as she had dreamed of doing for many years."[6]

The $20,000 house was completed by the end of 1936 and quickly became a center of social activity, with Jean hosting teas and gatherings for friends and family. She cultivated a large garden at the rear of the property, a setting that reflected her love of beauty and hospitality. In her later years she also turned to painting and deepened her involvement in the arts, serving as president of the Art Museum Women's Board, which established a musical department at the museum.

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[3] Susan Riviére Hetzel, *Lineage Book: National Society of Daughters of the American Revolution, Volume XV* (Washington, D.C.: The Society of Daughters of the American Revolution, 1902, 310.

[4] FN: Elysia Tsosie, "Biographical Sketch of Jean Morrison Rapp," *Alexander Street*, https://documents.alexanderstreet.com/d/1009932358.https://documents.alexanderstreet.com/d/10099 32358

[5] "Building Permits for June Total $79,576," *Santa Fe New Mexican*, July 2, 1936, 4.

[6] "Mrs. Rapp Dies Suddenly at Here Saturday," *The Santa Fe New Mexican, Capital Examiner*, June 1, 1941, 14.

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On May 31, 1941, Jean Morrison Rapp died of a heart attack in her Castillo Street home, while looking out one of its windows onto the garden she had nurtured.[7]

After Jean Morrison Rapp's death, the property passed through her estate to her daughter, Helen R. Bunge of Chicago. Helen and her husband, George C. Bunge, held the house only briefly before selling it in 1944 to James W. Young, also of Chicago (Fig. 5).[8] Young was the creative director for the advertising firm J. Walter Thompson and a former senior official in the Department of Commerce under Franklin D. Roosevelt. He acquired the property supporting his son, Webb Young, a painter, then marketing Western wear in Santa Fe with his father's backing.

An Executive's Son and Tiemaker

Born in 1913 in Covington, Kentucky, and raised in Chicago, Webb Young first came to Santa Fe as a boy in the 1920s, spending summers at Jemez Canyon. He briefly studied drawing with local painter Gerald Cassidy. After a short stint in Chicago as a commercial illustrator and student at the Art Institute, he returned permanently to Santa Fe.[9]

In 1934, Webb Young opened a trading post called "Webb Young, Trader" in a storefront on Don Gaspar Avenue, in a space now occupied by the Meteorite, Mineral and Fossil Gallery. His shop stood near that of Preston McCrossen, an earlier textile merchant and artist who, in 1930, had helped the Spanish Colonial Arts Society establish the first retail outlet devoted to goods made by Hispanic weavers and other craftspeople.[10] That outlet, the Spanish Arts Shop in Sena Plaza, had been founded with the idealistic goal of helping Hispano artisans market and sell their work.[11] McCrossen later transformed this cooperative venture into his own more commercially driven business, McCrossen's Handwoven Textiles—a model that Young clearly sought to emulate.

[7] Ibid., 1.
[8] Warranty Deed, George C. and Helen R. Bunge to James W. Young, recorded December 27, 1944, Book 27, Page 117, Instrument # 75824, Santa Fe County, New Mexico.
[9] "Webb Young" [obituary], *The New Mexican*, February 20, 2005, B-2
[10] "Spanish Colonial Arts Have Permanent Center," *Santa Fe New Mexican*, May 16, 1930, 6.
[11] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 228-231.

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Business records indicate Webb's father, James W. Young, was a "special partner" in the enterprise. From his tourist trading post, Webb sold sundry Western goods, including belts, bridles, saddle blankets, jewelry, pottery, and wool hand-woven neckties.

The company soon moved to Canyon Road, where Webb lived with his wife, Margaret Lane Webb. There, Young entered the tie-making business, employing Hispanic artisans to weave wool neckties on traditional looms. Visitors could watch the craftsmen at work, then purchase the finished ties in an adjoining showroom. By the late 1930s, he had expanded the enterprise into a mail-order operation.

His father analyzed advertising markets and encouraged him to invest in full-page color ads; one insert in *Life* reportedly generated orders for 26,000 ties.[12] Through advertisements in *Sunset*, *Esquire*, *The New Yorker*, *Newsweek*, and *Time*, Young promoted a catalog of wool neckties "Hand Woven by the Mountain People of New Mexico" (Fig. 6).

At the Castillo Street property, which Webb took over in late 1944, he likely constructed the one-story south arm of the building, variously referred to as the workshop or plant, where weavers produced the handwoven ties (Fig. 7). The building also included a "Spanish Crafts Shop," probably occupying the space between the house and the workshop.

The company was dissolved in 1947 and reincorporated as Webb Young Trader, Inc., this time without his father as a corporate officer.[13] That same year, James W. Young deeded the Castillo Street property to his son—perhaps signaling the end of the father-and-son advertising experiment.

The Castillo Street operation did not last long, as Webb soon relocated the business to Camino del Monte Sol. The mail-order enterprise declined amid postwar shifts in fashion and was closed in 1951, with the corporation formally dissolved in 1953.[14] Webb

[12] James W. Young Builds a Business by Copy Testing," *Advertising Age*, April 8, 1940, 11, no. 15: 24; David Ogilvy, *Ogilvy on Advertising* (New York: Crown Publishers, Inc., 1983), 147. The former article indicates the project was clearly the father's business. This led to establishing a production plant on Cerrillos Road.
[13] "Legal Advertisement," *Santa Fe New Mexican*, March 1929, 1947, 5.
[14] "Legal Advertisement," *Santa Fe New Mexican*, December 15, 1953, 3.

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continued to paint and draw, establishing himself as an emerging Western landscape artist and operating a one-person gallery on Canyon Road.[15]

An Architect's Side Project

Architect John Gaw Meem acquired the property in April 1948 for $45,500, purchasing it with his own funds.[16] At the time it consisted of two tracts: the residence and the former Webb Young, Trader plant and shipping facility.

Within a month, Meem secured a permit for a $8,000 project to convert both the house and the mail-order production building into apartments.[17] That same year he brought on his third and final partner, William Buckley. Twenty-four years his junior, Buckley was an Illinois architect who had arrived in Santa Fe earlier in 1948 to work for Meem's chief competitor, Willard C. Kruger and Associates.[18]

Buckley prepared a floor plan for a set of drawings titled "Additions & Alterations to a Building for John Gaw Meem" (Fig. 8). Meem himself produced a partial elevation, showing only modest exterior changes—lowering a lintel, adding a new door on the east elevation, and replacing several windows on the west. No new massing or fenestration patterns were introduced. Most of the work was confined to the interior, where former bedrooms and workrooms were reconfigured as apartments.

The Castillo Apartments

The remodeled complex, informally known as the Castillo Apartments, appears to have opened the following year with seven units, a number that had increased to eleven by the time of the 1950 census.[19] Its tenants reflected a cross-section of Santa Fe's mid-

[15] Webb Young" [obituary], *The New Mexican*, February 20, 2005, B-2
[16] Statutory Warranty Deed, Webb Young Trader, Inc. to John Gaw Meem, recorded April 29, 1948, Book 34, Page 491, Instrument # 89057, Santa Fe County, New Mexico.
[17] "Former Weaving Plante Revamped for Apartments," *Santa Fe New Mexican*, May 20, 1948, 2.
[18] John W. Murphey and Alan "Mac" Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe: New Mexico Historic Preservation Division, 2018, 45.
[19] 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: 2; Enumeration District: 26-20.

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century professional class: a druggist, two secretaries, two sales agents, an electrical engineer, and Supreme Court judge Eugene D. Lujan, the only Hispanic renter. Several households included young children, while a notable proportion of the occupants were single women. Among them was Cecile Janin Wimer, a 58-year-old widow employed as a drafter with the State Highway Department.[20] The record is unclear as to who owned or managed the apartments.

The Castillo Apartments fit into the wider pattern of postwar conversions and small-scale infill that addressed Santa Fe's acute housing shortage in the late 1940s.

Later Commercial Use

The property remained in apartment use through the mid-1960s, as confirmed by city directories and newspaper accounts (hospital admissions, police reports, and the like). A significant change came in the summer of 1964 with the completion of the El Castillo Apartments, then Santa Fe's largest apartment complex. Financed by the Mutual Life Insurance Company of New York, the development consisted of three three-story courtyard buildings containing 119 units and three heated pools. Rising directly behind the old Rapp residence, it became a looming backdrop that dwarfed the once-graceful home.

Soon after, Castillo Street was converted into Paseo de Peralta, the new downtown bypass known as "the Loop." The road project affected many adjoining properties and brought zoning changes that opened the way for new uses. The old Rapp residence was first taken over by Marc W. McAuliffe & Associates, a real estate concern. Within a short time the tenant mix expanded to include a hypnotherapist, a diet center, and a law office. The property was renumbered as 924 Paseo de Peralta.

With Santa Fe's rediscovery in the 1980s, the building shifted toward a wholly tourist-oriented program of tenants. These included Discover Santa Fe, a tour guide company, the Mudd-Carr Gallery, and the Nambé Mills showroom. The smaller apartments and the former Webb Young, Trader plant were converted into gallery suites.

[20] Ibid.; Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 119, and 483.

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Commercial renovations included the replacement of windows and doors, the addition of signage, and likely interior reconfigurations for retail floor space, upgraded utilities, and new finishes suited to public use. At least two spaces (the garage and a nearby portal) were converted to commercial storefronts.

Together these alterations brought the building to its present appearance.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The building at 924 Paseo de Peralta has a layered history, reflecting several threads of Santa Fe's cultural and architectural development. Over time it acquired associations—some quite brief—with a number of noteworthy individuals and events. However, these do not include attribution of the original house as a posthumous work of architect Isaac Hamilton Rapp. More plausibly, his widow, Jean Morrison Rapp, played a leading role in the design, assisted by an unidentified architect or builder.

Later phases of the building's evolution are less well documented, though it appears likely that Webb Young, Trader, was responsible for constructing the workshop addition to the south. Subsequent commercial renovations have diminished the domestic character that originally led the *Santa Fe New Mexican* to describe the property, soon after completion, as a "beautiful new home."

While the building no longer conveys those early residential associations, it remains a well-built structure retaining a high degree of historic integrity—except along the east elevation of the former service wing.

Taking these factors into account, it is recommended that the property retain its Contributing status, and that the following elevations be considered primary façades:

1. East elevation of the historic residence, extending from the one-story section with chimney northward to the north end of the two-story section.
2. North elevation.
3. West elevation, extending from the original house southward to the south end of the portal.

This recommendation excludes later, non-original design elements, materials, windows, and doors.

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Illustrations

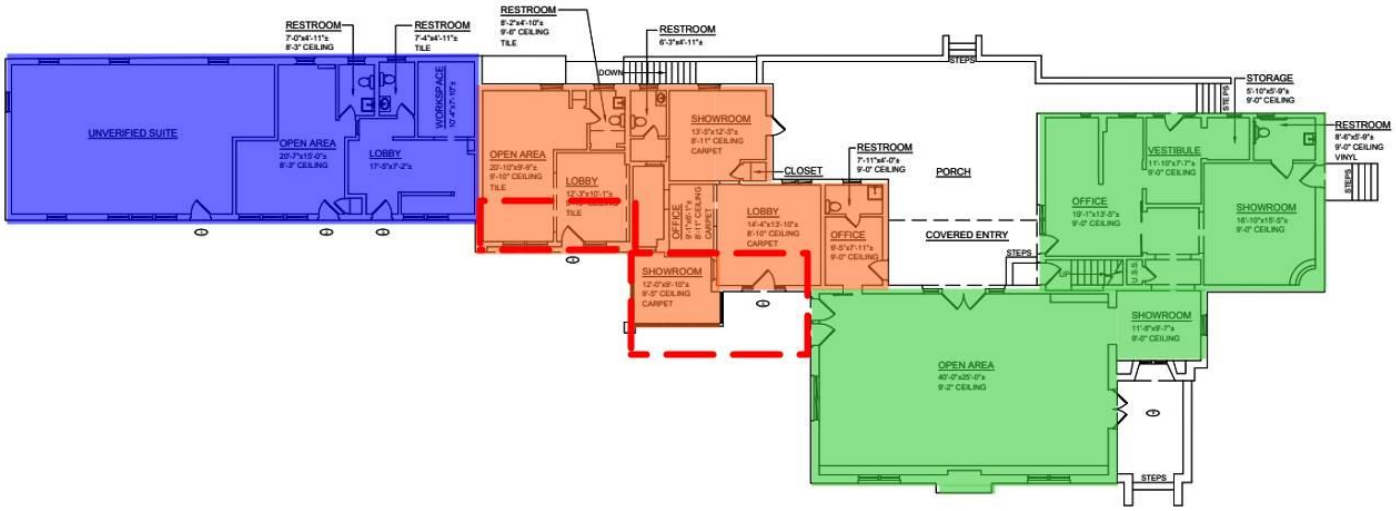

Figure 1: Colored current floor plan.

Green: 1936 house
Orange: 1936 service wing
Blue: c.1940s workshop area
Red: c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

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Figure 2: Leonard and Rosina Smith House, undated.
John W. Murphey, *334 Garcia Street, Santa Fe: The F. Leonard and Rosina Smith House—Robert O. and Rosina B. Brown Residence, A Brief History* (Santa Fe: Architectural History Services, July 23, 2018).

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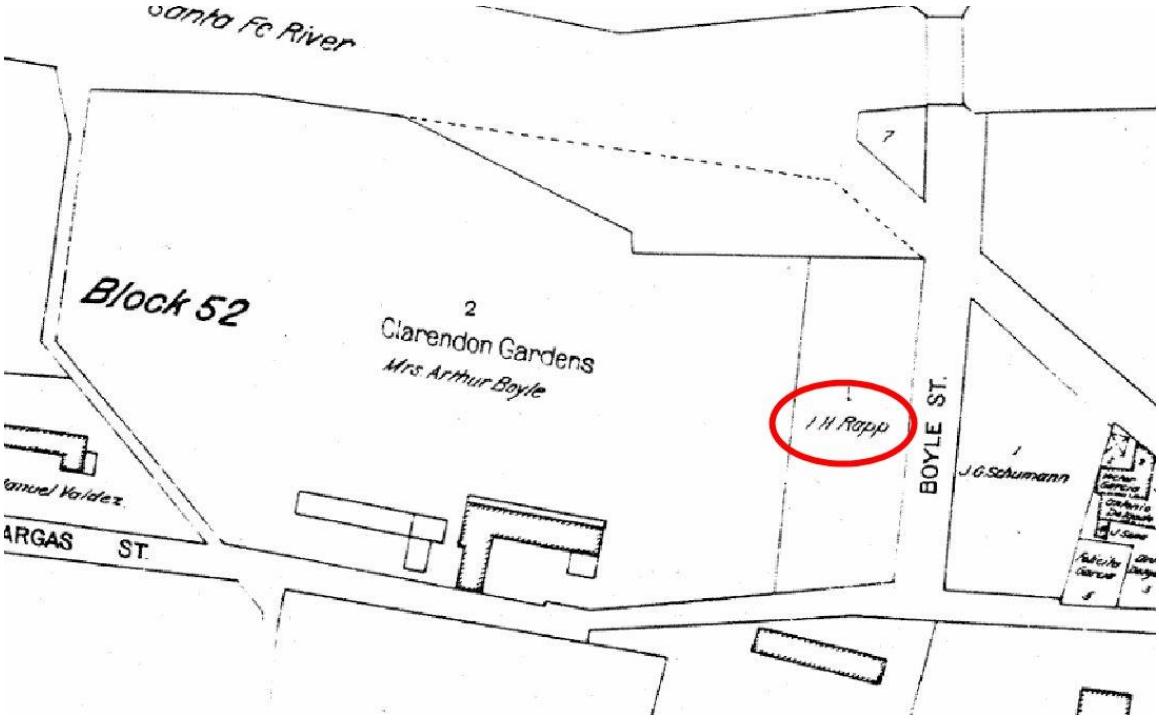

Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Lot then owned by Isaac Hamilton Rapp.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: Jean Morrison Rapp, 1921. Eva Scott Fényes, photographer. ID # 1410.04.186. Courtesy of the Acequia Madre House Archive.

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Figure 5: James W. Young, undated.
Courtesy of The One Club for Creativity, New York.

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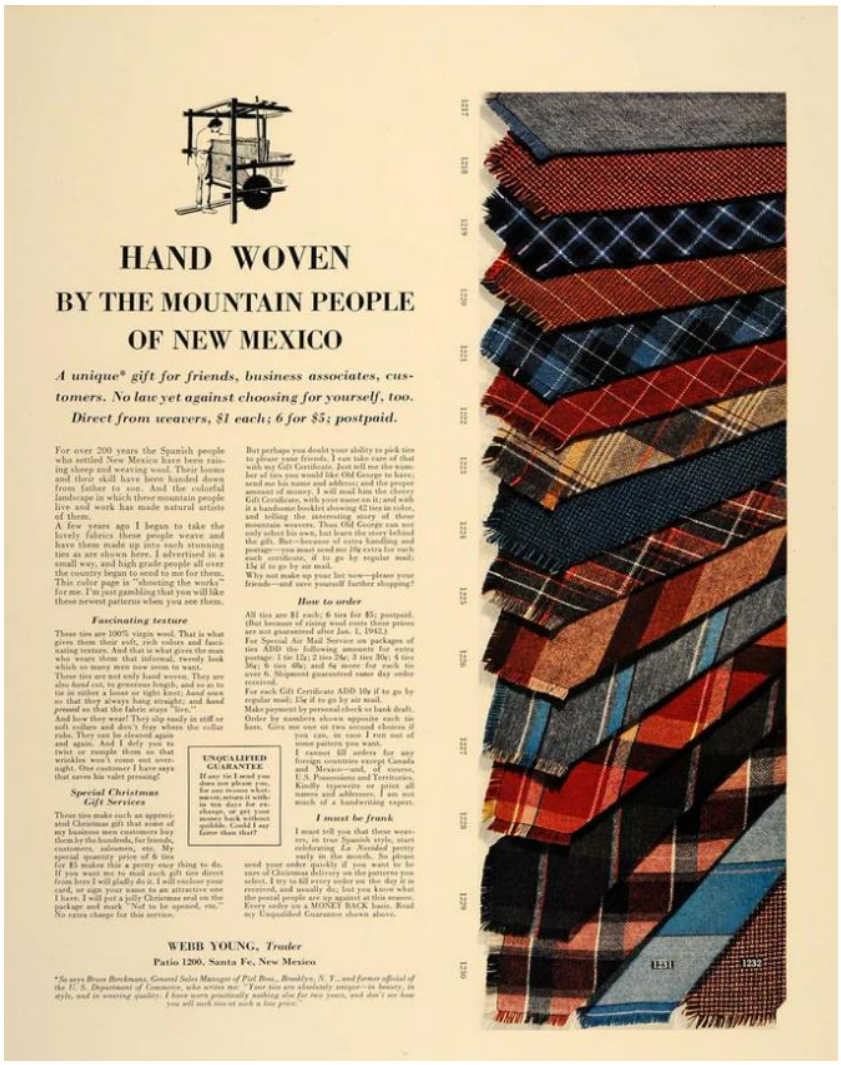

HAND WOVEN

BY THE MOUNTAIN PEOPLE OF NEW MEXICO

A unique gift for friends, business associates, customers. No law yet against choosing for yourself, too. Direct from weavers, $1 each; 6 for $5; postpaid.*

For over 200 years the Spanish people who settled New Mexico have been raising sheep and weaving wool. Their looms and their skill have been handed down from father to son. And the colorful landscape in which these mountain people live and work has made natural artists of them.

A few years ago I began to take the lovely fabrics these people weave and have them made up into such stunning ties as are shown here. I advertised in a small way, and high grade people all over the country began to send to me for them. This color page is "shooting the works" for me. I'm just gambling that you will like these newest patterns when you see them.

Fascinating texture

These ties are 100% virgin wool. That is what gives them their soft, rich colors and fascinating texture. And that is what gives the man who wears them that informal, tweedy look which so many men now seem to want.

These ties are not only hand woven. They are also *hand cut*, to generous length, and so as to tie in either a loose or tight knot; *hand sewn* so that they always hang straight; and *hand pressed* so that the fabric stays "live."

And how they wear! They slip easily in stiff or soft collars and don't fray where the collar rubs. They can be cleaned again and again. And I defy you to twist or rumple them so that wrinkles won't come out overnight. One customer I have says that saves his valet pressing!

Special Christmas Gift Services

These ties make such an appreciated Christmas gift that some of my business men customers buy them by the hundreds, for friends, customers, salesmen, etc. My special quantity price of 6 ties for $5 makes this a pretty easy thing to do. If you want me to mail such gift ties direct from here I will gladly do it. I will enclose your card, or sign your name to an attractive one I have. I will put a jolly Christmas seal on the package and mark "Not to be opened, etc." No extra charge for this service.

But perhaps you doubt your ability to pick ties to please your friends. I can take care of that with my Gift Certificate. Just tell me the number of ties you would like Old George to have; send me his name and address; and the proper amount of money. I will mail him the cheery Gift Certificate, with your name on it; and with it a handsome booklet showing 42 ties in color, and telling the interesting story of these mountain weavers. Then Old George can not only select his own, but learn the story behind the gift. But—because of extra handling and postage—you must send me 10¢ extra for each such certificate, if to go by regular mail; 15¢ if to go by air mail.

Why not make up your list now—please your friends—and save yourself further shopping?

How to order

All ties are $1 each; 6 ties for $5; postpaid. (But because of rising wool costs these prices are not guaranteed after Jan. 1, 1942.)

For Special Air Mail Service on packages of ties ADD the following amounts for extra postage: 1 tie 12¢; 2 ties 24¢; 3 ties 30¢; 4 ties 36¢; 5 ties 40¢; and 5¢ more for each tie over 6. Shipment guaranteed same day order received.

For each Gift Certificate ADD 10¢ if to go by regular mail; 15¢ if to go by air mail.

Make payment by personal check or bank draft.

Order by numbers shown opposite each tie here. Give me one or two second choices if you can, in case I run out of some pattern you want.

I cannot fill orders for any foreign countries except Canada and Mexico—and, of course, U.S. Possessions and Territories. Kindly typewrite or print all names and addresses. I am not much of a handwriting expert.

I must be frank

I must tell you that these weavers, in true Spanish style, start celebrating *La Navidad* pretty early in the month. So please send your order quickly if you want to be sure of Christmas delivery on the patterns you select. I try to fill every order on the day it is received, and usually do; but you know what the postal people are up against at this season. Every order on a MONEY BACK basis. Read my Unqualified Guarantee shown above.

UNQUALIFIED GUARANTEE

If any tie I send you does not please you, for any reason whatsoever, return it within ten days for exchange, or get your money back without quibble. Could I say fairer than that?

WEBB YOUNG, *Trader*

Patio 1200, Santa Fe, New Mexico

*So says Bruce Beckmann, General Sales Manager of Pid Bros., Brooklyn, N. Y., and former official of the U. S. Department of Commerce, who writes me: "Your ties are absolutely unique—in beauty, in style, and in wearing quality. I have worn practically nothing else for two years, and don't see how you sell such ties at such a low price."

Figure 6: 1941 magazine advertisement for Webb Young, Trader.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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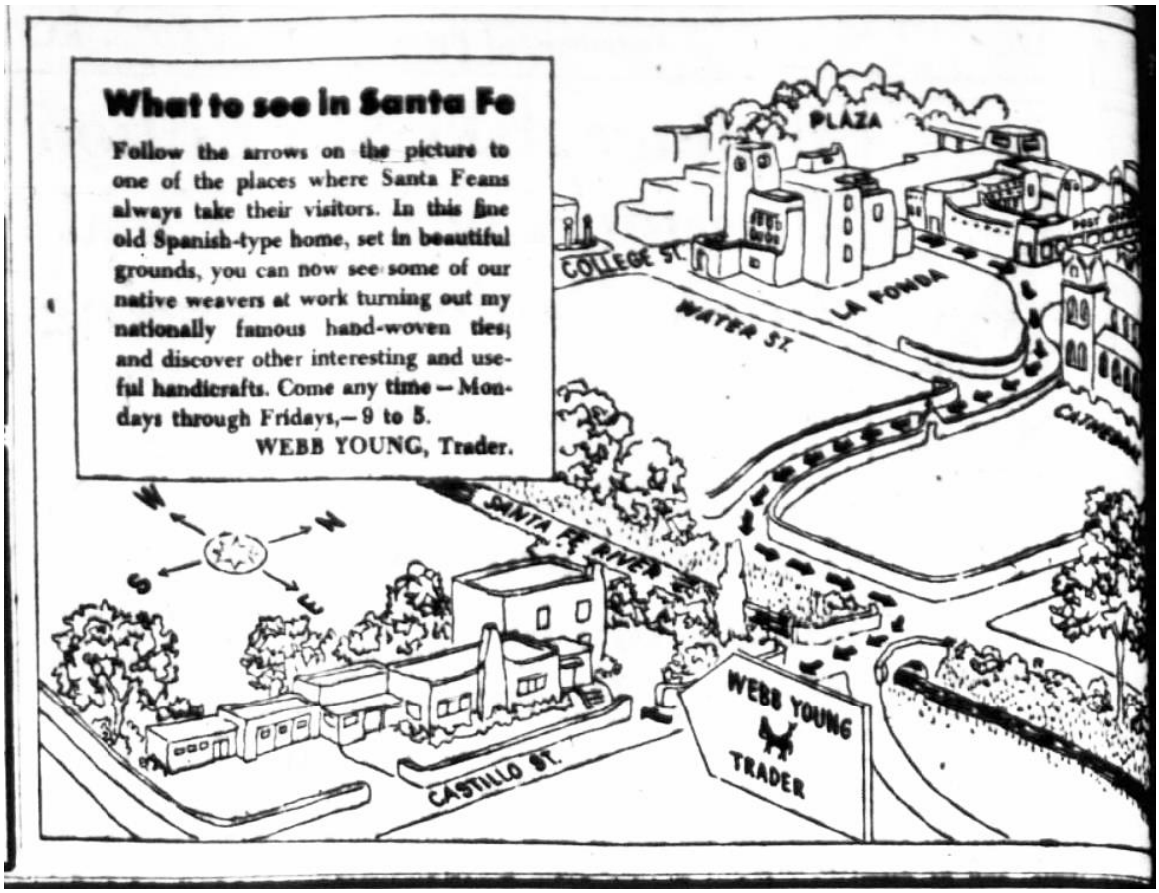

Figure 7: April 1947 advertisement for Webb Young, Trader, showing the Castilo Street location. Courtesy of *The Santa Fe New Mexican*.

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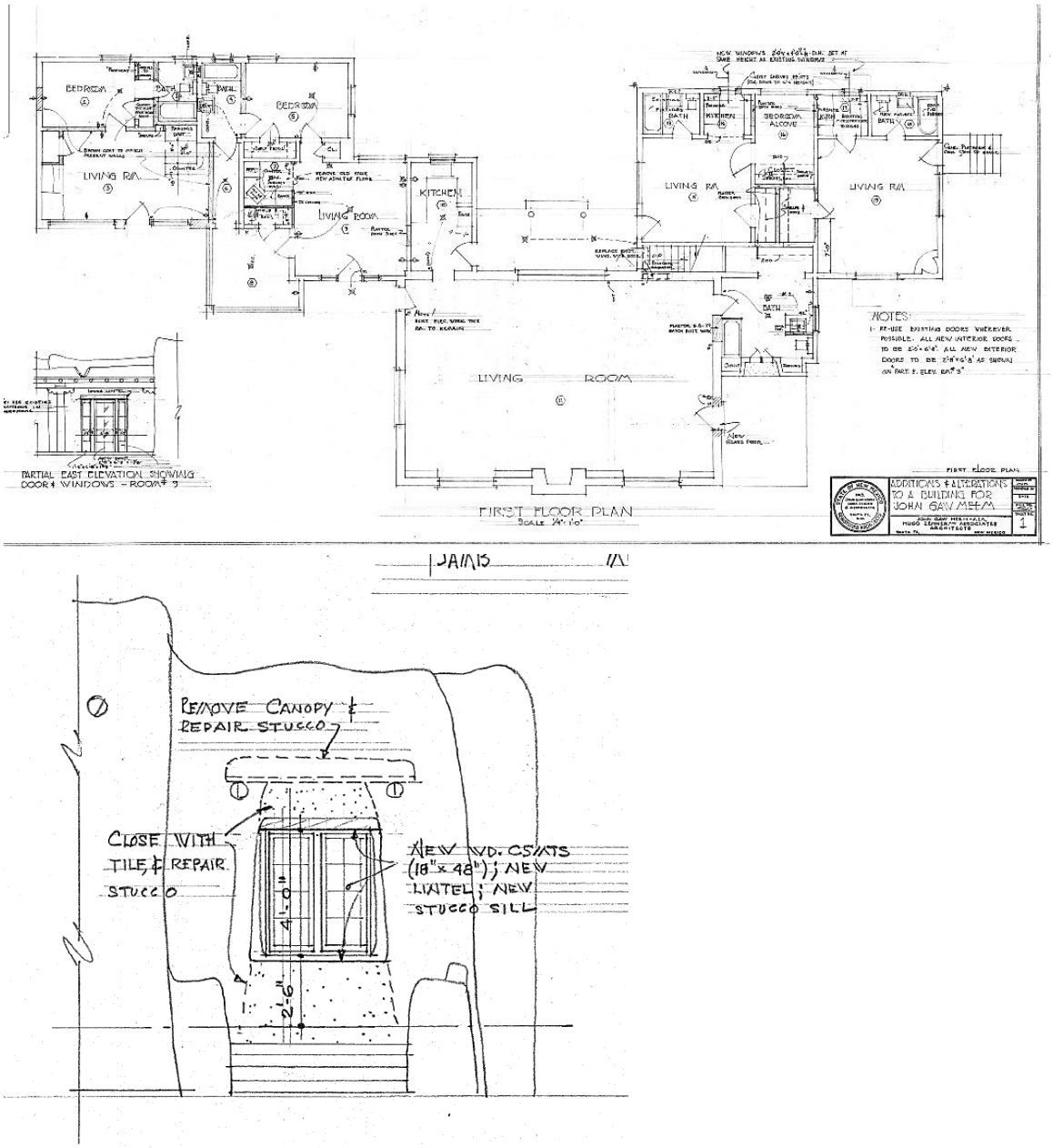

Figure 8: Drawings from Meem Job File No. 560, May 1948.
Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

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Figure 9: November 10, 1958, aerial photograph.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025, unless otherwise noted)



Photo 2: December 2023 Google Street View image. The vehicle's elevated cameras provide a full sweep of the building's east façade.

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Original House



Photo 3: East elevation, one-story section. Camera facing southwest.

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Photo 4: East elevation, one-story section. Camera facing west.

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Photo 5: East elevation. Entry. Camera facing west.

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Photo 6: East elevation. Entry. Camera facing southwest.

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Photo 7: East and north elevations. Camera facing southwest.

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Photo 8: North elevation. Camera facing south.

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Photo 9: West elevation. Camera facing up.

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

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Photo 10: West elevation. Camera facing east.

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

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Photo 11: West elevation. Camera facing up.

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

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Photo 12: West elevation. Camera facing east.

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

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Service Wing



Photo 13: East elevation. Infilled garage. Camera facing west.

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

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Photo 14: East elevation. Infilled portal. Camera facing west.

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

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Photo 15: West elevation. Basement apartment below. Camera facing east.

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Workshop Area



Photo 16: East elevation, north section. Camera facing west.

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

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Photo 17: East elevation, middle section. Camera facing west.

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

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Photo 18: East elevation, south section. Camera facing west.

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

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Photo 19: South elevation. Camera facing north.

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

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Photo 20: West elevation, north section. Camera facing east.

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

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Photo 21: West elevation, middle section. Camera facing east.

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

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Photo 22: West elevation, south section. Camera facing east.

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

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Photo 23 West elevation oblique. Camera facing northeast.

City of Santa Fe, New Mexico

memo

DATE: March 10, 2026

TO: Historic Districts Review Board

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

FROM: Gary Moquino, Planner Manager, Historic Preservation Division GM

2026-011960-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Non-Contributing. John A. Padilla, agent for Peter Quintana, owner, requests demolition of the current 2,280 sq. ft. 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:** Demolition Documentation

STAFF RECOMMENDATION:

Staff recommends approval of the demolition request and finds that the application complies with 14.2-1(G)(3)(IV) Demolition Criteria.

Sample motion:

One motion is required in this case.

a. In case 2026-011960-HDRB, for 411 Camino Don Miguel, approve/deny the demolition of the 2,280 sq. ft. structure.

SShould the Board deny the demolition request, the applicant shall return with an alternative proposal for review and approval before proceeding forward for a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(D)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence at 411 Camino Don Miguel is listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built on a 0.87-acre lot in 1957 and comprises of 2,280 sq. ft. of roofed area. The structure was built in the Vernacular architectural design style as seen by the adobe block, wood frame, and concrete masonry block building materials, wood, steel, and aluminum doors and windows.

John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey discusses the evaluation and historic status of the structure, attached additions, and carport which have an absence of architectural distinction or meaningful historical association with the streetscape or the Downtown and Eastside Historic District. The structures do not exemplify any defined Santa Fe style, the current deterioration and substandard construction no longer speak to any accretive character (2025:11). Staff agrees with the historian. During a recent site visit with the applicant, it appeared that the last time the residence was occupied was in the early 1980s, but it is unknown how long this property has been vacant. At this point in time, the property has fallen into such disrepair that it has become a danger and a hazard to the community and streetscape and does not contribute to the historic district in which it resides.

PREVIOUS CASE SUMMARIES:

ARC: NA

HDRB:

On January 27, 2026, in Case No. 2026-011791-HDRB, the Board adopted staff's findings that the structure does not help to establish or maintain the character of the historic district and its integrity no longer remains and therefore should be designated as non-contributing.

ADMINISTRATIVE:

On July 1, 2025, in Case No. 2025-010752-ADMIN, staff approved a temporary chain link fence around the property boundary.

On October 6, 2025, in Case No. 2025-011673-ADMIN, the applicant and property owner requested administrative approval for a lot consolidation request with the Planning and Land Use Department.

APPLICANT'S REQUEST:

The applicant requests:

1) Demolition of the non-contributing residential structure.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14.2-1(G)(3)(IV): Demolition Criteria for determining if a demolition in a Historic District should be approved or denied.

(a) Whether the structure is of historical importance.

Applicant Response: The structure's historic status was determined to be non-contributing to the Downtown and Eastside historic districts on January 27, 2026. The structure is significantly dilapidated and unsafe. There were no aspects of the structure that conveyed historic meaning, integrity, or craftsmanship.

Staff Response: The structure's historic fabric is in very poor shape. On that basis, the HDRB designated the structure as non-contributing. Staff finds that this criterion has been met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The structure is not an essential part of a unique street section or block front. The structure is set back off Camino Don Miguel and has little to no visibility. Additionally, the structure was determined to be a non-contributing to the Downtown and Eastside historic district. A new structure will be constructed in the future and will meet the Downtown and Eastside historic district standards but will not reestablish the structure that is requested for demolition.

Staff Response: Staff finds that this criterion has been met. The structure is located approximately 400' east of Camino Don Miguel and is not publicly visible.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: The structure is in severe disrepair and, if allowed to remain, would contribute to blight of the Camino Don Miguel neighborhood. The structure is unlivable, cannot be rehabbed, and is unsafe. A Historic Inspection Report was provided by the City of Santa Fe Building Official, Bobby Padilla, in April of 2025, and stated that the structure "showed signs of structural damage throughout." Additionally, he noted that the "residence is infested with rodents, and due to the roof leaking, the structure is dangerous and unhabitable." He also noted the house's substandard construction. The structure was also evaluated by High Desert Structural Engineering in April of 2025 and noted that the building was in poor condition with such problems as adobe walls being eroded, framing and other parts of the structure being in direct contact with soil, and that the roof framing was undersized where the additions to the original house occurred. They note that "any salvage attempt would be cost-prohibitive." Both reports, as well as the HCPI form by John Murphey, the photos, and the visual observations, indicated that the structure is beyond repair and has no structural stability.

Staff Response: Staff finds that this criterion has been met based upon the City of Santa Fe Building Official and the High Desert Structural Engineers Reports as well the HCPI form by John Murphy.

RELEVANT CODE CITATIONS:

14.2.1(G)(3) Demolition of Historic or Landmark Structure

Demolition of Historic or Landmark Structure

I. Purpose

The purpose of the demolition of historic or landmark structure procedure is to provide a mechanism for review and approval prior to the demolition of any historic or landmark structures within the city of Santa Fe.

II. Applicability

A demolition request must receive staff approval prior to the demolition of any designated historic or landmark within the city of Santa Fe. The demolition request shall only be considered upon the written application of the property owner.

111. Demolition Procedure

a. Pre-Application Conference

A pre-application conference, as described Section 14-2.1B.1.I, is required.

b. Application Submittal and Acceptance

Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the Planning and Land Use Director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

c. Application Analysis

Before granting approval or denial of a demolition request, the Planning and Land Use Director shall provide the following information on the structure under consideration.

1. A report on the historic or architectural significance of the structure;
2. A report from the City building inspector on the state of repair and structural stability of the structure;
3. If the structure is more than 50 years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the Planning and Land Use Director on whether the demolition would damage possible archaeological artifacts; and
4. Other information as requested by the HDRB or Governing Body.

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural 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

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts, and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent building, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

Ill. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

A. Additional District-Specific Design Standards

2. **Downtown and Eastside Historic District**

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 facade 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 rules as to flat roofs shall not be constructed 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 facade 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.

II. 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 facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;
b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
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 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;
e. 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 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.

City of Santa Fe

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

PROJECT DESC: 2026-011791-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Peter Quintana, owner, requests status downgrade.

CASE NUMBER: 2026-011791--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 411 CAMINO DON MIGUEL
Santa Fe, NM 87505

CONTACTS:

Applicant	JOHN A PADILLA	2114 OLD ARROYO CHAMISO RD SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jan 27, 2026. The decision of the Board was to adopt staff's findings that the structure does not help to establish or maintain the character of the historic district and its integrity no longer remains and therefore should be designated as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-799
Teodoro and Frances Noedel Home	411 Camino Don Miguel Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 11853440 & 99312434

5. Property Type:
_x Buildings: 1 house + carport
_x Structures: yard walls
__ Site __ Object

6. Date of Survey:
September 12, 2025

7. Previous Survey Date(s):
_x_Yes:1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6784866,-105.9249925



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front (north) elevation. Camera facing southwest.

11. Brief Description of the Property:

The house and adjoining carport structure stand at the end of a dirt lane, approximately 430 feet east of Camino Don Miguel. The adobe core, located on the north tract, predates 1951 and consists of a modest rectangular form with limited openings. Attached to this core are later additions and a large carport structure that incorporates a workshop and multiple storage areas, reflecting different phases of construction. By the mid-1970s, these elements had been consolidated into the present configuration. Both the house and its additions are of poor construction and now in advanced deterioration, following nearly two decades of vacancy. On the City of Santa Fe's GIS map, the house, its additions, and the carport structure are all listed as Contributing.

Continued on Page 5.

12. Who uses the property? Vacant

13. Construction Date:
Date: Before front portion, pre-1951 with multiple additions through the 1970s
_ _Known _x_ Estimated Source: aerial photographs

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

15. Relationship to Surroundings: _x_ Similar _x_ Dissimilar: abandoned condition
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 removed due to current lot configuration process

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Peter L. Quintana Revokable Trust. Via John Padilla

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

Tract 1: Peter L. Quintana Revokable Trust
Tract 2: Grace Vigil and Chris Noedel

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: House and Carport Structure __ Non-contributing _x_ No Status: Walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-799
Teodoro and Frances Noedel Home	411 Camino Don Miguel Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 12, 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 _x_ Other: Boards & T1-11

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ 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 windows of plywood porch not counted

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	2
Hung Sash	Wood	3/1	1
Moveable	Wood	6	4
Fixed	Wood	9	1
Casement	Steel	3.3	3
Sliding	Aluminum	1-1	2
Combination	Aluminum	S-F-S	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Single-Leaf	Vision Lite	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys _x_ Undetermined

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap
* Plywood enclosed porch west elevation

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Multiple additions since 1958 aerial photograph; aerial photographs

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

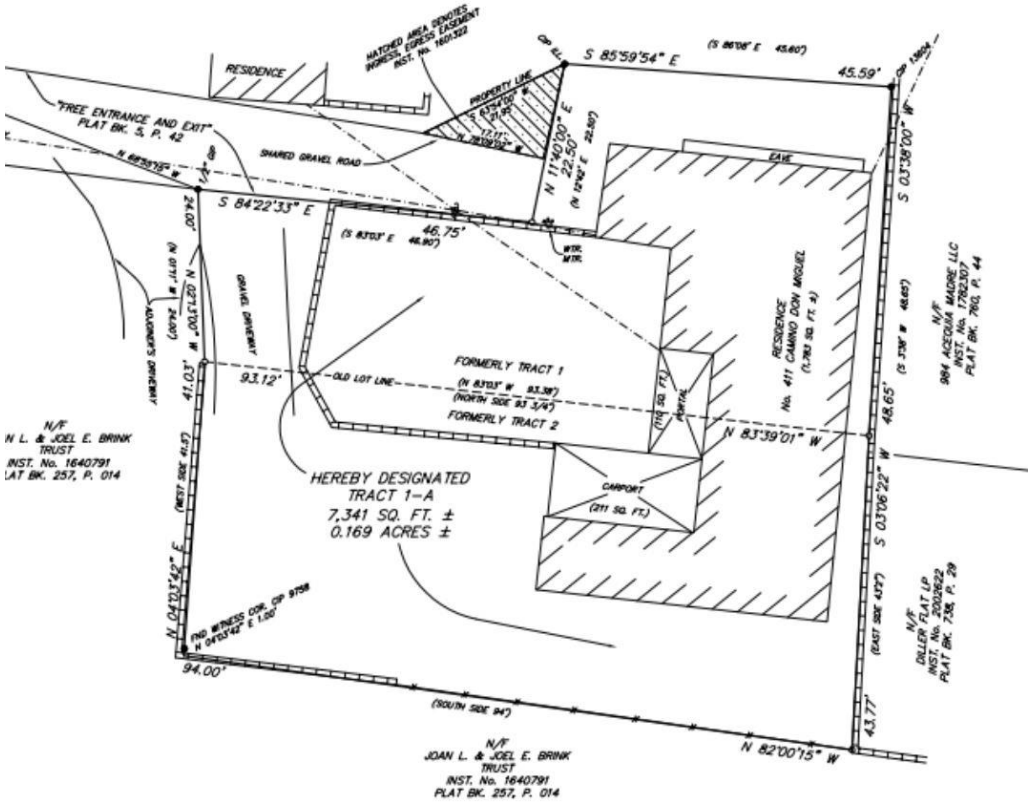
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2025 survey plat. Courtesy of Del Rio Surveys.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**

Architectural Description Continued

Setting

The property's addressing is deceptive, as the house stands well back from the street along a dirt track historically called Don Miguel Lane. The lane is bordered by newer homes or older structures that have been altered with additions. 411 does not fit this pattern: it is a tumble-down structure surrounded by weeds. The two tracts together encompass roughly 0.87 acres. The combined buildings (referred to hereafter as "the house") sit low to the ground on a level lot with minimal landscaping. The larger south tract consists primarily of open space with a few mature Chinese elms. At the east, the house stands close to a tall property wall, while the north edge is tightly confined by the property line.

North Elevation

Putatively the original front of the house, the north elevation presents the least disturbed – but highly deteriorated – portion of the building (Photos 1 & 2). It is a flat façade with an off-center entry door flanked by two windows. From east to west: a wood 1/1 hung sash window with a patterned plastic back panel, a half-light wood door, and a 3/1 hung sash wood window. A deteriorated wood overhang traces the top of the façade, and is sagging along much of its course. Behind the northwest corner is a onetime cutout (possibly a porch or patio), enclosed by the 1960s; this enclosure has no openings on its north wall (Photos 2 & 4).

West Elevation

Facing a swalled yard, the west elevation combines the adobe core, later additions, and the carport structure. The enclosed porch has a rectangular aluminum sliding window (Photo 3). The same type of window, but completely removed of its glass, penetrates the adobe wall of the original house (Photo 4). Based on a 1958 photograph, this window replaced an opening of different proportions (Fig. 2).

South of this window the original adobe home ended. Attached here, with a setback, is an addition constructed prior to 1966 (Fig. 3). Its façade is sheltered by a roughly built plywood porch (Photo 6). Behind it is the addition, entered through a diamond vision-

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lite door (Photo 7). Adjacent is a fixed nine-light wood window. Continuing south, the elevation includes an exposed, unpainted CMU wall with an aluminum sliding glass door (Photos 8 & 9). From this point southward, the west elevation is defined by the carport structure, a conglomeration of a carport, workshop, and smaller structures of varying material.

South Elevation

The south elevation begins at the west with the workshop, a rectangular volume sheathed with T-1-11 siding (a plywood or engineered wood paneling grooved to resemble vertical boards) (Photos 10 & 11). Interior photos show this room framed with irregularly spaced light studs, lacking bracing, and best characterized as substandard construction. Two six-light sliding wood windows provide light and ventilation.

To the east is a block-built section with a scrunched aluminum combination window (Photo 12).The last portion is a room of simple board construction, with vertical boards serving as both exterior and interior wall surfaces, resting on a wood sill laid directly on the ground (Photo 13). This appears to be an older shed incorporated into the carport structure. Its only opening is a single window, essentially a pane of glass set between boards.

East Elevation

The east side of the house sits close to the property wall. It reveals all three major components: the adobe core at the north, the block section at center, and the board-sided shed at the south. The older section contains a few steel casement windows.

Interior

Due to hazardous conditions, the interior was not entered. The house is reported to contain five rooms. Interior photographs provided by the architect show extensive deterioration, including plaster loss, damaged flooring, and makeshift alterations in poor repair. Portions of the kitchen and adjoining rooms show structural compromise, with debris from collapsed ceilings and walls scattered throughout (Photo 14).

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Footprint Evolution

The first clear aerial imagery of the house, taken in 1958, shows a simple east–west oriented rectangle with a cutout at its northwest corner, likely containing on open porch or patio (Fig. 2). Behind the house stood a very small secondary dwelling or shed. In the next available aerial, from 1966, the home's footprint had expanded significantly. The cutout had been filled in, and small additions had been grafted onto the rear (Fig. 3). By 1973 the house had continued to grow at the back, including a carport structure that may have tied into one of the earlier sheds (Fig. 4). Taken together, the main house, its successive additions, and the carport formed the footprint that has remained essentially intact since the mid-1970s.

Condition

Based on photographs supplied by the applicant, the house is in an advanced state of deterioration. Prolonged vacancy and roof failures have led to widespread water intrusion, rotted framing, and collapsed adobe walls. Interior surfaces exhibit extensive damage, including plaster loss, deteriorated flooring, and poorly executed alterations. Portions of the kitchen and adjoining rooms show structural compromise, with debris from ceiling and wall collapse scattered throughout. The property has been deemed unsafe for occupancy.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Introduction

On September 15, 1951, a warm Saturday afternoon in the 80s, surveyor Samuel L. Davalos turned off Don Miguel Street and followed a winding dirt track lined with four houses, then known informally as Don Miguel Lane. He had been hired to survey several parcels for property owners along the lane. Davalos, who only a few years earlier had overseen the Manhattan Project's Technical Area Section, including the construction of the Trinity Base Camp[1], now found himself engaged in more ordinary tasks. At the road's end lay the tract of Rufus V. Garcia, who kept a small adobe dwelling there. That property, together with its house, would later be designated 411 Camino Don Miguel—the subject of the present survey.

Don Miguel Lane

Davalos filed his survey plat with the county a week later.[2] It supplied the formal descriptions required for recording, and within days the adjoining landholders began a sequence of quitclaims, mortgages, and conveyances that established both legal access along the lane and the framework for later ownership of the subject tract. Chief among these was a quitclaim deed filed on September 27, 1951, granting all the landowners permission to use the dirt lane, which had only recently been improved with a sewer extension.[3]

[1] John W. Murphey, 675 Armenta Street, *Samuel P. and Elizabeth Davalos House*, Santa Fe, Santa Fe County, New Mexico. *New Mexico Historic Cultural Properties Inventory* 1 & 2. Prepared for the City of Santa Fe, Historic Districts Review Board, September 11, 2012.

[2] Survey [plat] for Claudio F. Gonzales et al., recorded September 27, 1951, Book 5, Page 42, Instrument # 105241, Santa Fe County, New Mexico.

[3] Quitclaim Deed, Valentin and Sally B. Garcia to Rufus B. Garcia, et al., recorded September 27, 1951, Book 60, Page 317, Instrument # 105238, Santa Fe County, New Mexico.

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Within a few years, all these holdings passed into the hands of Joe McCabe[4], a Santa Fe real estate broker and land speculator, who in May 1954 sold the subject parcel—then containing only the small adobe house—to a young couple.[5]

Teodoro and Frances

The buyers were Teodoro and Frances Noedel, both in their early twenties. Teodoro, often called Ted, had been born in 1922 and raised on his family's farm in Tesuque. His grandfather, Christian Nöel, was a native of Hesse-Kassel, Germany, who immigrated to the United States at an unknown date. A harness maker by trade, Nöel enlisted in 1855 in the 1st New Mexico Volunteer Infantry. After the Civil War, he worked at Hatch Ranch in southern New Mexico before acquiring property in Tesuque, where he established a general-purpose farm.[6]

His son Luis remained on the form until the late 1930s, when he left agriculture to take a position with the state highway department in Santa Fe, moving his family to a house on Agua Fria Street. Teodoro had only a grammar school education and first worked as a delivery driver for a drugstore.[7] In late 1942 he enlisted in the U.S. Army, serving four years and mustering out in 1946 as a private first class. He married Frances Garcia on February 16, 1948,[8] but lost his father only a month later. The newlyweds first lived on the family property on Agua Fria Street.

In 1949 Teodoro's prospects improved when he was hired by the McMurtry Manufacturing Company, a Denver-based paint and glass concern that had just opened a large store on West San Francisco Street. The firm marketed its own line of paints and

[4] Between 1950 and 1959, Joe McCabe appeared on more than one hundred Santa Fe County deeds, not simply brokering sales but repeatedly taking title himself and reselling parcels. In the 1950s this was recognized as speculation or "dealing," rather than ordinary brokerage.
[5] Quitclaim Deed, Joe McCabe to Theodoro and Frances Noedel, recorded May 12, 1954, Book 74, Page 183, Instrument # 118251, Santa Fe County, New Mexico.
[6] "Mrs. Josepha Garcia de Noedel" [obituary], *Santa Fe New Mexican*, March 19, 1935, 2.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 198.
[8] Marriage License, Marriage Book 26, Page 14194, Santa Fe County, New Mexico.

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varnishes, sold modern glass products such as Insulux blocks and Thermopane windows, and distributed Kawneer aluminum storefront systems.[9]

Teodoro worked as a glazier, a tradesman skilled in cutting, fitting, and installing glass for windows, doors, and commercial façades. The steady wages enabled him and Frances to leave the family home and rent a house on Sienna Street, where Frances managed the household and cared for their four children. She later worked for sixteen years as a cook at Cristo Rey Catholic School.[10] Theodoro would later serve the community as a fireman.[11] Two of their sons, Chris Noedel and Theodore Noedel Jr., would both serve in the Navy during the Vietnam Conflict.

Ted retired in the 1980s and probably spent much of his time in the workshop attached to the carport. The long table, lit by a skylight, shows the marks of years of cutting and measuring, while the walls—still carrying calendars, clippings, and pinned notes—hint at the steady repair and craft work he kept up in retirement.

In 1997, at age seventy-four, Ted and Frances deeded the property, together with five acres along State Highway 14 south of Santa Fe, to their daughter, Grace Vigil.[12] Frances Garcia Noedel died in 2002 at the age of seventy-nine, followed the next year by her husband, at the age of eighty. Both are buried at Rosario Cemetery.

After probate of Teodoro's estate in 2003, title passed to Grace Vigil and Chris Noedel as joint tenants.[13] The house then stood empty for many years, until Grace sold the north tract, holding the home, in 2024 to Penny Real Estate, an Albuquerque-based domestic LLC, which deeded it two months later to the Peter L. Quintana Revocable Trust, the current owner, who has erected a security fence around the deteriorated home. Weeds continue to grow.

[9] John W. Murphey, 235 West San Francisco Street, *An Abbreviated Property History*, Santa Fe, Santa Fe County, New Mexico. Archaeological Review Committee report. Prepared for Ron Winters, April 13, 2023.
[10] "Frances Noedel" [obituary], *The New Mexican*, March 16, 2002, B-2.
[11] "Teodoro Noedel" [obituary], *The New Mexican*, August 19, 2003, B-2.
[12] Quitclaim Deed, Theodoro and Frances Noedel to Grace Vigil, recorded July 30, 1997, Book 1395, Page 292, Instrument # 991592, Santa Fe County, New Mexico.
[13] Personal Representative's Deed, Grace Vigil, representative of Teodoro Noedel's estate, to Grace Vigil and Chris Noedel, recorded June 11, 2010, Instrument # 1601322, Santa Fe County, New Mexico.

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

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Evaluation of Historical Status

It is unclear when the property was assigned Contributing status. The only prior survey, completed by Michael Belshaw in 1984, designated 411 Camino Don Miguel as Non-contributing, noting that it possessed no significance. No subsequent surveys or case files have been located that establish or clarify how or when the building came to be listed as Contributing.

The house, with its attached additions and carport, is recommended for downgrade to Non-contributing. This determination is based on the absence of architectural distinction or meaningful historical associations. The property does not exemplify any of the identified Santa Fe styles, nor does it represent a strong example of traditional vernacular construction. Its accretive character is undermined by piecemeal additions of varied design and materials, which fail to convey a coherent pattern of growth. The visible deterioration and substandard construction of the additions further weigh against Contributing status.

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Illustrations

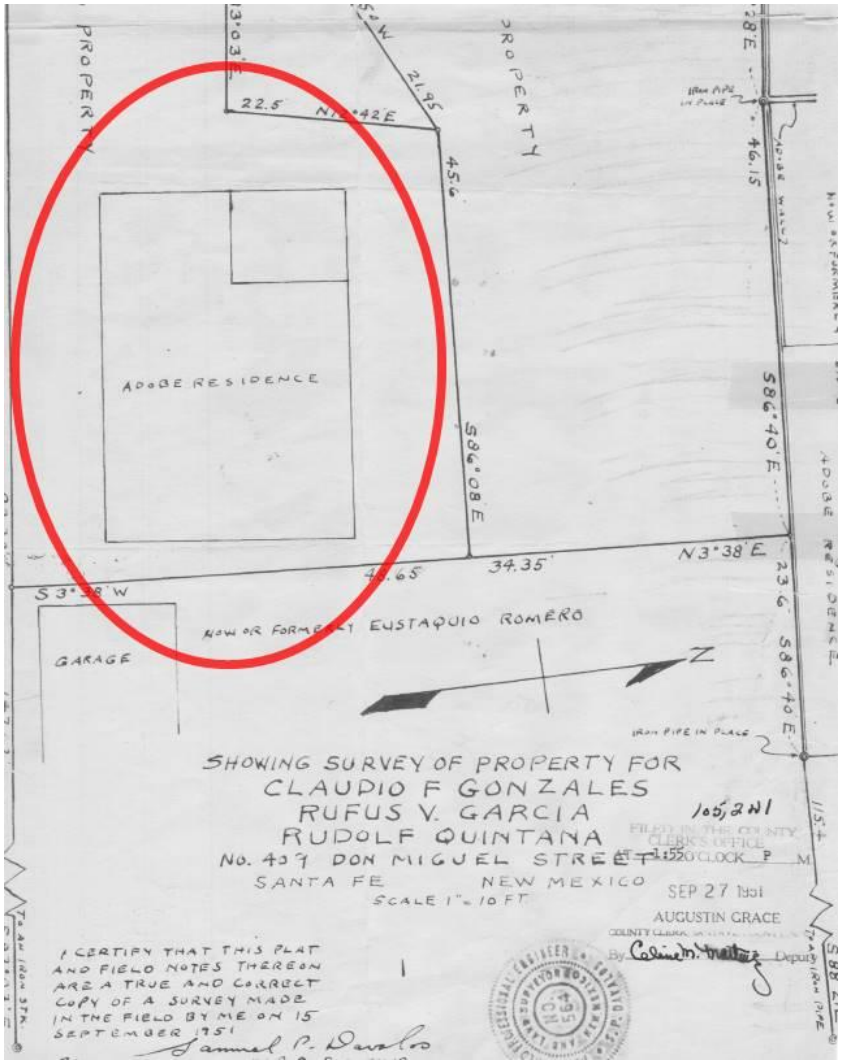

Figure 1. Portion of 1951 Davalos survey plat with subject house highlighted. County of Santa Fe Instrument # 105241.

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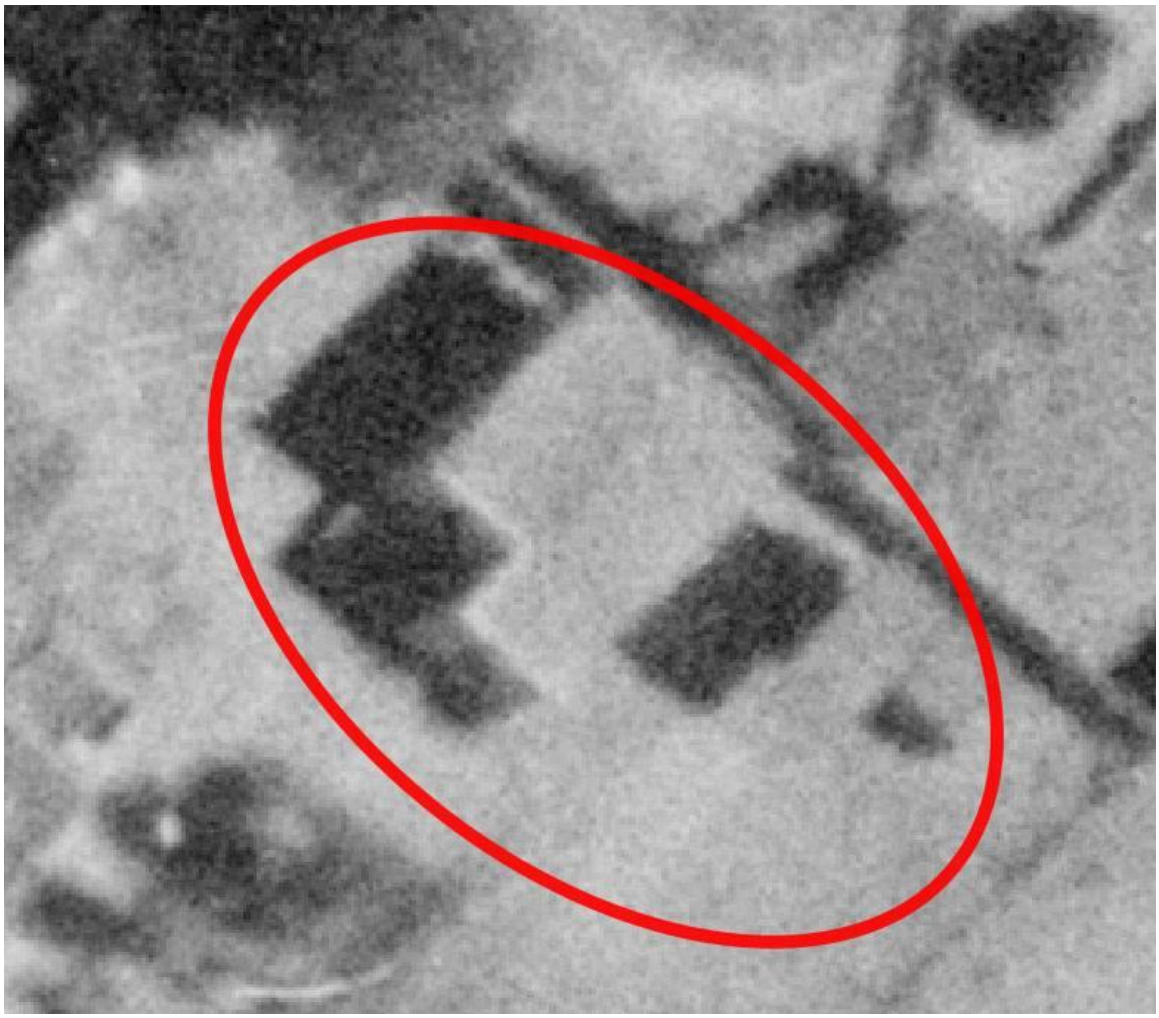

Figure 2: November 10, 1958, aerial photograph.
Note the house has the same footprint as the 1951 survey plat.

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Figure 4: May 2, 1966, aerial photograph.
Note the patio or open porch at the northwest has been enclosed and several additions to the rear have been built.

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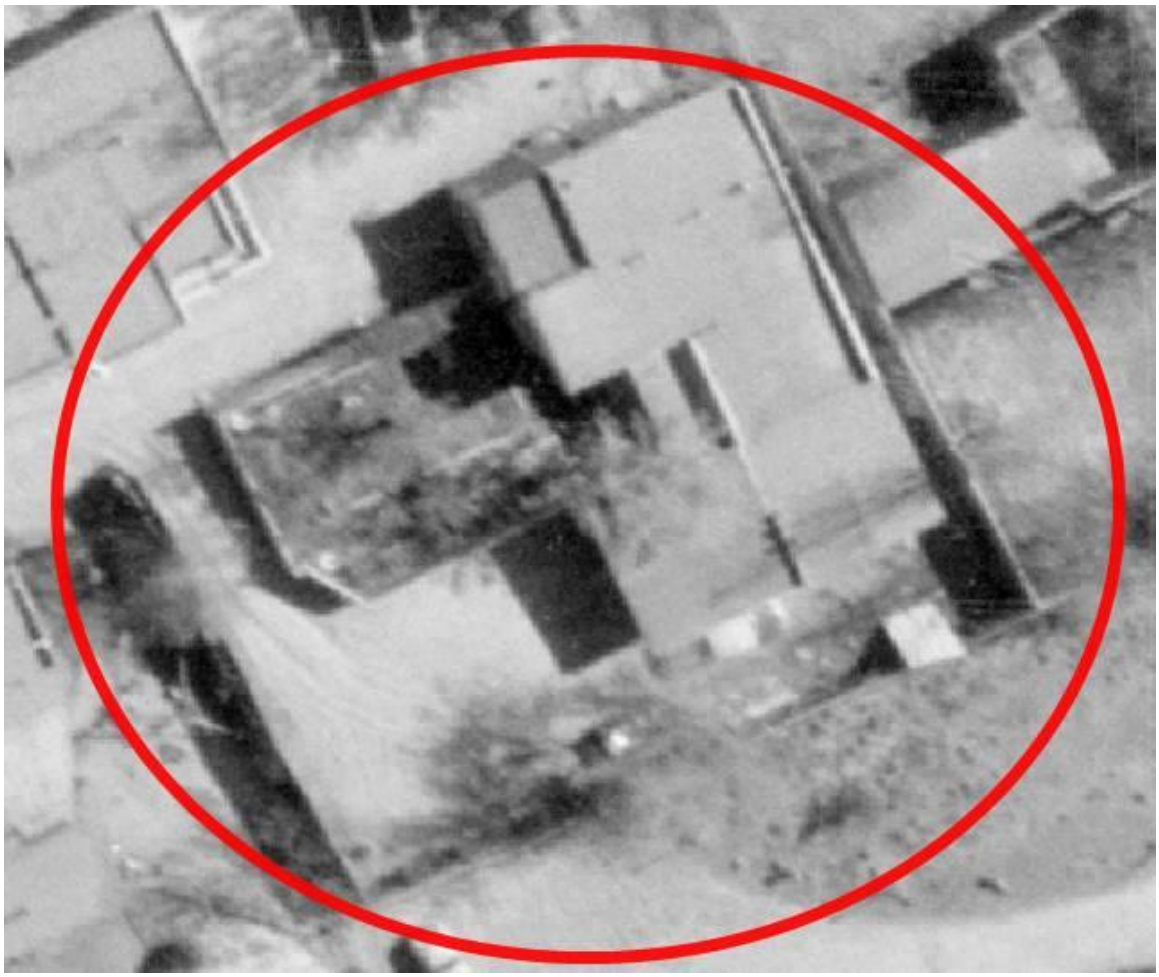

Figure 4: May 11, 1973, aerial photograph.
Note the addition of the carport-workshop structure.

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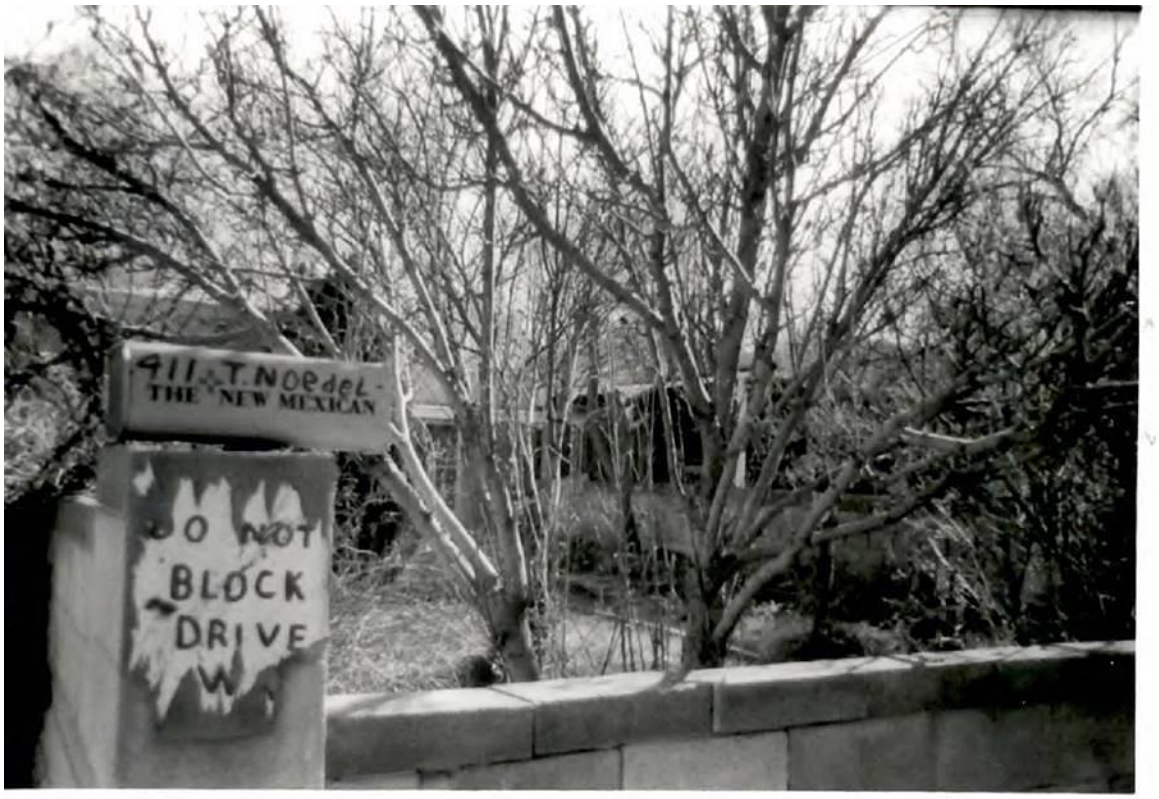

Figure 5: November 19, 1984, Historic Building Inventory photo. Michael Belshaw, photographer.

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Survey Photographs

(All photographs by Giulia Caporuscio, September 12, 2025, unless otherwise noted. Due to fencing and hazardous site conditions, the east elevation was not documented; however, images taken in March 2025 show several deteriorated steel casement windows on that side.)



Photo 2: North elevation. Older part of home. Camera facing south.

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Photo 3: North elevation. Enclosed porch or patio area circled. Camera facing south.

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Photo 4: West elevation. Older section. Enclosed porch or patio area circled. Camera facing east.

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Photo 5: West elevation. Condition of windows. Camera facing southeast.

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Photo 6: West elevation. 1960s addition. Plywood porch enclosure circled. Camera facing northeast.

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Photo 7: West elevation. Entry inside plywood porch enclosure. Camera facing northeast.

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Photo 8: West elevation. Addition and carport structure. Camera facing east.

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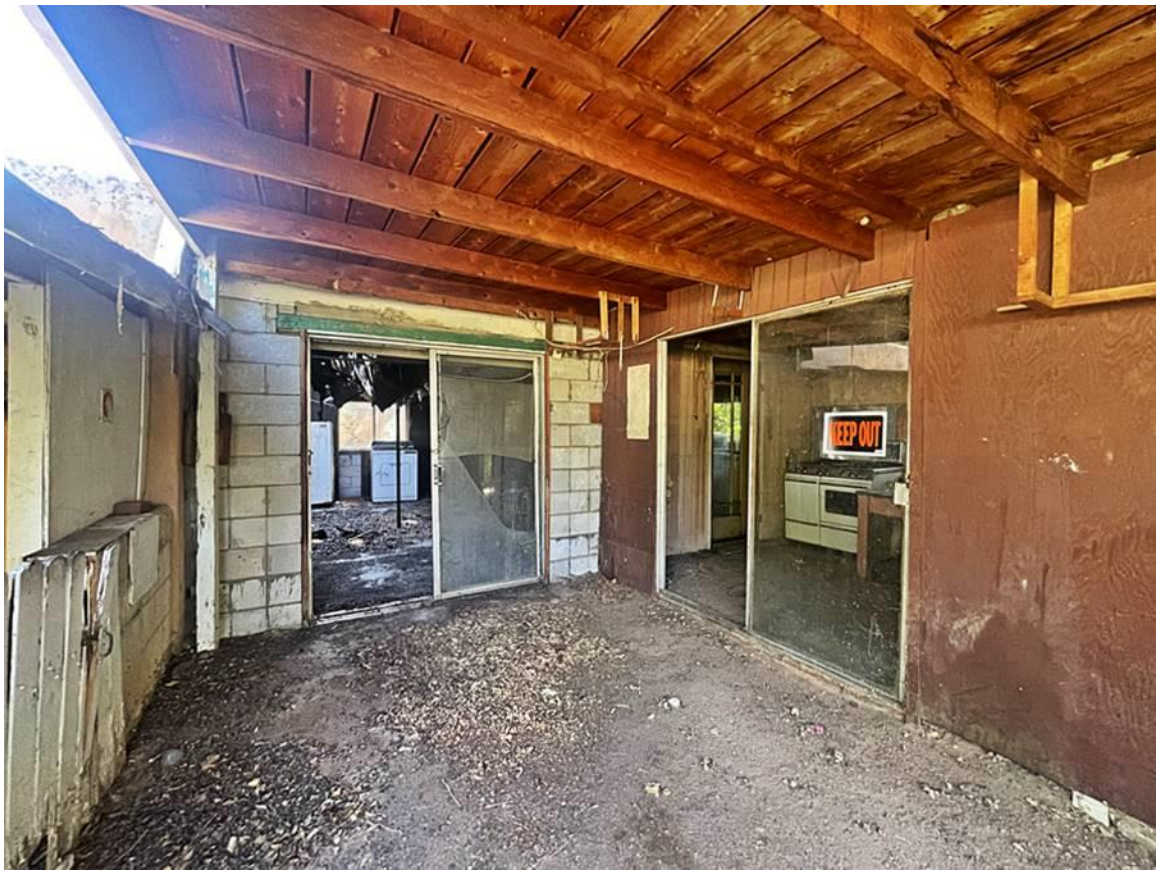

Photo 9: West elevation. Block addition and carport structure. Camera facing southeast.

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Photo 10: West elevation. Workshop. Camera facing northeast.

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W



Photo 11: South elevation. Workshop. Camera facing north.

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Photo 12: South elevation. CMU storage area. Camera facing northeast.

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Photo 13: South elevation. Wood board storage room circled. Camera facing northeast.

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Photo 14: Interior. Room at northwest corner of older building. March 9, 2025, John Padilla.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

December 15, 2025

RE: Review of Historic Designation Status

Dear Property Owner/Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic district's property for a potential change in designation from "significant" or "contributing" to "non-contributing" status. The designation of a historic status category, including "significant", "contributing", and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe GIS mapping system at: https://gis.santafenm.gov/portal/apps/webappviewer/index.html?id=8cbbefaf87d44d99b4f379564e9f3c83.

Please be advised that the residential structure located at 411 Camino Don Miguel will be reviewed by the Historic Districts Review Board at a public hearing on January 27, 2026, starting at 5:30pm live in the City Council Chambers of City Hall at 200 Lincoln Avenue or via Zoom. If you have concerns about the historic status of this property you may review the materials at https://santafe.primegov.com/portal/search. You are also welcome to attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

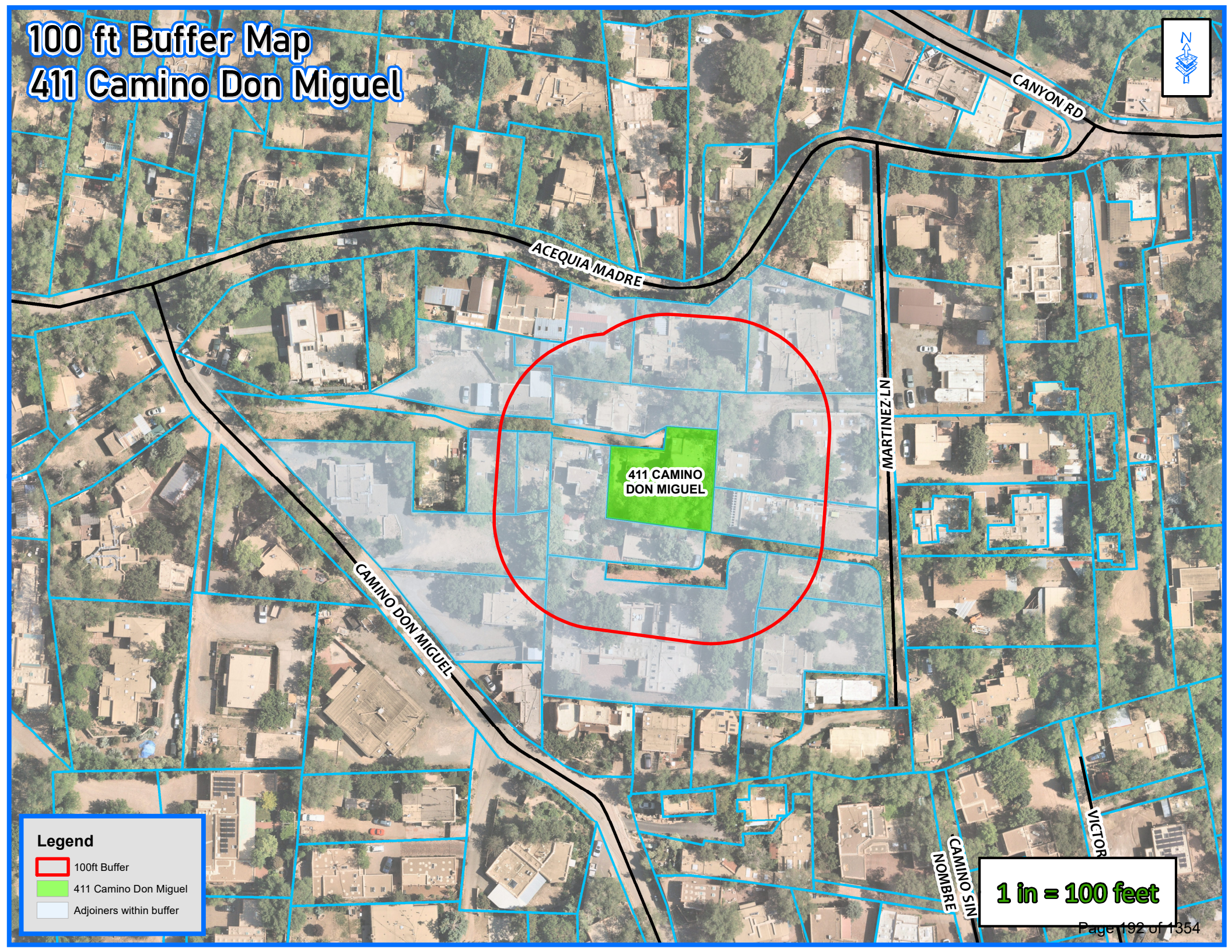
Any questions regarding this issue should be directed to the Historic Preservation Division Planner at paduran@santafenm.gov

Sincerely,

Paul A. Duran
Senior Planner
Historic Preservation Division

14-5.2(C)(2)(d) Notice of Board's Review of Status

(ii) In addition, staff shall mail notice, certified mail return receipt requested, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status.


100 ft Buffer Map
411 Camino Don Miguel
N
CANYON RD
ACEQUIA MADRE
MARTINEZ LN
411 CAMINO DON MIGUEL
CAMINO DON MIGUEL
CAMINO SIN NOMBRE
VICTOR
Legend
100ft Buffer
411 Camino Don Miguel
Adjoiners within buffer
1 in = 100 feet

Mailing list of 100 ft adjoiners to 411 Camino Don Miguel

Owner Name	Mailing address
HYLAND, EMILY CANDACE & JEFFREY SCOTT SILBERMAN	984 C ACEQUIA MADRE UNIT C
SCHULZE, CHARLES T	PO BOX 584
LARUE, DREAH	409 CAMINO DON MIGUEL
MOORE, AUGUSTUS L III & BARBARA B JONES	33 BEACON HILL DR
BRINK, JOAN L & JOEL E (TRUST)	409 CAMINO DON MIGUEL
CRUTCHFIELD, REBECCA J	440 MAGOWAN AVE
KELLY, ROBERT W	210 E 5TH ST #COMM
984 ACEQUIA MADRE LLC	12 WAGON MEADOW LN
ANDREATTA, LISA	98 NAVAJO RD
COOPER, GREGORY C & CONNIE E	5 ESTRELLA DE LA MANANA
BARBERO, GLORIA & ETAL	409 CAMINO DON MIGUEL
GONZALES, GILBERT J	433 CAMINO DON MIGUEL
TIDWELL, DONALD RAY & SUNDAY B	PO BOX 2439
WILSON, BRITTON & ELIZABETH M	510 LEXINGTON RD
RIVERA, MARY JANE TRUST	508 CAMINO SIN NOMBRE

City	State	Zip	Situs address
SANTA FE	NM	87505-2316	984 C ACEQUIA MADRE
LENOX	MA	01240-0584	970 ACEQUIA MADRE
SANTA FE	NM	87505	409 CAMINO DON MIGUEL
CHESTER	NJ	07930-3013	984 B ACEQUIA MADRE
SANTA FE	NM	87505-7102	409 CAMINO DON MIGUEL
IOWA CITY	IA	52246	976 ACEQUIA MADRE
NEW YORK	NY	10003	409 CAMINO DON MIGUEL
SANTA FE	NM	87505	984 ACEQUIA MADRE
LOS ALAMOS	NM	87544-2527	409 CAMINO DON MIGUEL
SANTA FE	NM	87508	984 A ACEQUIA MADRE
SANTA FE	NM	87505-7102	409 CAMINO DON MIGUEL
SANTA FE	NM	87505	433 CAMINO DON MIGUEL
ALBANY	TX	76430	984 1/2 ACEQUIA MADRE
CONCORD	MA	01742-3715	964 ACEQUIA MADRE
SANTA FE	NM	87505-5963	423 CAMINO DON MIGUEL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIDWELL, DONALD RAY & SUNDAY B
PO BOX 2439
ALBANY TX 76430

9590 9402 9562 5121 2029 64

2. Article Number *(Transfer from service label)*
9589 0710 5270 3490 6121 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Shelly Baize ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* SHELLY BAIZE C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANDREATTA, LISA
98 NAVAJO RD
LOS ALAMOS NM 87544-2527

9590 9402 8472 3186 2733 64

2. Article Number *(Transfer from service label)*
9589 0710 5270 1406 1603 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Robert Lowrie C. Date of Delivery 12/20/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRINK, JOAN L & JOEL E (TRUST)
409 CAMINO DON MIGUEL
SANTA FE NM 87505-7102

9590 9402 8472 3186 2733 40

2. Article Number *(Transfer from service label)*
9589 0710 5270 0104 1629 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KELLY, ROBERT W
210 E 5TH ST #COMM
NEW YORK NY 10003

9590 9402 8472 3186 2732 89

2. Article Number *(Transfer from service label)*
9589 0710 5270 1406 1597 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X DLaRue ☐ Agent ☐ Addressee

B. Received by (Printed Name) P. LaRue C. Date of Delivery 12-19-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

53 ...Mail ...Mail Restricted Delivery (over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MOORE, AUGUSTUS L III
& BARBARA B JONES
33 BEACON HILL DR
CHESTER NJ 07930-3013

9590 9402 8472 3186 2733 33

2. Article Number (Transfer from service label)
9589 0710 5270 0104 1629 60

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

...Mail Restricted Delivery (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCHULZE, CHARLES T
PO BOX 584
LENOX MA 01240-0584

9590 9402 8936 4064 1390 10

2. Article Number (Transfer from service label)
9589 0710 5270 0104 1629 46

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12/21/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

...Mail Restricted Delivery (0)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12-19-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

19 ...Mail Restricted Delivery (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARBERO, GLORIA & ETAL
409 CAMINO DON MIGUEL
SANTA FE NM 87505-7102

9590 9402 8472 3186 2733 88

2. Article Number (Transfer from service label)
9589 0710 5270 3490 6122 24

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dolores Barbero ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

Dolores Barbero 12-19-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

...Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CRUTCHFIELD, REBECCA J
440 MAGOWAN AVE
IOWA CITY IA 52246

9590 9402 8472 3186 2733 57

2. Article Number (Transfer from service label)
9589 0710 5270 1406 1597 33

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

...Mail Restricted Delivery (0)

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

GONZALES, GILBERT J
433 CAMINO DON MIGUEL
SANTA FE NM 87505

9590 9402 8472 3186 2733 71

2 Article Number (Transfer from service label)
9589 0710 5270 3490 6122 31

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12/29/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SANTA FE CORONADO DEC 29 2025 2071 PACHECO

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmati
☐ Signature Confirmatic Restricted Delivery

Dom rn Receipt



John A. Padilla
2301 Camino Artista
Santa Fe, NM 87505

CERTIFIED MAIL®
9589 0710 5270 0104 1629 39

ALBUQUER
17 DEC 20

Retail
UNITED STATES POSTAL SERVICE®
87505
RDC 99

U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
$10.48
S2324Y502310-40

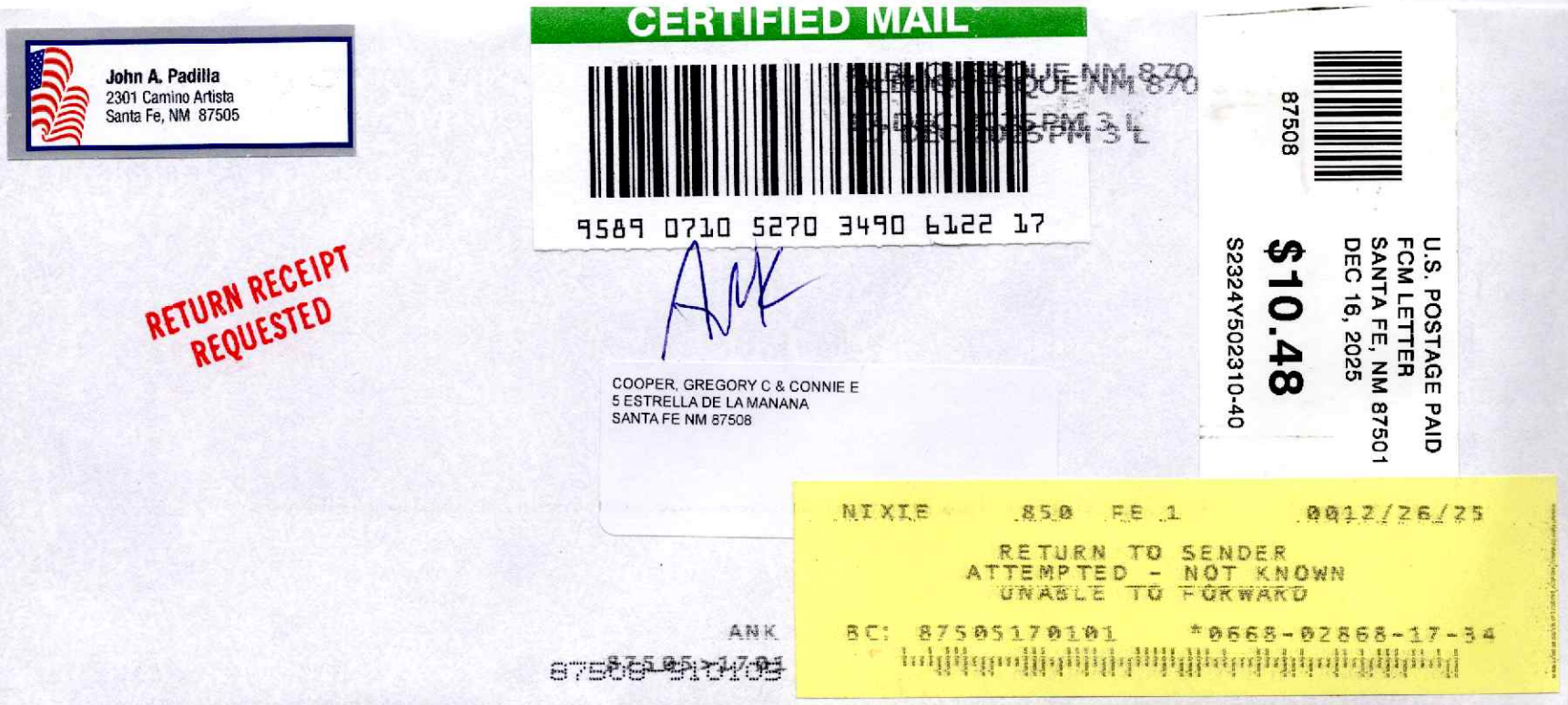
RETURN RECEIPT REQUESTED

LM 12-19

HYLAND, EMILY CANDACE &
JEFFREY SCOTT SILBERMAN
984 C ACEQUIA MADRE UNIT C
SANTA FE NM 87505-2316

NIXIE 850 FE 1 0001/19/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 87505170101 *0568-06212-17-45

UTF
87505170101



John A. Padilla
2301 Camino Artista
Santa Fe, NM 87505

CERTIFIED MAIL®
9589 0710 5270 3490 6122 17

ALBUQUERQUE NM 870
17 DEC 2025 PM 3 L

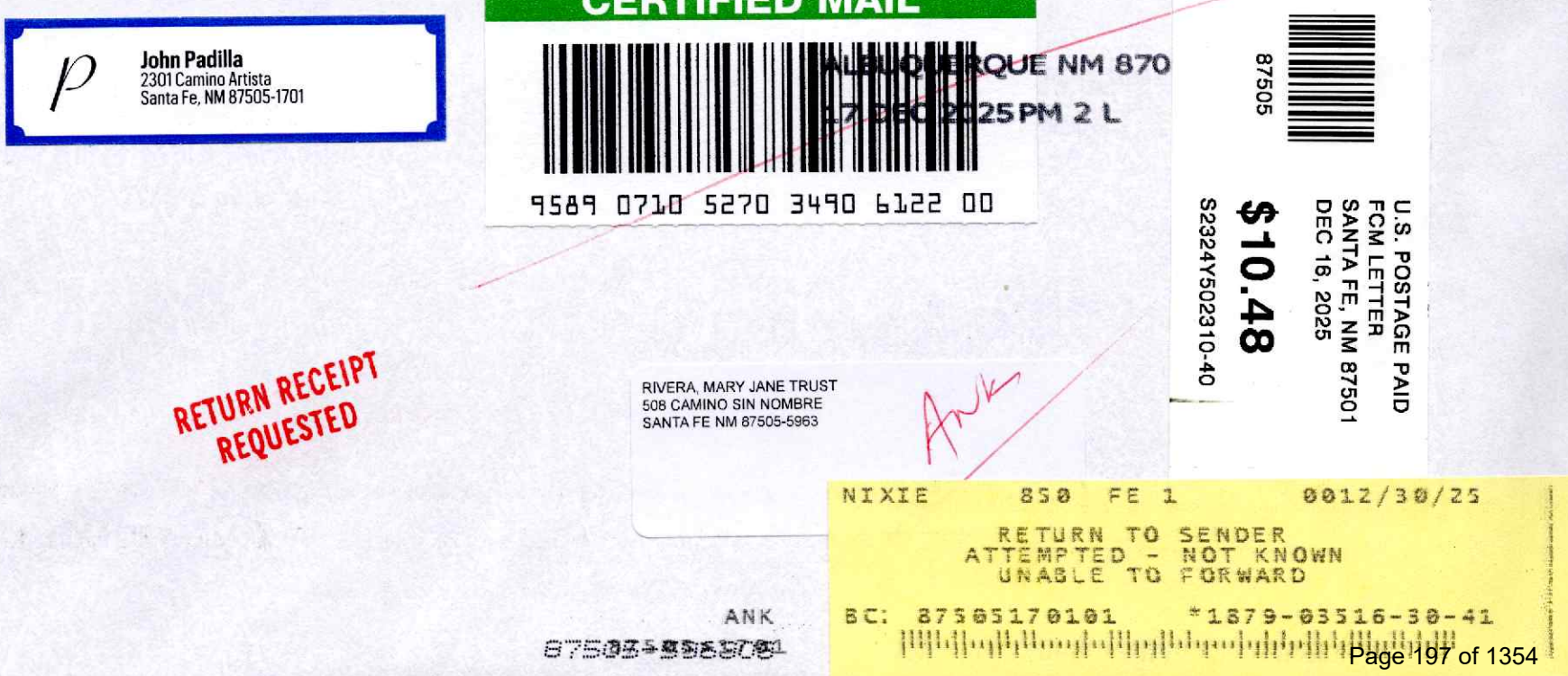
87508
U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
$10.48
S2324Y502310-40

RETURN RECEIPT REQUESTED

COOPER, GREGORY C & CONNIE E
5 ESTRELLA DE LA MANANA
SANTA FE NM 87508

NIXIE 850 FE 1 0012/26/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87505170101 *0668-02868-17-34

ANK
87505170101



John Padilla
2301 Camino Artista
Santa Fe, NM 87505-1701

CERTIFIED MAIL®
9589 0710 5270 3490 6122 00

ALBUQUERQUE NM 870
17 DEC 2025 PM 2 L

87505
U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
$10.48
S2324Y502310-40

RETURN RECEIPT REQUESTED

RIVERA, MARY JANE TRUST
508 CAMINO SIN NOMBRE
SANTA FE NM 87505-5963

NIXIE 850 FE 1 0012/30/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87505170101 *1879-03516-30-41

ANK
87505170101

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 01, 2025

To: Building Permit Division

From: Anthony Maestas

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: 411 CAMINO DON MIGUEL, Santa Fe, NM 87505

Case Number: 2025-010752--ADMIN

Contact Name: JOHN A PADILLA

Phone Number: 505-660-1682 **Email:** japadillaarchitect@gmail.com

Approved Scope of Work: *Install Temporary Fence on property boundary*

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

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

FINAL HISTORIC INSPECTION

December 9, 2025

Planning & Land Use Department
City of Santa Fe

RE: Lot Consolidation Request
411 Camino Don Miguel

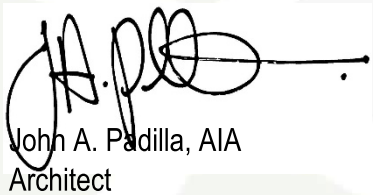
Dear Staff,
On behalf of the owner, I represent before the Planning and Land Use Department, we request a review of the proposed lot consolidation located at 411 Camino Don Miguel.

The proposal consists of:
1. Original Tract 1, totaling 0.0776 acres.
2. Original Tract 2, totaling 0.091 acres.
3. A proposal to consolidate Tracts 1 and 2 into Tract 1-A, totaling 0.169 acres.

This application is submitted in accordance with the City of Santa Fe's approval criteria, and we request that Land Use staff review it and recommend moving the application forward for final approval.

Thank you for considering our request. Please let me know if you need any additional information.

Sincerely,



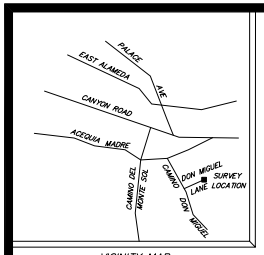
John A. Padilla, AIA
Architect

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

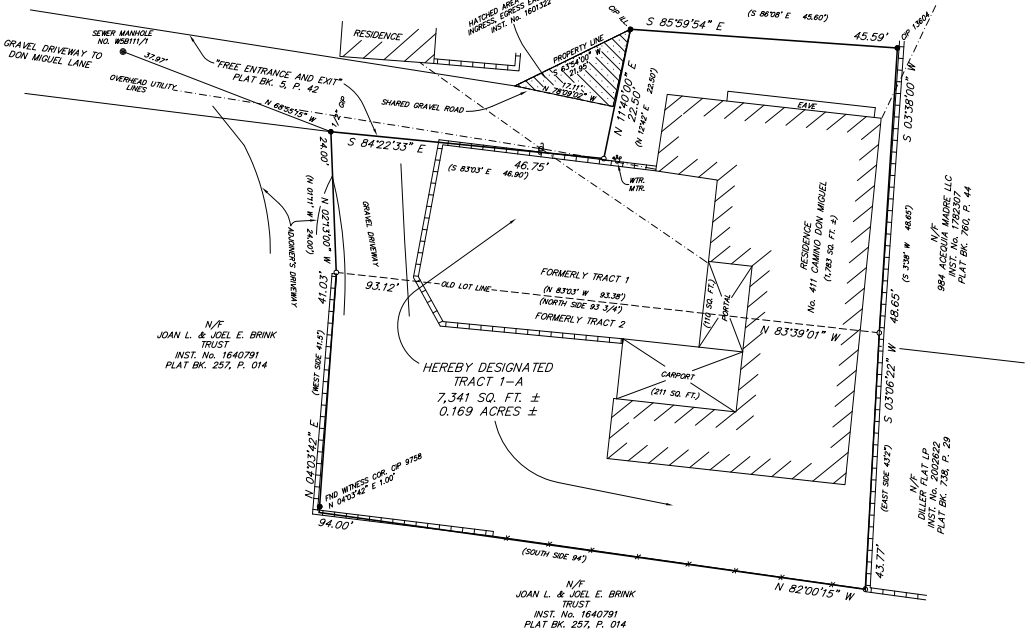
LOT CONSOLIDATION SURVEY
FOR
PETER L. QUINTANA
REVOCABLE TRUST

TRACT 1 & TRACT 2 LYING & BEING SITUATE
AT 411 CAMINO DON MIGUEL, WITHIN THE SANTA FE GRANT
PROJECTED SEC. 30, T 17 N, R 10 E, N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACT 1 & TRACT 2.



VICINITY MAP
(NOT TO SCALE)



N

SCALE: 1"=10'

0 5 10 20 30

LEGEND

- Sanitary sewer manhole lid.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility pole w/ overhead utility lines.
- Fences.
- Walls.
- Concrete.
- Utility pedestal.

SURVEY NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

2-A. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

2-B. REFERENCE "PLAT OF BOUNDARY SURVEY FOR PENNY REAL ESTATE LLC", BY PHILIP B. WIEGEL, NMPS 9758, DATED 5 JUNE 2024, FILED AS PLAT BOOK 913, PAGE 039, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

3. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

4. REFERENCE WARRANTY DEED FILED AS INSTR. # 2038469, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

5. REFERENCE WARRANTY DEED FILED AS INSTR. # 2042454, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

CITY OF SANTA FE

CASE No.: TBD

REVIEWED:

CITY PLANNER DATE

COUNTY TREASURER DATE

CITY ENGINEER DATE

CITY OF SANTA FE NOTES & CONDITIONS

1. a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

2. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

3. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, FIRM PANEL #35049C0404E, EFF. 12/4/2012. THIS STATEMENT DOES NOT GURANTEE THAT SUBJECT PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

INSTRUMENT No. _____

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the _____ 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 E. CLARK
County Clerk, Santa Fe County, New Mexico

_____ Deputy

C E R T I F I C A T E

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

DATE OF FIELD WORK

PRELIMINARY FOR REVIEW

Michael V. Wiegel
P.O. Box 22773

P.S. No. 30274
Santa Fe, NM.

MICHAEL V. WIEGEL NEW MEXICO 30274 PROFESSIONAL SURVEYOR

AFFIDAVIT
THE FOREGOING SURVEY AND LOT CONSOLIDATION WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

_____
PETER L. QUINTANA DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.

BY: _____

_____ MY COMMISSION EXPIRES _____.
NOTARY PUBLIC

INDEXING INFORMATION FOR COUNTY CLERK
LOT CONSOLIDATION SURVEY

OWNER: PETER L. QUINTANA REV. TRUST
LOCATION: 411 CAMINO DON MIGUEL
TRACT 1-A
WITHIN THE SANTA FE GRANT
PROJ. SEC. 30, T 17 N, R 10 E, N.M.P.M.

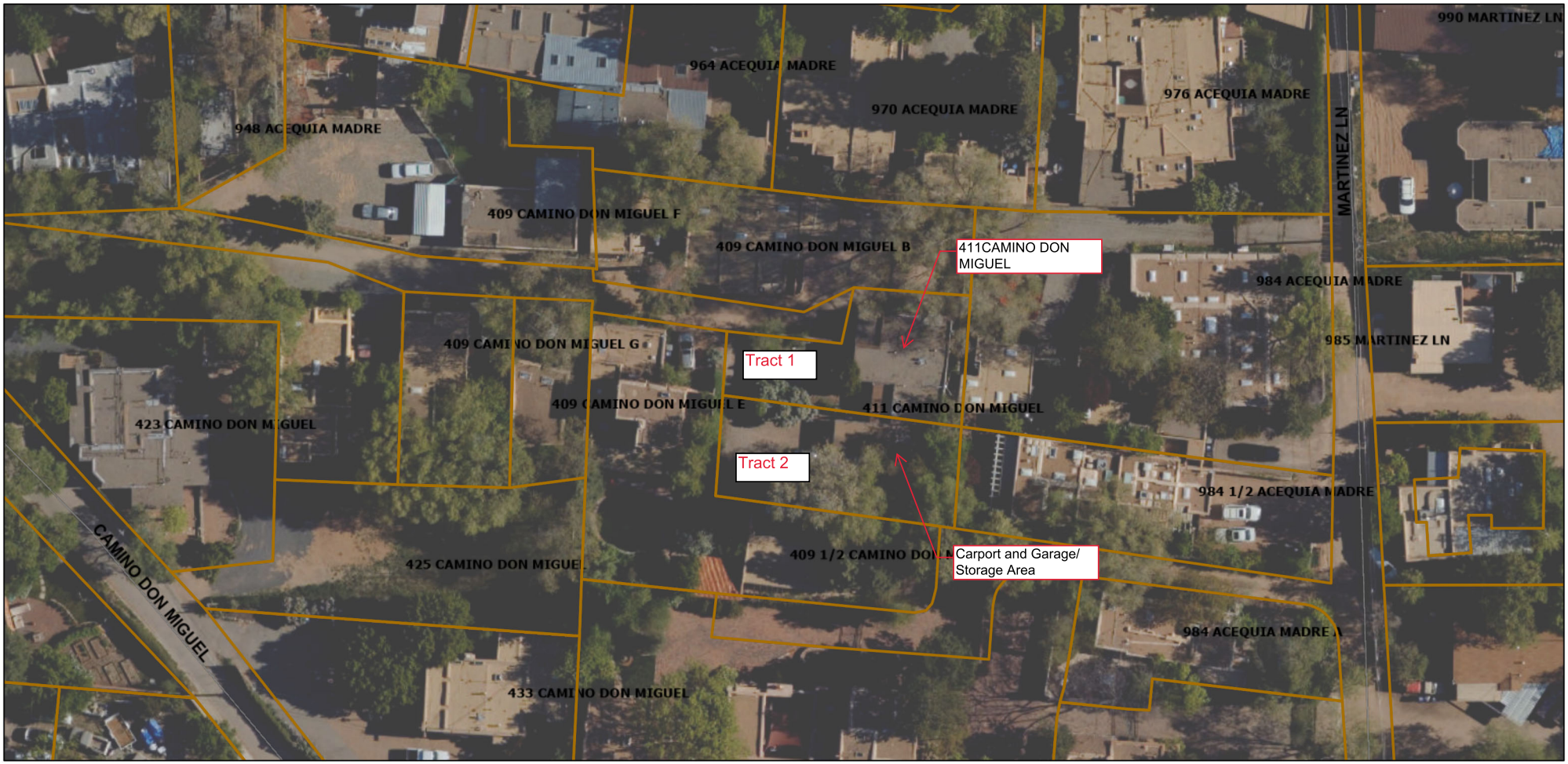
UPC: 1-055-098-207-406
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

Project No. 25040252	Dwg. MW	Date 4/28/25
	CHK. PW	REV. 1

411 Camino Don Miguel



1/22/2025, 4:58:13 PM

- Santa Fe County Parcels
- Roads
- Parcels
- Address Points

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

SFTC 240911 SWR

WARRANTY DEED

Penny Real Estate, LLC, a New Mexico liability company, for valuable consideration paid, does grant and convey to **Peter L. Quintana, Trustee of the Peter L. Quintana Revocable Trust u/a dated December 30, 2021**, whose address is 846 Old Santa Fe Trail, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tracts 1 and 2, as shown on "Plat of Boundary Survey for Penny Real Estate LLC hereby designated Tract 1 & Tract 2 situate at 411 Camino Don Miguel, City of Santa Fe, Santa Fe County, New Mexico", as shown on the plat thereof filed in the office of the County Clerk of Santa Fe County, New Mexico on June 28, 2024 and recorded in Plat Book 913, page 39 as Document No. 2036622.

SUBJECT TO: covenants, conditions, and reservations of record, and taxes for 2024 and thereafter.

With warranty covenants.

Executed as of this 23 day of September, 2024

Penny Real Estate, LLC, a New Mexico liability company

Nicolas Gutierrez, Member

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

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 24TH Day Of September, A.D., 2024 at 02:43:12 PM
And Was Duly Recorded as Instrument # 2042454
Of The Records Of Santa Fe County

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

ACKNOWLEDGMENT

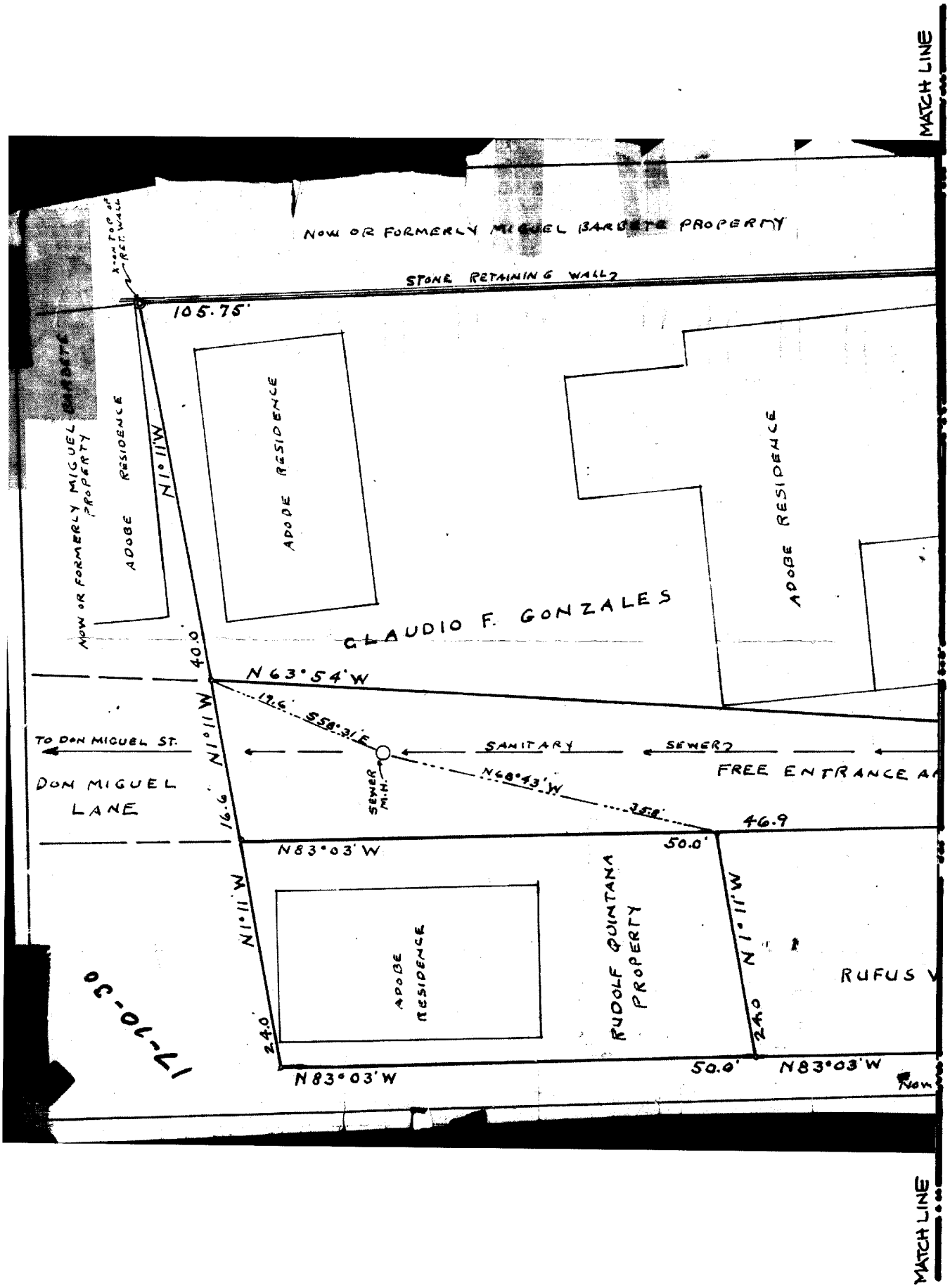
STATE OF New Mexico)
SS.
COUNTY OF Santa Fe)

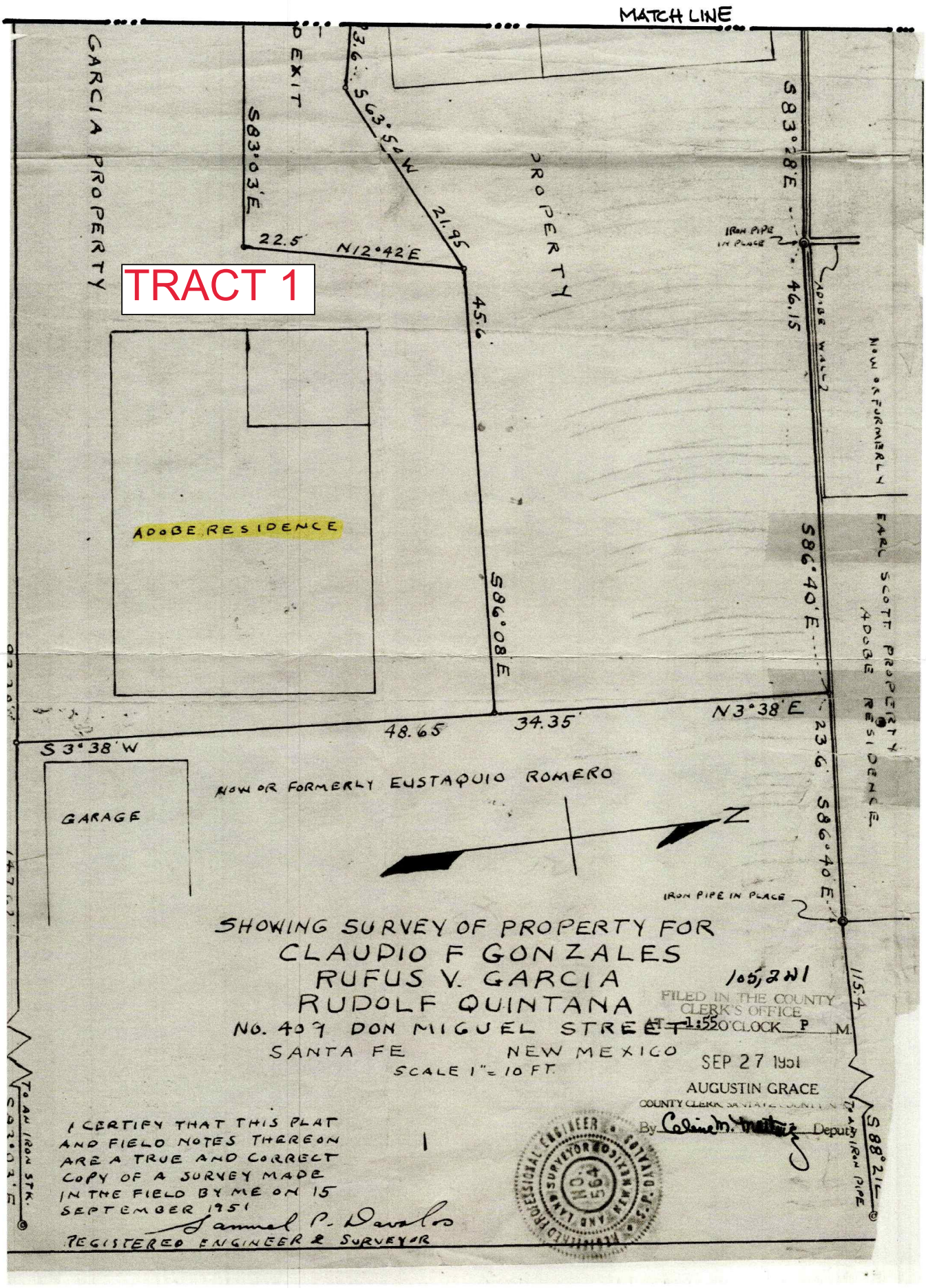
This instrument was acknowledged before me this 23 day of September, 2024, by Nicolas Gutierrez as Member of Penny Real Estate, LLC, a New Mexico liability company

Notary Public

My commission expires: 6/5/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
STEVEN RIEMANN
Commission Number 1099682
Commission Expires June 5, 2028


MATCH LINE
NOW OR FORMERLY MIGUEL BARBETTE PROPERTY
X-TOP OF RET. WALL
STONE RETAINING WALL
105.75'
ADOBE RESIDENCE
NOW OR FORMERLY MIGUEL PROPERTY
ADOBE RESIDENCE
N1°11'W
ADOBE RESIDENCE
CLAUDIO F. GONZALES
40.0
N63°54'W
12.6
S58°31'E
TO DON MIGUEL ST.
SANITARY
SEWER
FREE ENTRANCE A
DON MIGUEL LANE
N1°11'W
SEWER M.H.
N48°43'W
35.8
46.9
16.6
N83°03'W
50.0'
N1°11'W
ADOBE RESIDENCE
RUDOLF QUINTANA PROPERTY
N1°11'W
RUFUS V
24.0
24.0
N83°03'W
50.0'
N83°03'W
17-10-30
MATCH LINE



SHOWING SURVEY OF PROPERTY FOR
CLAUDIO F GONZALES
RUFUS V. GARCIA
RUDOLF QUINTANA
NO. 407 DON MIGUEL STREET
SANTA FE NEW MEXICO
SCALE 1" = 10 FT.

105,211

FILED IN THE COUNTY CLERK'S OFFICE
AT 1:55 O'CLOCK P M.
SEP 27 1951
AUGUSTIN GRACE
COUNTY CLERK SANTA FE COUNTY N.M.
By Celine M. Trotter Deputy

I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 15 SEPTEMBER 1951

Samuel P. Davalos
REGISTERED ENGINEER & SURVEYOR

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR U.S.A. NEW MEXICO NO. 649

TRACT 2

317

Santa Fe N.M. **WARRANTY DEED** July 24-1957 FORM NO. 1

Juan B Martinez & Melinda Martinez his wife, for consideration paid, grants to Teodoro Noedel Francis Noedel wife, the following described real estate in Santa Fe County, New Mexico: a Pice of Land in Precint No 3 that Masure in the north side 93 feet Long 3-4 and on South side 94 feet Long and in the west side 41 feet 6 inches and in the East side 43 feet 2 inches and Bound in the North with Teodoro Noedel in the South Bound by Pablo A. Martinez and in the west Bound with Fred Jaquez and in the East By Juan B Martinez Paid $200 Dollars

DOCUMENTARY 65 EXEMPT 65

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss 224/69

I hereby certify that this instrument was filed for record on the 19 day of July A. D., 19 at 2:16 o'clock P. M., and was duly recorded in book ____ of the records of ____ page ____

Witness my hand and Seal of Office
RAMON VALENCIA
County Clerk, Santa Fe Co., N. M.
[signature] Deputy

With Warranty Covenants

WITNESS the hand and seal this 24 day of July, 1957

(SEAL) X Juan B Martinez (SEAL)

(SEAL) X Melinda Martinez (SEAL)

ACKNOWLEDGMENT
Individual

STATE OF NEW MEXICO,
County of Santa Fe } ss.

On this 24 day of July, 1957, before me personally appeared Juan B Martinez and Melinda Martinez, [illegible]

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

[signature]
Notary Public.

My Commission expires December 31, 1958 Justice of the Peace

Laws 1947, Chapter 203—Santa Fe Book & Stationery Co.

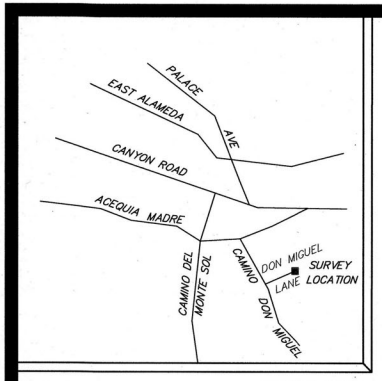
[illegible] 1153 [illegible]

16

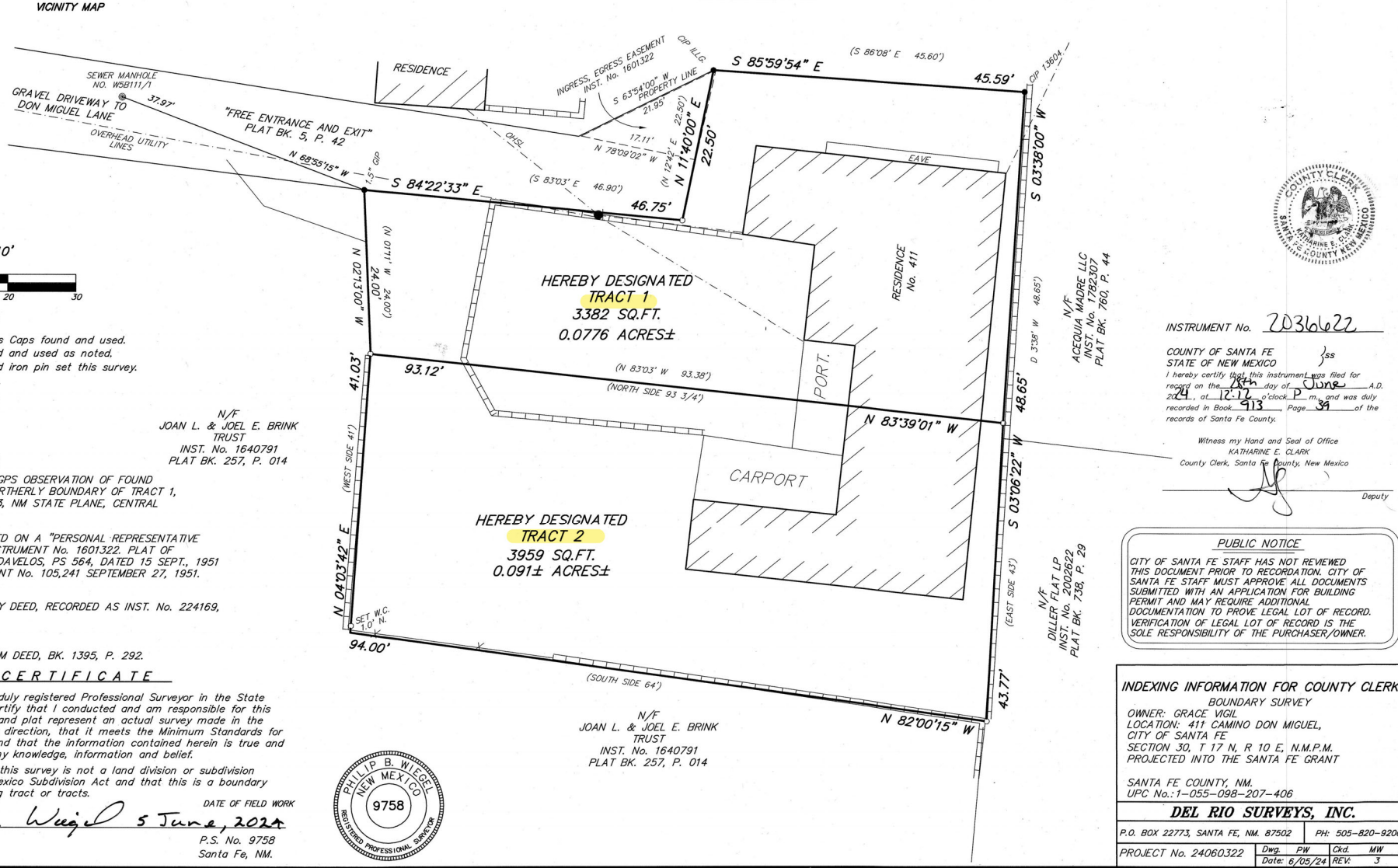
913-39

PLAT OF BOUNDARY SURVEY
FOR
PENNY REAL ESTATE LLC

HEREBY DESIGNATED TRACT 1 & TRACT 2
SITUATE AT 411 CAMINO DON MIGUEL,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

3. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

4. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel — 5 June, 2024

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL
NEW MEXICO
9758
REGISTERED PROFESSIONAL SURVEYOR

INSTRUMENT No. 2036622

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 18th day of June A.D. 2024, at 12:12 o'clock P m., and was duly recorded in Book 913, Page 39 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

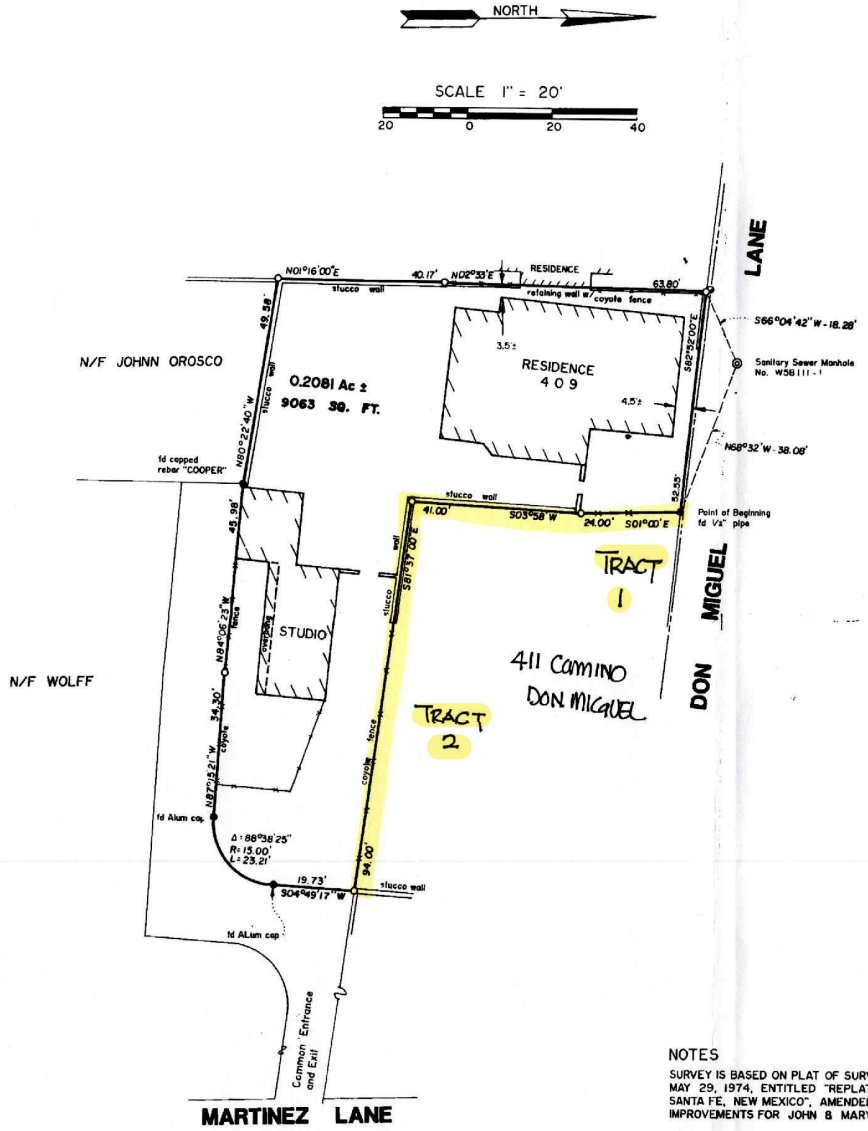
INDEXING INFORMATION FOR COUNTY CLERK

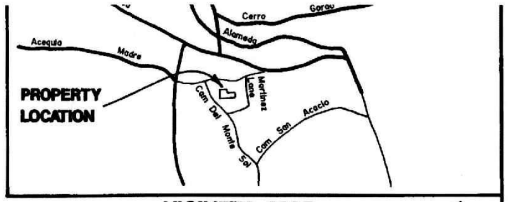
BOUNDARY SURVEY
OWNER: GRACE VIGIL
LOCATION: 411 CAMINO DON MIGUEL,
CITY OF SANTA FE
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-207-406

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

PROJECT No. 24060322 | Dwg. PW | Ckd. MW | Date: 6/05/24 | REV: 3





VICINITY MAP 257014

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

PROPERTY DESCRIPTION

A TRACT OF LAND LYING AND BEING SITUATE AT 409 DON MIGUEL LANE CITY AND COUNTY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT FROM WHENCE A SANITARY SEWER MANHOLE NO. W58111-1. BEARS N68°32'W, A DISTANCE OF 38.08 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING BEARINGS AND DISTANCES,

S01°00'00"E, A DISTANCE OF 24.00 FEET; THENCE
S03°58'00"W, A DISTANCE OF 41.00 FEET; THENCE
S81°37'00"E, A DISTANCE OF 94.00 FEET; THENCE
S04°49'17"W, A DISTANCE OF 19.73 FEET; THENCE
ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 88°38'25", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.21 FEET; THENCE
N87°15'21"W, A DISTANCE OF 34.30 FEET; THENCE
N84°06'23"W, A DISTANCE OF 45.98 FEET; THENCE
N80°22'40"W, A DISTANCE OF 49.58 FEET; THENCE
N01°16'00"E, A DISTANCE OF 40.17 FEET; THENCE
N02°33'00"E, A DISTANCE OF 63.80 FEET; THENCE
S82°52'00"E, A DISTANCE OF 52.55 FEET
TO THE POINT AND PLACE OF BEGINNING. CONTAINING AN AREA OF 0.2081 ACRES, MORE OR LESS.

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE) 83/3/2

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 18 DAY OF OCT A.D., 19 93 AT 2:42 O'CLOCK P.M. AND WAS DULY RECORDED IN PLAT BOOK 257 PAGE 14 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF OFFICE
JONA G. ARMIJO
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO
Veronica Clayton
DEPUTY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF A FIELD SURVEY COMPLETED UNDER MY DIRECTION ON 10/18/93 TOGETHER WITH THE IMPROVEMENTS AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS SET BY THE STATE OF NEW MEXICO FOR LAND SURVEYORS.

Cipriano Martinez

CIPRIANO MARTINEZ, N.M.P.L.S. NO. 3995

STATE OF NEW MEXICO REGISTERED LAND SURVEYOR CIPRIANO MARTINEZ

NOTES

SURVEY IS BASED ON PLAT OF SURVEY BY CIPRIANO MARTINEZ, DATED MAY 29, 1974, ENTITLED "REPLAT OF 984 ACEQUIA MADRE COMPOUND SANTA FE, NEW MEXICO", AMENDED JUNE 4, 1985 TO SHOW UPDATED IMPROVEMENTS FOR JOHN & MARY BETH WOLFE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR PLAIN AS SHOWN IN CITY OF SANTA FE F.I.R.M. PANEL NO. 350070 0009 B.

LEGEND

- DENOTES MONUMENTS FOUND AND USED
- DENOTES MONUMENTS SET, CAPPED ½" REBAR
- DENOTES POWER POLE WITH LINE

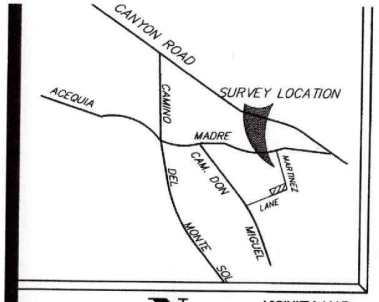
PLAT OF SURVEY
FOR
JOEL EDWARD BRINK
and
JOAN LaCONTURE BRINK
409 DON MIGUEL LANE
SANTA FE, NEW MEXICO

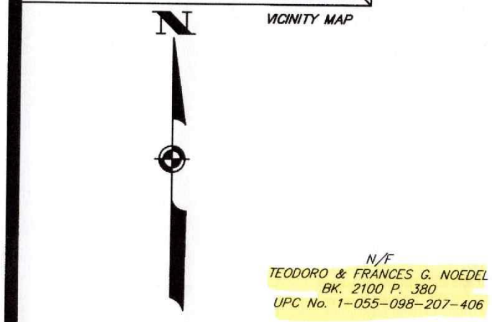
M-611

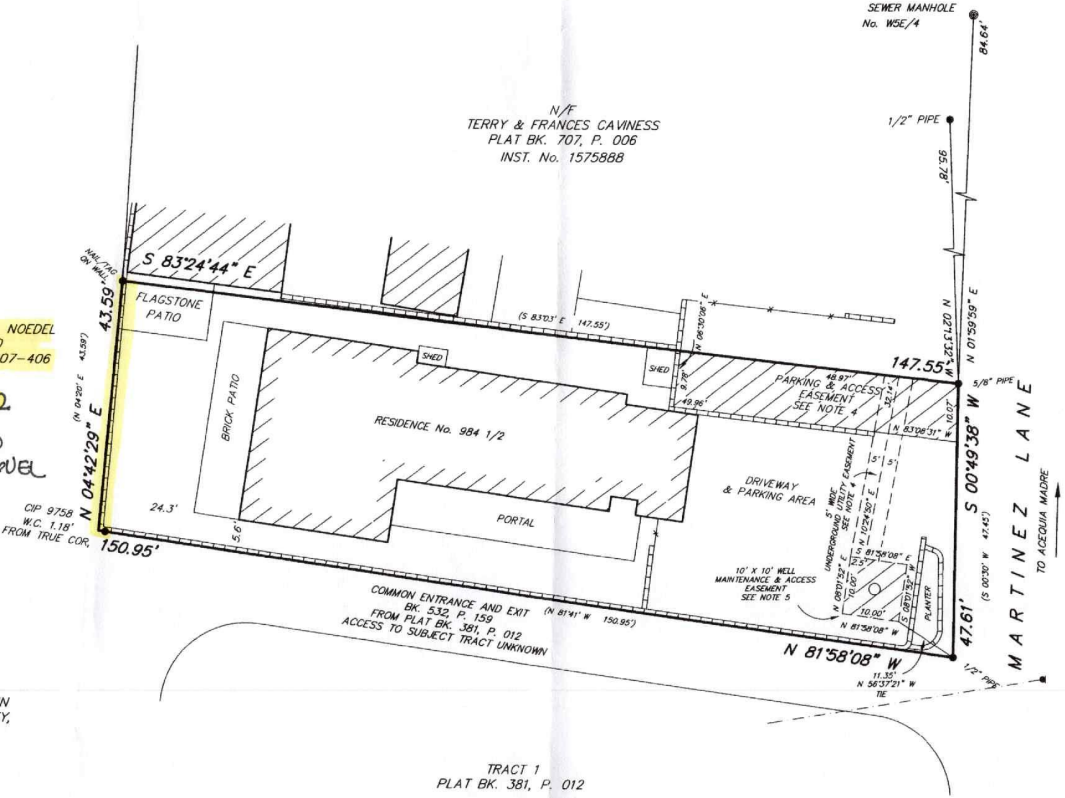
PLAT OF BOUNDARY SURVEY 738029
FOR
DON RAY TIDWELL
&
SUNDAY B. TIDWELL

A CERTAIN TRACT OF LAND SITUATE AT 984 1/2 ACEQUIA MADRE STREET, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

6779 SQ. FT.
0.1556 ACRES±







N/F
TEODORO & FRANCES G. NOEDEL
BK. 2100 P. 380
UPC No. 1-055-098-207-406

TRACT 2
411 CAMINO DON MIGUEL

LEGEND
- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF SUBJECT TRACT, (S 00°49'38" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF SURVEY FILED IN PLAT BK. 7 AT PAGE 117, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
REFERENCE PLAT RECORDED IN PLAT BK. 597, P. 033.
REFERENCE DEED: INSTRUMENT No. 1577376

3. FIRM PANEL No. 35049C0416D, ZONE X.

4. DRIVEWAY INGRESS & EGRESS & PARKING EASEMENTS GRANTED BY DOCUMENT No. 1393122

5. PERMANENT EASEMENT GRANTED FOR RESIDENTIAL WELL GRANTED BY DOCUMENT No. 1575890.

CERTIFICATE

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

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

PHILIP B. WIEGEL
NEW MEXICO
9758
REGISTERED PROFESSIONAL SURVEYOR

Inst 1644908

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 28 day of Oct A.D. 2011, at 9:53 o'clock A m. and was duly recorded in Book 738, Page 859 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico
Deputy

THIS PLAT PREVIOUSLY RECORDED IN PLAT BOOK 597, P. 033.

PUBLIC NOTICE

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

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: HELEN KAY GALLOWAY GRANT
LOCATION: 984 1/2 ACEQUIA MADRE, SANTA FE
SECT. 30, T 17 N, R 10 E,, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-219-406

DEL RIO SURVEYS, INC.



Figure 1: Proposed Façade Diagram for 411 Camino Don Miguel.

Primary Façade:

Non-primary Façade:

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **4/14/2025**

TO: Gary Moquino,
Division Manager
Historic Preservation

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

ITEM & ISSUE
411 Camino Don Miguel

BACKGROUND & SUMMARY

An inspection was carried out on April 14, 2025, at the above-mentioned address. The structure is built out of adobe/masonry wall construction and wood roof framing with exterior stucco. A section on the southwest side of the residence is constructed out of wood framing. The exterior and interior of the structure show signs of structural damage throughout. The interior of the residence is infested with rodents, and due to the roof leaking the interior is dangerous and unhabitable. The southwest side of the residence is built substandard and not structurally sound.

The overall condition of the structure is in extremely poor condition.

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

HIGH DESERT
STRUCTURAL ENGINEERING

April 16, 2025

JAP Architect
John A. Padilla, AIA
P.O Box 22986
Santa Fe, New Mexico 87502

RE: 411 CAMINO DON MIGUEL
SANTA FE, NM

Dear Mr. Padilla:
Per your request, we visited the referenced site on April 3, 2025. The purpose of the visit was to evaluate the structural condition of the building at the referenced location. Please note that the evaluation was limited to visual observation only and plans were not available at the time of the visit.

The date of construction of the building was undetermined, however, it was estimated that the building may have been constructed in the 1950's. It was also understood that multiple additions have been made to the original building. The existing original structure utilized a wood framed roof bearing on adobe masonry walls. The structure of the additions utilized a wood framed roof. The support of the roof framing varied from Concrete Masonry Unit (CMU) walls to wood framing.

From our observations, the building was generally in poor condition. The following are examples of the conditions noted from the site visit:

1. Adobe walls in various states of disrepair, most notably, an erosion of the wall through 90 percent of the wall width.
2. At the back wall on the east side of the building, there appeared to be soil retaining against the adobe wall.
3. Wood wall framing that appeared to bear directly on the soil in a number of locations.

1911 5th Street Suite 205 • Santa Fe, NM 87505 • 505-780-8897 • highdesertse@gmail.com

4. Wood roof framing that appeared to be undersized at the additions.

It was also noted that the site wall on the East side, separating the adjacent property, was leaning. Additionally, it was also noted that the stucco on the wall had delaminated from the wall. It was unknown if the wall was included with this property.

If the existing building were to be used, it is our opinion that the structural issues were such that any salvage attempt could be cost prohibitive. The building should be removed to the foundation, as a minimum, and rebuilt. As the existing foundation was undetermined, the foundation may also require removal.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise our opinions when appropriate.

Please do not hesitate to contact our office should you have questions or if we can be of further assistance.

Respectfully submitted,

4.16.25

ROBERT H. WICHMANN NEW MEXICO 13701 PROFESSIONAL ENGINEER

All construction per drawings

Robert H. Wichmann, PE
Owner

RHW

December 9, 2025

Planning & Land Use Department
City of Santa Fe

RE: Lot Consolidation Request
411 Camino Don Miguel

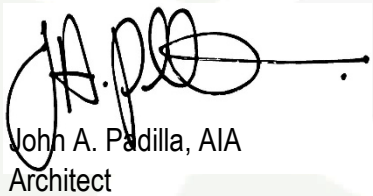
Dear Staff,
On behalf of the owner, I represent before the Planning and Land Use Department, we request a review of the proposed lot consolidation located at 411 Camino Don Miguel.

The proposal consists of:
1. Original Tract 1, totaling 0.0776 acres.
2. Original Tract 2, totaling 0.091 acres.
3. A proposal to consolidate Tracts 1 and 2 into Tract 1-A, totaling 0.169 acres.

This application is submitted in accordance with the City of Santa Fe's approval criteria, and we request that Land Use staff review it and recommend moving the application forward for final approval.

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

CITY OF SANTA FE

LOT CONSOLIDATION OR LOT LINE ADJUSTMENT PLUD-11

PARCEL INFORMATION

Project Name: Quintana Lot Consolidation

Address: 411 Camino Don Miguel

Property Size: 7,341 SF - 0.169 Acres

Zoning: R-5

Current Use of Land: Residential

Proposed Use of Land: Residential

Uniform Parcel Code Number: 11853440

Does this project have a Legal Lot of record? ✓ Yes No

Does the application comply with all zoning requirements? Please illustrate on plans ✓ Yes No

PROPERTY OWNER INFORMATION

Name (First, Last): Peter Quintana

Address: 846 Old Santa Fe Trail
Street Address

Suite/Unit #

Santa Fe
City

NM
State

87505
ZIP Code

Phone: 415-205-1308

E-mail Address: mocatee@att.net

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: John A. Padilla, AIA - ARCHITECT

Name (First, Last): John A. Padilla

Address: PO Box 22986
Street Address

Suite/Unit #

Santa Fe
City

NM
State

87502
ZIP Code

Phone: 505-660-1682

E-mail Address: japadillaarchitect@gmail.com

Correspondence Directed To: Owner ✓ Applicant Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

411 Camino Don Miguel

I/we authorize John A. Padilla to act as my/our agent to execute this application.

Signed: [signature]

Date: 10.06.2025

Signed:

Date:

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature:

Date:

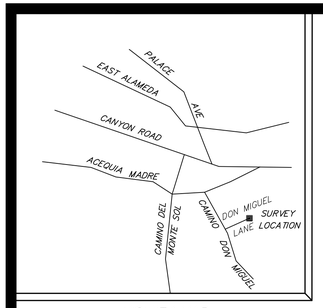
Revised

SUBMIT APPLICATION

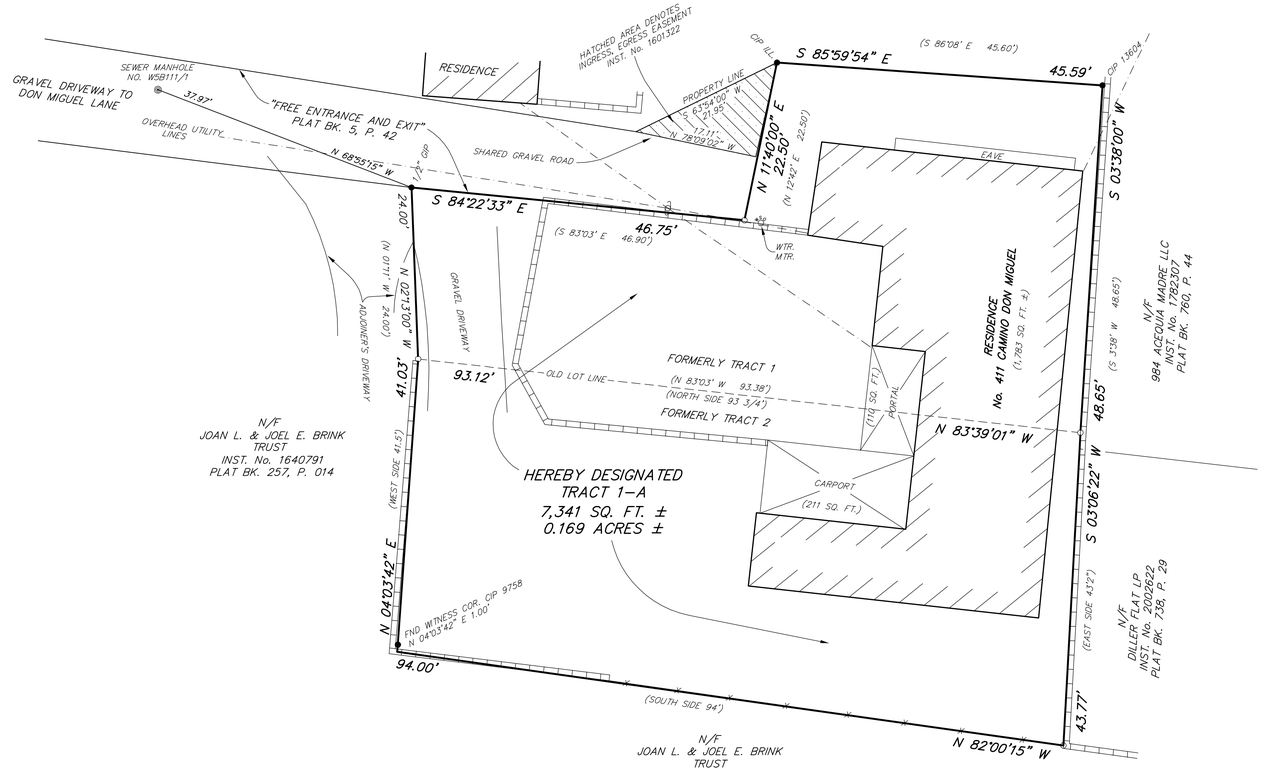
LOT CONSOLIDATION SURVEY
FOR
PETER L. QUINTANA
REVOCABLE TRUST

TRACT 1 & TRACT 2 LYING & BEING SITUATE
AT 411 CAMINO DON MIGUEL, WITHIN THE SANTA FE GRANT
PROJECTED SEC. 30, T 17 N, R 10 E, N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACT 1 & TRACT 2.



VICINITY MAP
(NOT TO SCALE)



N/F
JOAN L. & JOEL E. BRINK
TRUST
INST. No. 1640791
PLAT BK. 257, P. 014

SCALE: 1"=10'

0 5 10 20 30

LEGEND

- Sanitary sewer manhole lid.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility pole w/ overhead utility lines.
- Fences.
- Walls.
- Concrete.
- Utility pedestal.

SURVEY NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

2-A. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

2-B. REFERENCE "PLAT OF BOUNDARY SURVEY FOR PENNY REAL ESTATE LLC", BY PHILIP B. WIEGEL, NMPS 9758, DATED 5 JUNE 2024, FILED AS PLAT BOOK 913, PAGE 039, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

3. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

4. REFERENCE WARRANTY DEED FILED AS INSTR. # 2038469, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

5. REFERENCE WARRANTY DEED FILED AS INSTR. # 2042454, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

CITY OF SANTA FE

CASE No.: TBD

REVIEWED:

CITY PLANNER DATE

COUNTY TREASURER DATE

CITY ENGINEER DATE

CITY OF SANTA FE NOTES & CONDITIONS

1. a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

2. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

3. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, FIRM PANEL #35049C0404E, EFF. 12/4/2012. THIS STATEMENT DOES NOT GURANTEE THAT SUBJECT PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

CERTIFICATE

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

DATE OF FIELD WORK

PRELIMINARY FOR REVIEW

Michael V. Wiegel P.S. No. 30274
P.O. Box 22773 Santa Fe, NM.

MICHAEL V. WIEGEL NEW MEXICO 30274 PROFESSIONAL SURVEYOR

AFFIDAVIT
THE FOREGOING SURVEY AND LOT CONSOLIDATION WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

PETER L. QUINTANA DATE

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2025.

BY:_____

_____MY COMMISSION EXPIRES_____.
NOTARY PUBLIC

INSTRUMENT No. _____

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I hereby certify that this instrument was filed for record on the_____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 E. CLARK
County Clerk, Santa Fe County, New Mexico

Deputy

INDEXING INFORMATION FOR COUNTY CLERK
LOT CONSOLIDATION SURVEY

OWNER: PETER L. QUINTANA REV. TRUST
LOCATION: 411 CAMINO DON MIGUEL
TRACT 1-A
WITHIN THE SANTA FE GRANT
PROJ. SEC. 30, T 17 N, R 10 E, N.M.P.M.

UPC: 1-055-098-207-406
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

Project No. 25040252	Dwg. MW	Date 4/28/25
	CHK. PW	REV. 1

411 Camino Don Miguel



1/22/2025, 4:58:13 PM

- Santa Fe County Parcels
- Roads
- Parcels
- Address Points

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

SFTC 240911 SWR

WARRANTY DEED

Penny Real Estate, LLC, a New Mexico liability company, for valuable consideration paid, does grant and convey to **Peter L. Quintana, Trustee of the Peter L. Quintana Revocable Trust u/a dated December 30, 2021**, whose address is 846 Old Santa Fe Trail, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tracts 1 and 2, as shown on "Plat of Boundary Survey for Penny Real Estate LLC hereby designated Tract 1 & Tract 2 situate at 411 Camino Don Miguel, City of Santa Fe, Santa Fe County, New Mexico", as shown on the plat thereof filed in the office of the County Clerk of Santa Fe County, New Mexico on June 28, 2024 and recorded in Plat Book 913, page 39 as Document No. 2036622.

SUBJECT TO: covenants, conditions, and reservations of record, and taxes for 2024 and thereafter.

With warranty covenants.

Executed as of this 23 day of September, 2024

Penny Real Estate, LLC, a New Mexico liability company

Nicolas Gutierrez, Member

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 24TH Day Of September, A.D., 2024 at 02:43:12 PM
And Was Duly Recorded as Instrument # 2042454
Of The Records Of Santa Fe County

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

ACKNOWLEDGMENT

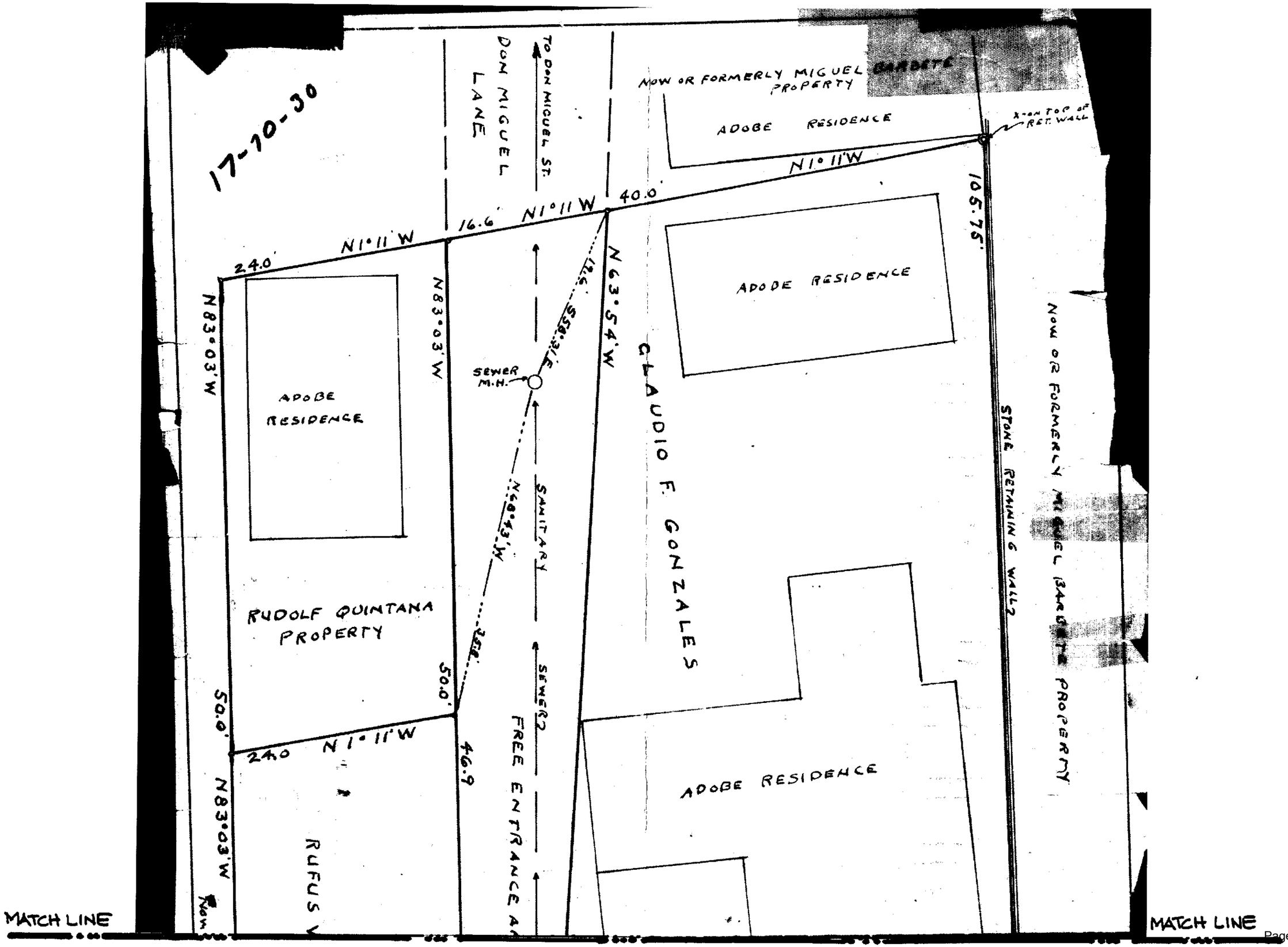
STATE OF New Mexico)
SS.
COUNTY OF Santa Fe)

This instrument was acknowledged before me this 23 day of September, 2024, by Nicolas Gutierrez as Member of Penny Real Estate, LLC, a New Mexico liability company

Notary Public

My commission expires: 6/5/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
STEVEN RIEMANN
Commission Number 1099682
Commission Expires June 5, 2028


17-10-30
DON MIGUEL LANE
TO DON MIGUEL ST.
NOW OR FORMERLY MIGUEL BARBETE PROPERTY
ADOBE RESIDENCE
X-ON TOP OF RET. WALL
N1°11'W
40.0'
16.6'
N1°11'W
24.0'
N1°11'W
105.75'
N83°03'W
N83°03'W
N63°54'W
12.6'
S58°31'E
SEWER M.H.
ADOBE RESIDENCE
ADOBE RESIDENCE
CLAUDIO F. GONZALES
STONE RETAINING WALL
NOW OR FORMERLY MIGUEL BARBETE PROPERTY
N68°43'W
SANITARY
RUDOLF QUINTANA PROPERTY
35.8'
SEWER
50.0'
50.0'
24.0
N1°11'W
46.9
FREE ENTRANCE A
ADOBE RESIDENCE
N83°03'W
RUFUS
MATCH LINE
MATCH LINE

MATCH LINE

GARCIA PROPERTY

EXIT

S03°03'E

S63°54'W 21.95

22.5

N12°42E

TRACT 1

PROPERTY

S83°28'E 46.15

IRON PIPE IN PLACE

ADOBE WALL

NOW OR FORMERLY

EARL SCOTT PROPERTY

ADOBE RESIDENCE

45.6

ADOBE RESIDENCE

S86°08'E

S86°40'E 23.6

N3°38'E 34.35

48.65

S3°38'W

GARAGE

NOW OR FORMERLY EUSTAQUIO ROMERO

IRON PIPE IN PLACE

115.4

S88°21E

TO AN IRON STK.

S2°03'E

147.6

SHOWING SURVEY OF PROPERTY FOR
CLAUDIO F GONZALES
RUFUS V. GARCIA
RUDOLF QUINTANA

NO. 409 DON MIGUEL STREET

SANTA FE NEW MEXICO

SCALE 1" = 10 FT.

105,211

FILED IN THE COUNTY CLERK'S OFFICE
AT 1:55 O'CLOCK P M.
SEP 27 1951
AUGUSTIN GRACE
COUNTY CLERK SANTA FE COUNTY N.M.
By Celine M. Trujillo Deputy

I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 15 SEPTEMBER 1951

Samuel P. Davalos

REGISTERED ENGINEER & SURVEYOR

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 564 STATE OF NEW MEXICO S.P. DAVALOS

TRACT 2

317

Santa Fe N.M. WARRANTY DEED July 24-1957 FORM NO. 1

Juan B Martinez & Melinda Martinez his wife, for consideration paid, grant S to Teodoro Noedel Francis Noedel wife, the following described real estate in Santa Fe County, New Mexico: a Pice of Land in Precint No 3 that Masure in the north side 93 feet Long 3-4 and on South side 94 feet Long and in the west side 41 feet 6 inches and in the East side 43 feet 2 inches and Bound in the North with Teodoro Noedel in the South Bound by Pablo A. Martinez and in the west Bound with Fred Jaquez and in the East By Juan B Martinez Paid $200 Dollars

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss 224/69

I hereby certify that this instrument was filed for record on the 19 day of July A. D., 19 at 2:16 o'clock P. M., and was duly recorded in book ____ of the records of ____ page ____

Witness my hand and Seal of Office
RAMON VALENCIA
County Clerk, Santa Fe Co., N. M.
[signature] Deputy

With Warranty Covenants

WITNESS this hand S and seal this 24 day of July, 1957

(SEAL) X Juan B Martinez (SEAL)

(SEAL) X Melinda Martinez (SEAL)

ACKNOWLEDGMENT
Individual

STATE OF NEW MEXICO,
County of Santa Fe } ss.

On this 24 day of July, 1957, before me personally appeared Juan B Martinez and Melinda Martinez, [illegible]

to me known to be the person S described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

[signature]
Notary Public.

My Commission expires December 31, 1958 Justice of the Peace

Laws 1947, Chapter 203—Santa Fe Book & Stationery Co.

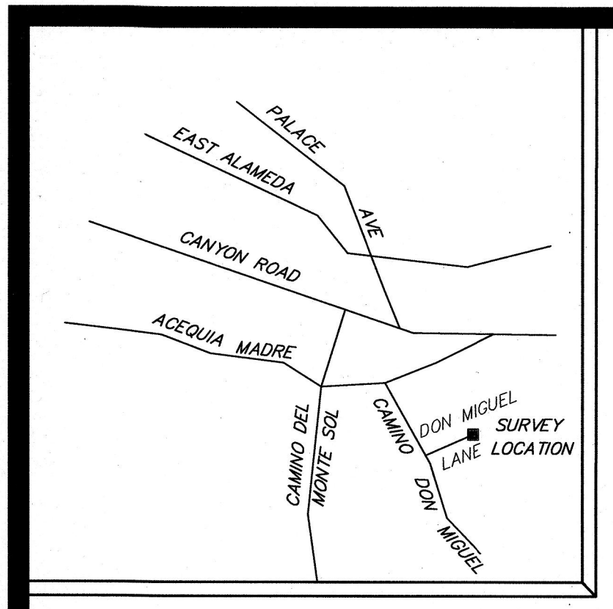
[illegible] 1153 [illegible]

16

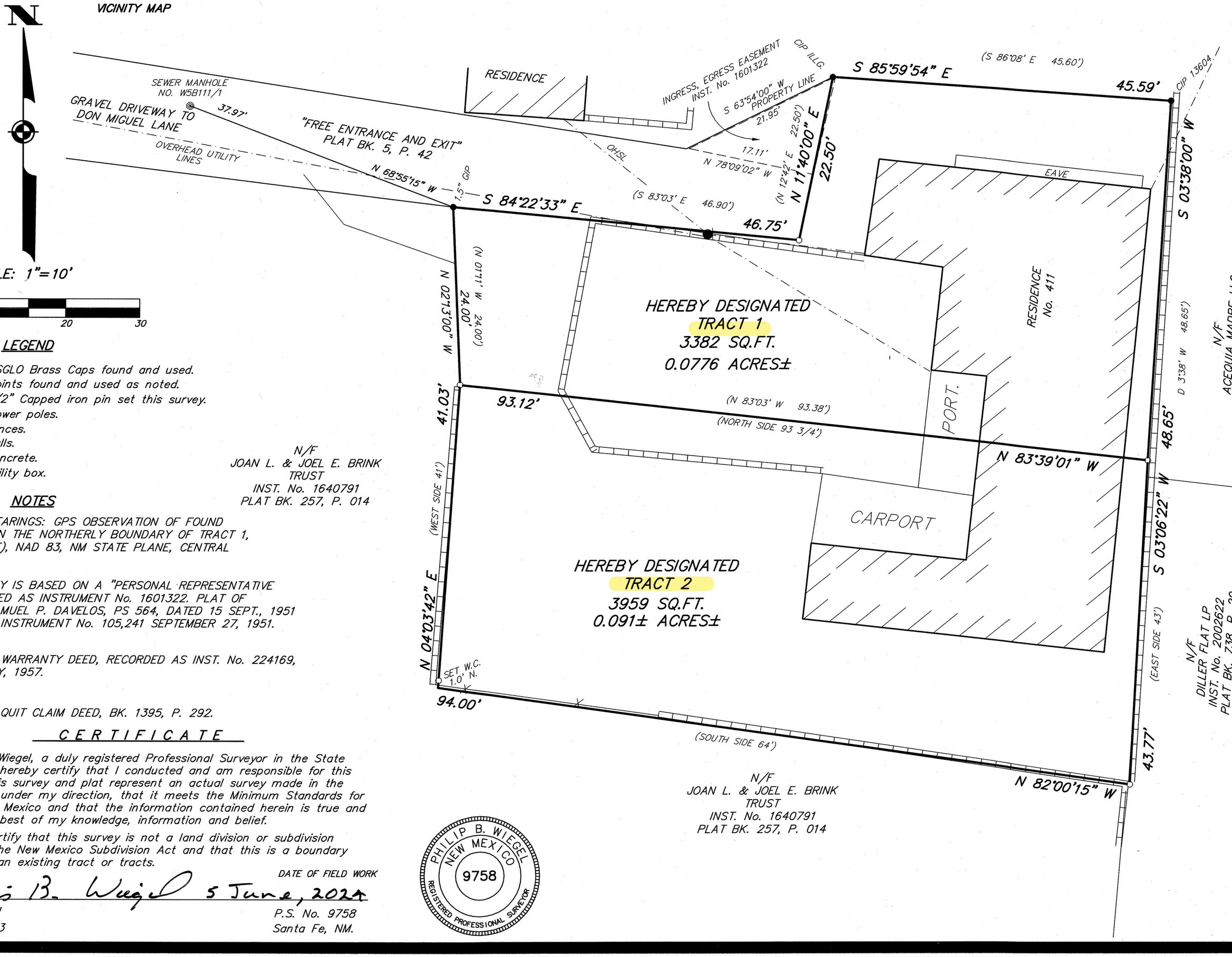
913-39

PLAT OF BOUNDARY SURVEY
FOR
PENNY REAL ESTATE LLC

HEREBY DESIGNATED TRACT 1 & TRACT 2
SITUATE AT 411 CAMINO DON MIGUEL,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

3. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

4. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel 5 June, 2024

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL
NEW MEXICO
9758
REGISTERED PROFESSIONAL SURVEYOR

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO

INSTRUMENT No. 20366622

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 28th day of June A.D. 2024, at 12:12 o'clock P m. and was duly recorded in Book 913, Page 39 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

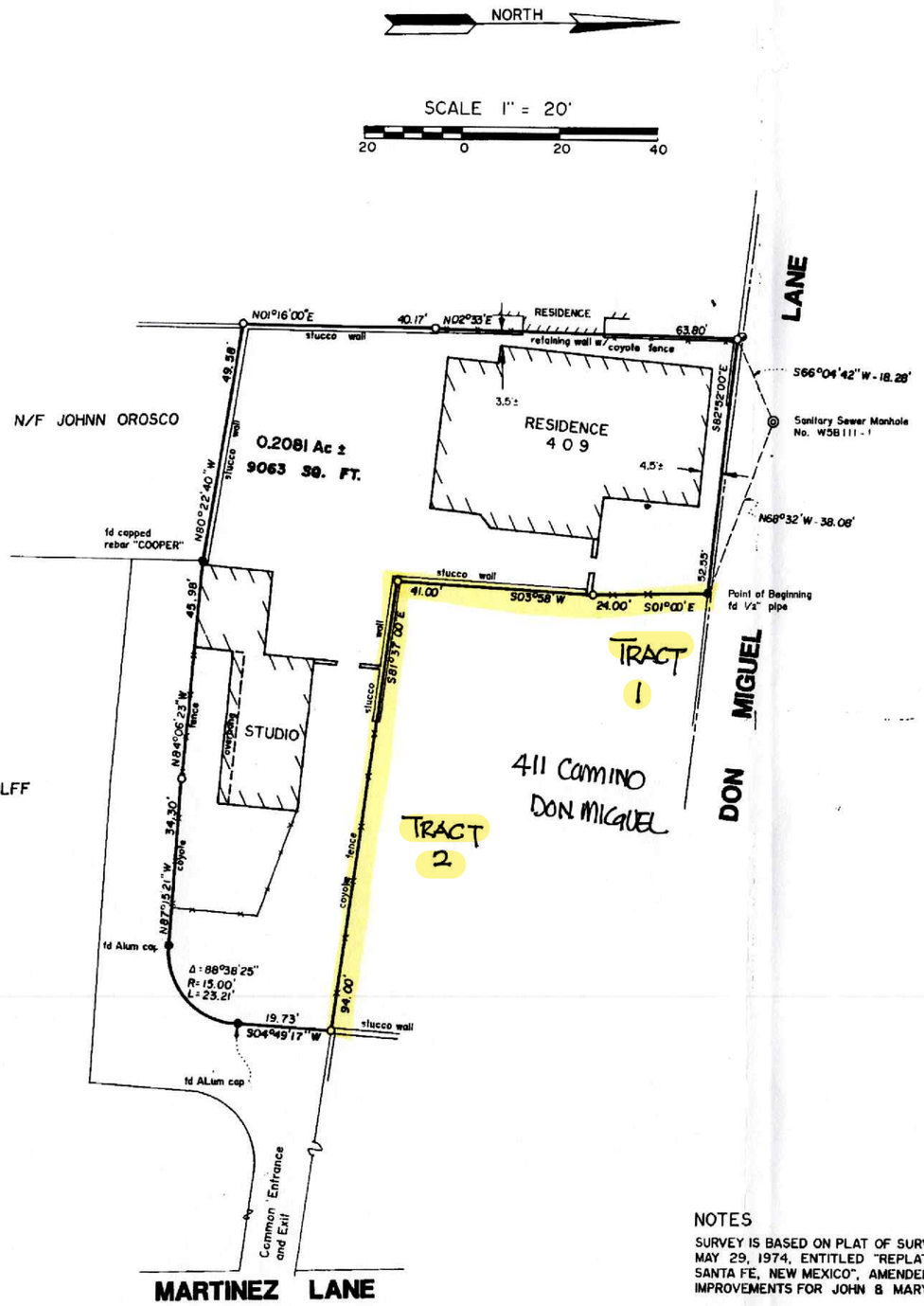
INDEXING INFORMATION FOR COUNTY CLERK

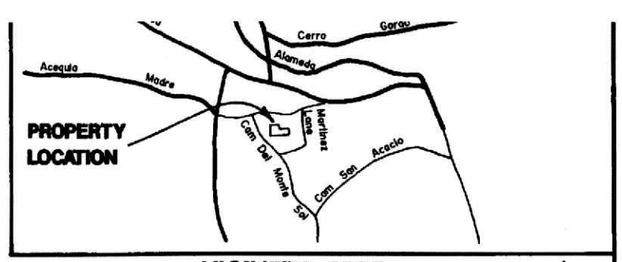
BOUNDARY SURVEY
OWNER: GRACE VIGIL
LOCATION: 411 CAMINO DON MIGUEL,
CITY OF SANTA FE
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-207-406

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 24060322	Dwg. PW	Ckd. MW
	Date: 6/05/24	REV: 3





VICINITY MAP 257014

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

PROPERTY DESCRIPTION

A TRACT OF LAND LYING AND BEING SITUATE AT 409 DON MIGUEL LANE CITY AND COUNTY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT FROM WHENCE A SANITARY SEWER MANHOLE NO. W5B111-1. BEARS N68°32'W, A DISTANCE OF 38.08 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING BEARINGS AND DISTANCES,

S01°00'00"E, A DISTANCE OF 24.00 FEET; THENCE
S03°58'00"W, A DISTANCE OF 41.00 FEET; THENCE
S81°37'00"E, A DISTANCE OF 94.00 FEET; THENCE
S04°49'17"W, A DISTANCE OF 19.73 FEET; THENCE
ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 88°38'25", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.21 FEET; THENCE
N87°15'21"W, A DISTANCE OF 34.30 FEET; THENCE
N84°06'23"W, A DISTANCE OF 45.98 FEET; THENCE
N80°22'40"W, A DISTANCE OF 49.58 FEET; THENCE
N01°16'00"E, A DISTANCE OF 40.17 FEET; THENCE
N02°33'00"E, A DISTANCE OF 63.80 FEET; THENCE
S82°52'00"E, A DISTANCE OF 52.55 FEET
TO THE POINT AND PLACE OF BEGINNING. CONTAINING AN AREA OF 0.2081 ACRES, MORE OR LESS.

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 18 DAY OF OCT A.D., 19 97 AT 2:42 O'CLOCK PM. AND WAS DULY RECORDED IN PLAT BOOK 297 PAGE 14 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF OFFICE
JONA G. ARMIJO
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO
Veronica Clayton
DEPUTY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

STATE OF NEW MEXICO CIPRIANO MARTINEZ 3995 REGISTERED LAND SURVEYOR

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF A FIELD SURVEY COMPLETED UNDER MY DIRECTION ON 10/18/93 TOGETHER WITH THE IMPROVEMENTS AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS SET BY THE STATE OF NEW MEXICO FOR LAND SURVEYORS.

Cipriano Martinez
CIPRIANO MARTINEZ, N.M.P.L.S. NO. 3995

NOTES

SURVEY IS BASED ON PLAT OF SURVEY BY CIPRIANO MARTINEZ, DATED MAY 29, 1974, ENTITLED "REPLAT OF 984 ACEQUIA MADRE COMPOUND SANTA FE, NEW MEXICO", AMENDED JUNE 4, 1985 TO SHOW UPDATED IMPROVEMENTS FOR JOHN & MARY BETH WOLFE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR PLAIN AS SHOWN IN CITY OF SANTA FE F.I.R.M. PANEL NO. 350070 0009 B.

LEGEND

—●— DENOTES MONUMENTS FOUND AND USED
—○— DENOTES MONUMENTS SET, CAPPED ½" REBAR
—⊙— DENOTES POWER POLE WITH LINE

PLAT OF SURVEY
FOR
JOEL EDWARD BRINK
and
JOAN LaCONTURE BRINK

409 DON MIGUEL LANE
SANTA FE, NEW MEXICO

M-611

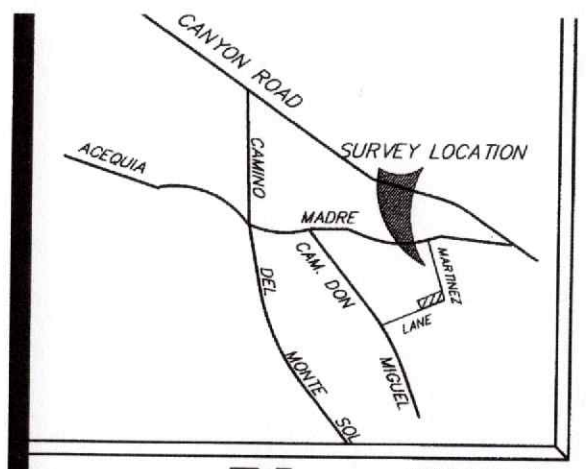
PLAT OF BOUNDARY SURVEY
738029

FOR

DON RAY TIDWELL
&
SUNDAY B. TIDWELL

A CERTAIN TRACT OF LAND SITUATE AT 984 1/2 ACEQUIA MADRE STREET, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

6779 SQ. FT.
0.1556 ACRES±

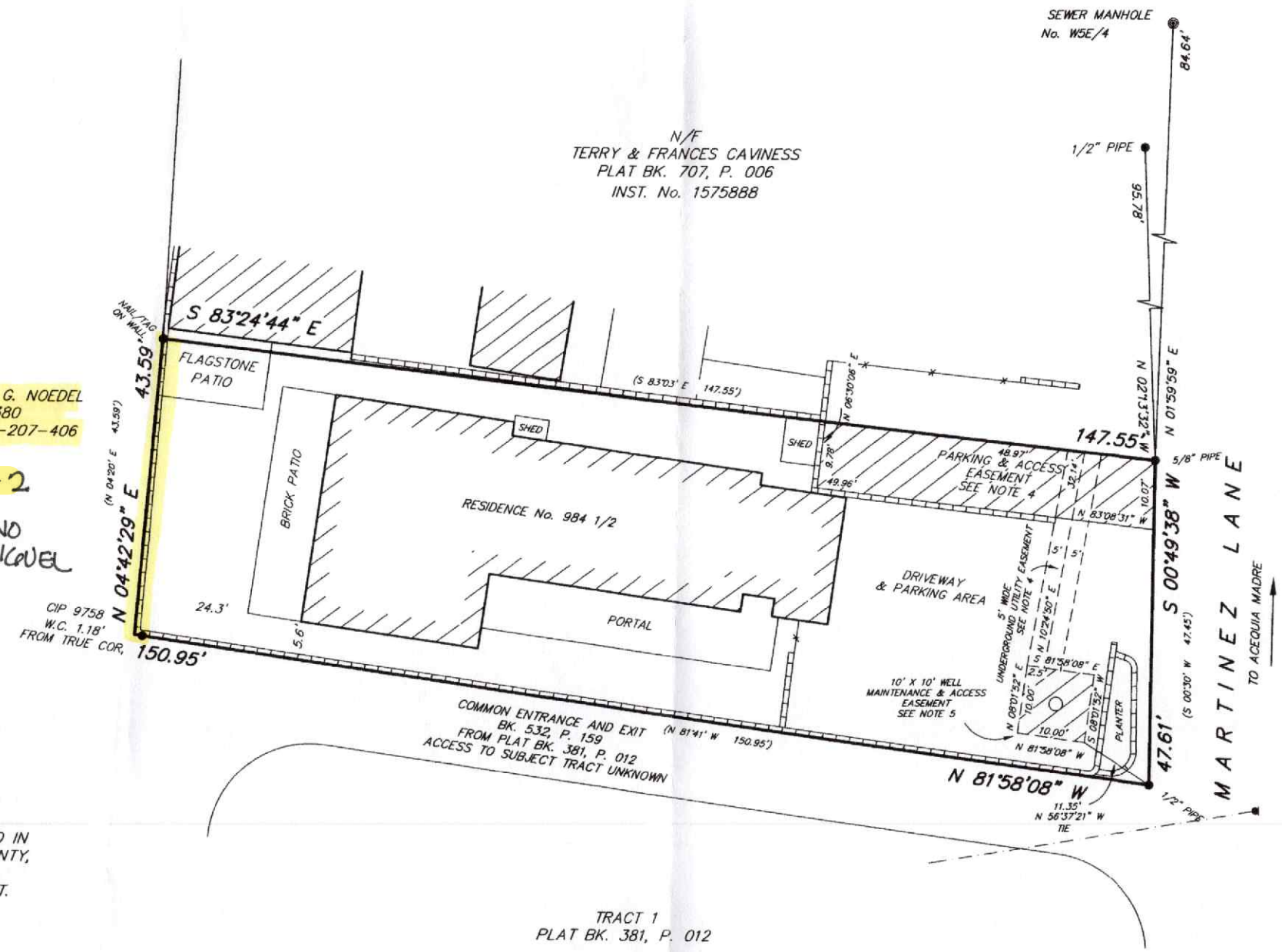


VICINITY MAP

N

SCALE: 1"=15'

0 15 30 45



TRACT 1
PLAT BK. 381, P. 012

N/F
TEODORO & FRANCES G. NOEDEL
BK. 2100 P. 380
UPC No. 1-055-098-207-406

TRACT 2

411 CAMINO DON MIGUEL

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF SUBJECT TRACT, (S 00°49'38" W), WGS 84, GEODETIC, LOCAL.

2. THIS SURVEY IS BASED ON A PLAT OF SURVEY FILED IN PLAT BK. 7 AT PAGE 117, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
REFERENCE PLAT RECORDED IN PLAT BK. 597, P. 033.
REFERENCE DEED: INSTRUMENT No. 1577376

3. FIRM PANEL No. 35049C0416D, ZONE X.

4. DRIVEWAY INGRESS & EGRESS & PARKING EASEMENTS GRANTED BY DOCUMENT No. 1393122

5. PERMANENT EASEMENT GRANTED FOR RESIDENTIAL WELL GRANTED BY DOCUMENT No. 1575890.

CERTIFICATE

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

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

PHILIP B. WIEGEL
NEW MEXICO
9758
REGISTERED PROFESSIONAL SURVEYOR

PUBLIC NOTICE

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

Inst 1641908

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 28 day of Oct A.D. 2011, at 9:32 o'clock A m. and was duly recorded in Book 738, Page 889 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico
Deputy

THIS PLAT PREVIOUSLY RECORDED IN PLAT BOOK 597, P. 033.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: HELEN KAY GALLOWAY GRANT
LOCATION: 984 1/2 ACEQUIA MADRE, SANTA FE
SECT. 30, T 17 N, R 10 E,, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-219-406

DEL RIO SURVEYS, INC.

Authorization Letter

Date: 01.09.2025
Property Owner: PETER QUINTANA
Property Address: 411 CAMINO DON MIGUEL SANTA FE, NM 87505

To Whom It May Concern,

I, PETER QUINTANA being the lawful owner of the property located at 411 CAMINO DON MIGUEL, hereby authorize **John A. Padilla** to act on my behalf in matters relating to the above-mentioned property. This authorization includes, but is not limited to:

- Coordinating with regulatory agencies.
- Submitting applications, permits, and other required documentation.
- Representing my interests in discussions, negotiations, and approvals.

This authorization shall remain in effect until revoked in writing by me.

I affirm that this letter is executed voluntarily and with full authority as the property owner.

Signature of Property Owner: _____
Printed Name: PETER QUINTANA

Notary Acknowledgment

State of New Mexico
County of Santa Fe

On this 9th day of January, 2026, before me, the undersigned Notary Public, personally appeared Peter Quintana, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature:

_____

Printed Name: Luisa Fernanda Aguirre Sotelo

My Commission Expires: Feb. 6th 2027

Seal:

LUISA FERNANDA AGUIRRE SOTELO
Notary Public - State of New Mexico
Commission # 1139644
My Comm. Expires Feb 6, 2027

City of Santa Fe, New Mexico

memo

DATE: March 10, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2026-011871-HDRB. 118 Camino Santiago. Downtown & Eastside Historic District. Non-Contributing. Amy Diaz and Eric Hewit, owners, request 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**: [Plaza del Monte Docs and case H-19-019]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) recommended as primary, and the northwest, south, and east property line retaining walls be designated as non-contributing, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to four motions may be required in this case.

a. In case 2026-011871-HDRB, for 118 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 2026-011871-HDRB, for 118 Camino Santiago, designate the north and west retaining wall as non-contributing/contributing.
c. In case 2026-011871-HDRB, for 118 Camino Santiago, designate the south retaining wall as non-contributing/contributing.
d. In case 2026-011871-HDRB, for 118 Camino Santiago, designate the northeast retaining 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 and continuing 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 included the structures at 105, 125, and 126 Camino Santiago. The apartments are currently being remodeled into duplexes as part of the subdivision of the compound.



Figure 1: Property Location 118 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.

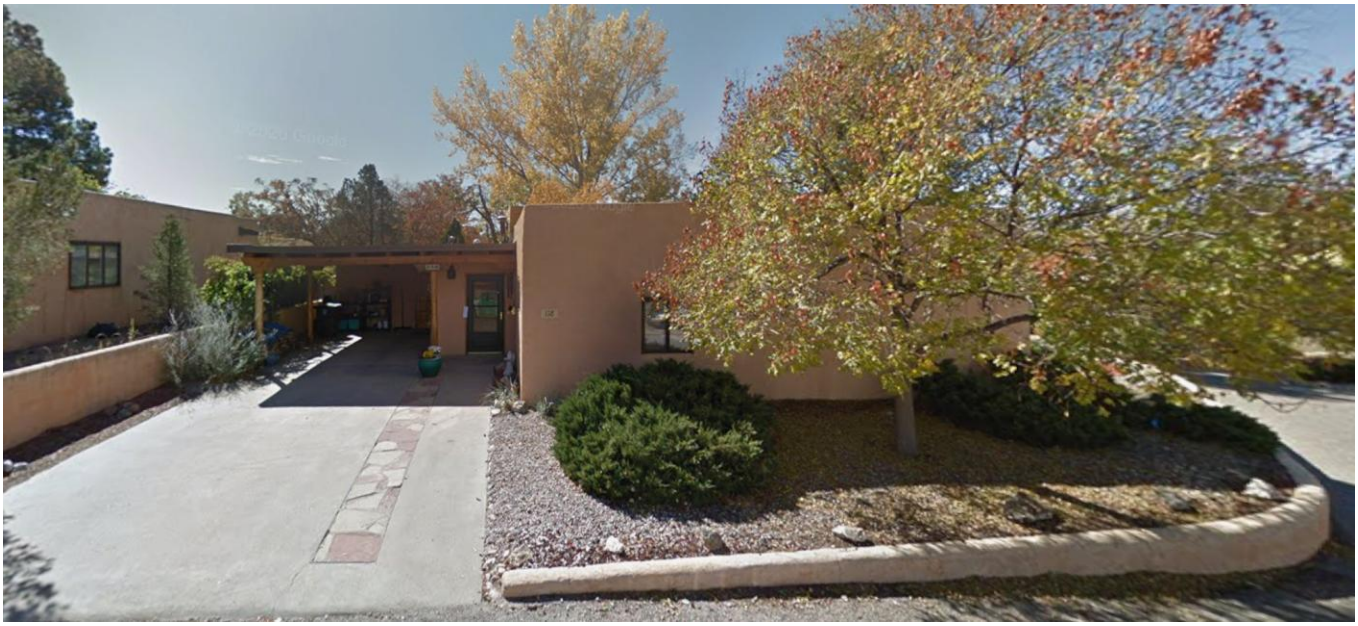


Figure 2: Subject Property North Street Facing Elevation


Figure 3: Subject Property West Street Facing Elevation

Site Description:
The 1973 stucco-over-frame residential structure on the corner of Camino Santiago, as it turns south, sits on a rise. The residence was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte.

In plan, it is a modified L-shaped structure with a carport attached to its northern front facade. The roughly 1,245 square foot dwelling has a northwestern elevation wing that is taller than the rest of the house and is outlined with parapets. The lower section of the residence sits on the east side of the lot and has an overhanging eave-lined roof. The northern front facade is divided between the carport and the north face of the taller wing.

The single carport is erected over a wooden structure supported by round posts on the northeast side of the residence. The outside beam continues across the façade, sheltering the front entry. Both the door under the carport and the entry door hold a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south 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.

The property is surrounded by a concrete masonry unit retaining wall on the north and west. The retaining wall holds the property above street level. There are also concrete masonry units retaining walls to the south and east of the property. The south and east retaining walls are shared units with the abutting neighbors. The one on the east property line is 39” high, the south retaining wall is 61” high, and the street retaining wall varies but is at 38” high at the highest point.

The property was designated as non-contributing in 2019 due to its age and lack of character-defining features. However, staff finds that the structure retains its’ historic form and materials and its’

association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style constitutes "exceptional importance" such that contributing status is warranted. The north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) are recommended as primary.

The retaining walls are simple stucco-coated CMU retaining walls, which are not the best representative of the yard walls and retaining walls in the compound. There are several rock yard walls and retaining walls on other properties that better represent the compound.

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 118 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.

As of February 2026, all of the 27 residences in the Plaza del Monte historic compound are listed as contributing, except for 118 Camino Santiago (due to age in 2019 and lack of character defining features), 122 Camino Santiago (due to age in 2019 and lack of character defining features), and 112 Camino Matias (previously listed as 116 and 120 Camino Matias, because of extensive disharmonious additions).

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 residential structure.
2) Status review of the south, east, and northwest retaining walls.

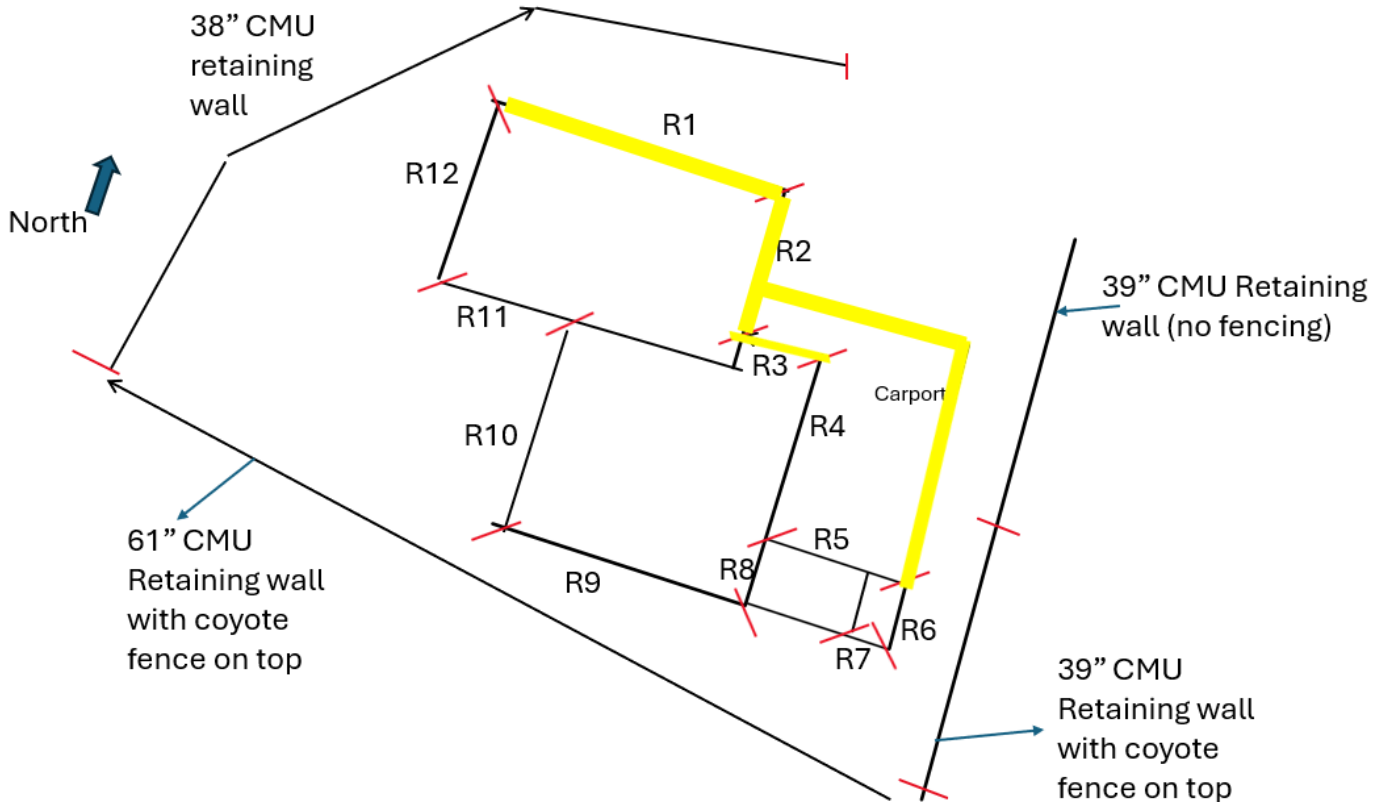


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as outlined in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or before issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the

earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based on the status of the structure following the determination of status.

2. Before action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the board's decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based on the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner before initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days before the HDRB reviews a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days before the board reviews a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster in the nearest available place to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days before the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

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.

CONTRIBUTING STRUCTURE

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.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or 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.

PRIMARY FACADE

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

G. Additional District-Specific Design Standards

2. **Downtown and Eastside Historic District**

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.

I. 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. Faades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed 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.

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	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?

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 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***
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	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: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* __NRHP __SRCP Criteria __A __B __C __D	
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Illustrations



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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



Photo 3: West and south elevations, facing northeast.

Amy J. Diaz and Eric R. Hewit
323 Camino Del Oro, Corrales, NM 87048
720-224-1029 (Amy's cell) / 720-220-6435 (Eric's cell)

January 26, 2026

VIA email: ljmcculley@santafenm.gov

Santa Fe Historic Preservation Division
Planning & Land Use Development
Santa Fe, NM 87501

Re: Request for Status Review of 118 Camino Santiago, Santa Fe, NM 87501 (the "Residence"), located in Plaza Del Monte Subdivision in the Downtown and Eastside Historic District.

Dear Staff:

We are the owners of the Residence described above.

Please schedule the Residence for status review by the Historic Districts Review Board.

A few pictures of the Residence are attached for reference.

Please let us know if you need any additional information for the status review.

Thank you,

Amy Diaz and Eric Hewit

Encl:

118 Camino Santiago

(Front of house - north side, looking southwest)



118 Camino Santiago

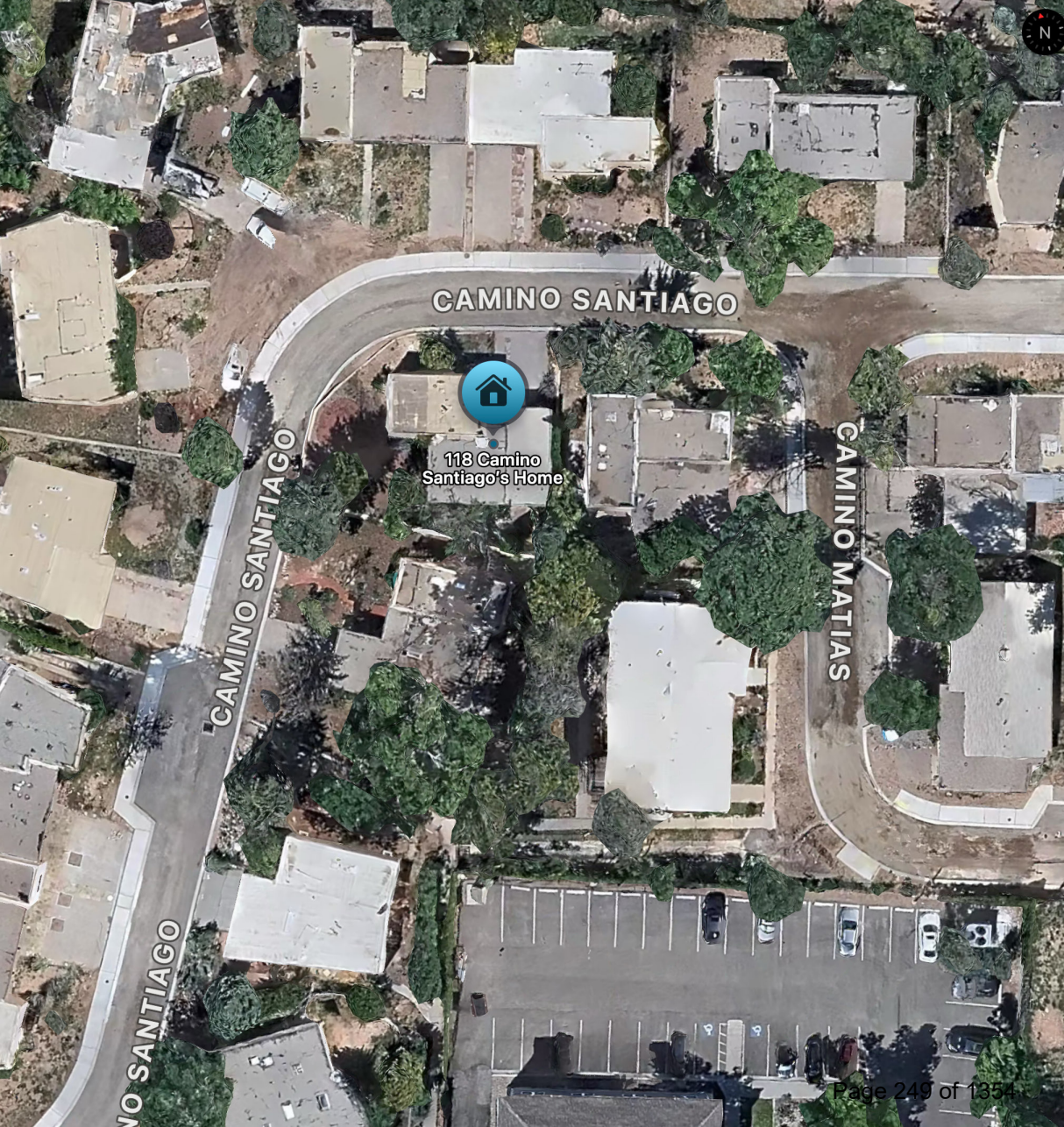
(northwest corner of house, looking southeast)



118 Camino Santiago

(west side of house, looking east)



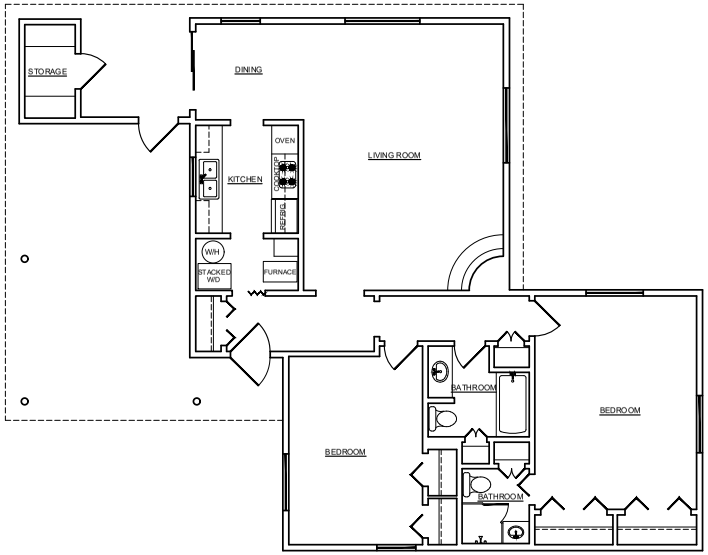

CAMINO SANTIAGO
118 Camino Santiago's Home
CAMINO SANTIAGO
CAMINO MATIAS
NO SANTIAGO

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

HEATED AREA	1162.26 SQ. FT.
STORAGE	36.94 SQ. FT.



118 CAMINO SANTIAGO

PROJECT:
PLAZA DEL MONTE
118 CAMINO SANTIAGO

DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
C & S REAL ESTATE & DEVELOPMENT

SHEET # 01 OF 01

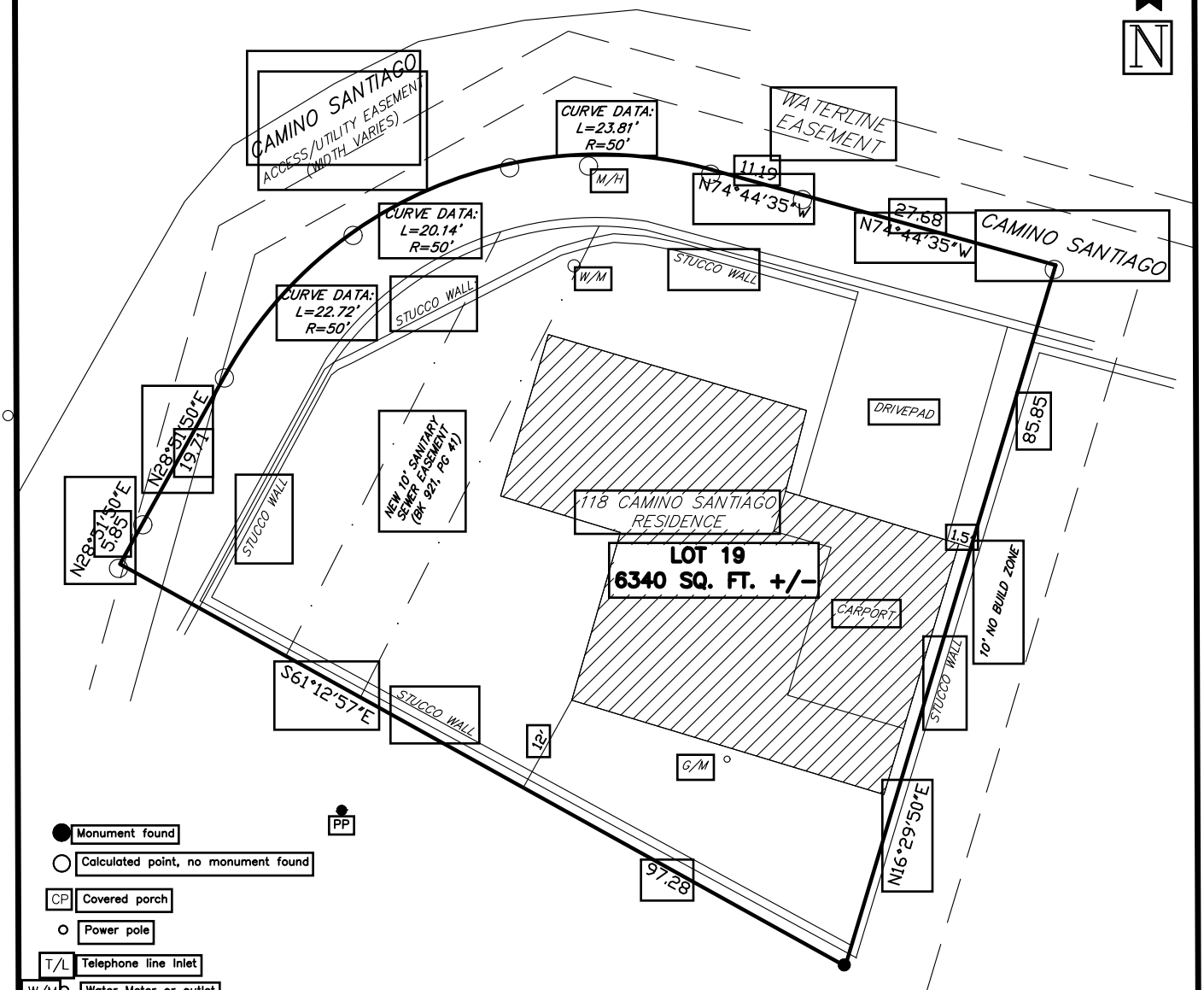
ORIENTATION	MEASURED BY	P.M.	REFERENCE # 220355
	DESIGNED BY	N.A.	
	DRAFTED BY	P.M.	
	CHECKED BY	M.G.	
	REVISED:		
SCALE 1/8"=1'-0"	DATE 04/21/2022		

505-899-1199

IMPROVEMENT LOCATION REPORT

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

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



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

LEGEND

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

0 20 40
FEET
1 IN. = 40

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

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

Case #H-19-019
Address – 101, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Agent's Name – Lloyd and Associates
Owner/Applicant's Name – Plaza del Monte

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 25, 2019.

BACKGROUND

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures (hereafter the "Relevant Properties"), which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. The historic status for all 27 structures in Plaza del Monte as of the date of this hearing is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended Historic Status In HRE Report	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019

115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. An extensive case history was provided as an attachment to the March 28, 2018 Plaza Del Monte Historic Resources Evaluation Report, prepared by John W. Murphey, architectural historian (hereafter, "HRE Report"). On March 26, 2019, the HDRB reviewed the status of seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago) and voted to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded its motion from the March 26, 2019, hearing regarding

the assignment of contributing historic status for the seven structures, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

The HRE report was included as an attachment to the staff report for this hearing. At this hearing, Staff presented all structures in Plaza del Monte for which status is not currently assigned for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a

recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious

brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte.

110 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillipe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations.

Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system.

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register.

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales

penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte.

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects.

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with

small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway.

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large

picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

FINDINGS OF FACT

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff generally agreed with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but deferred to the Board for individual status assignments, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

3. Under Section 14-5.2(A)(1)(a), the general purpose of City's historic preservation ordinance is to preserve the qualities relating to the history of Santa Fe, and a harmonious outward appearance, s in order to preserve property values and attract tourist and residents alike. These purposes are effectuated through the continued existence and preservation of historical areas and buildings.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
   - Section 14-5.2(D), General Design Standards; and
   - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   - Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Section 14-5.2(C)(2)(a), the Board has the authority to designate status as "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Section 14-12.
7. Under Section 14-12.1, a "contributing" structure is defined as "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under Section 14-12.1, a "noncontributing" structure is defined as "a structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Under Section 14-12.1, "significant" structure is defined as "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

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

   (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
10. Under Section 14-12.1, a "primary façade" is defined as "[o]ne or more principal faces or elevations of a building with features that define the character of the building's architecture."
11. Under Section 14-5.2(C)(2)(b)(i), the Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
12. Under Section 14-5.2(C)(2)(b)(ii), a "change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of 'significant,' 'contributing,' or 'noncontributing.'"
13. On Tuesday June 25, 2019, the Property Owner through their representative, Karl Sommer, provided the City with a letter contesting the Board's proposed adjudication of status of the properties under this case number scheduled for that same day.

14. Under Section 14-5.2(C)(2)(c), the Board may review status designations upon the City's request, provided that Staff must notify the property owner.
15. Pursuant to Section 14-5.2(C)(2)(d), Staff provided notice by mailing a letter dated June 7, 2019, by certified mail return receipt requested, to the property owner and by securely and prominently posting notice posters on June 10, 2019 at the Bishops Lodge entrance and Old Taos Highway entrance, which are visible from a public street.
16. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
17. The Board discussed the fact that the HRE report applied the 50-year-rule as a bright-line rule.
18. In the Staff report, Staff provided guidance about how the "50-year Rule" set forth in the National Historic Preservation Act of 1966 has been interpreted and explained that exceptions to this standard have been applied to sites, structures, and places that are less than fifty years old but which have demonstrated "exceptional importance," independent of age.
19. At the hearing, the Board considered Section 14-1.9(G), which provides that "[w]ords and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to that meaning."
20. The "Summaries of Individual Properties" and the "Historical Summary of Plaza Del Monte" above were originally included in the hearing packet and are incorporated into the findings of fact by reference.
21. Section 14-5.2(K) requires the preservation of a historic compound listed on the City's historic compound register. "Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least fifty percent of the buildings in the compound shall be designated contributing, significant or landmark." Section 14-5.2(K)(2)(a).

FINDINGS AS TO SPECIFIC PROPERTIES

101Camino Santiago:

1. This structure was built over 50 years ago between 1967-68. The footprint has not changed since original build, and the windows appear to have their original opening dimensions. This property is an adaptation of mid-century modern, incorporating Santa Fe style into a more contemporary motion and as such, the property is very unique to Santa Fe. The heavy traditional posts and extension of the portal over the garage set this property as a good example of Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

102 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of the original be Kenneth S. Clark and Phillippe Register design template for Plaza del Monte residences and is a good example of Mid-Century Santa Fe Style, with the combined portal and carport as a

character defining feature of that style. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

103 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of Mid-century Santa Fe Style due to its L-plan, portal, carport, and front door side lights, which are character defining features of that style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Santiago (Units 1-4):

1. This structure, constructed approximately 50 years ago in 1971, has large lot masses on the sides with the portal in the middle, which is representative of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. Further, this property was constructed after a design by significant architect Phillipe Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

106 Camino Santiago

1. This structure, built over 50 years ago in 1965, is characterized in the HRE Report as a great use of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by architects significant Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

109 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is a good example of Mid-Century Modern Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This property is a good example of significant architect Phillipe Register's work. This structure meets the definition of "contributing" set forth in Section 14-12.1.

110/112 Camino Santiago:

1. These structures are greater than 50-years-old: 110 Camino Santiago was constructed circa 1962, and 112 Camino Santiago constructed circa 1966. Additionally, the structures are a good example of Mid-Century Modern Santa Fe Style, having each been designed by significant architects Clark and Register: 110 Camino Santiago having been designed by Kenneth S. Clark and 112 Camino Santiago having been designed by Phillipe Register. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Santiago:

1. The HRE Report recommended designating this structure, constructed over 50 years ago in1965, with contributing status. Additionally, the structure is a good example of Mid-

Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

113/115 Camino Santiago:

1. These properties were constructed very close in time, approximately 50 years ago, and were constructed circa 1970. In all likelihood, these properties were planned in early 1969 and construction begun in 1969. These structures are a good example of Mid-Century Modern Santa Fe Style due to the incorporation of defining characteristics of that style into the architecture, including the flagstone paving leading to the carport, vertical window pattern, and blocked massing on the ends. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

114 Camino Santiago:

1. This structure, constructed circa 1972, is approximately 50 years old. This structure is a good example of Mid-Century Modern Santa Fe Style due to its character-defining characteristics, which include a carport and double posts and flagstone leading to the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

117 Camino Santiago:

1. This structure, constructed between 1966-67, is over 50 years old and has a distinct "modified L" or "boomerang" shape. As such, the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards while exercising a modernist expression. Further, it is associated with Plaza del Monte and is a compelling example of Mid-Century Santa Fe Style due to how the structure conforms to the site and balances with the landscape, as noted above. This structure meets the definition of "contributing" set forth in Section 14-12.1.

118 Camino Santiago:

1. This structure was the most recently built of the Plaza Del Monte properties reviewed in the HRE report, having been built in 1973. While this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register, the structure lacks character-defining features. This structure does not meet the definition of "contributing" set forth in Section 14-12.1.

119 Camino Santiago:

1. This structure, constructed in 1965, is over 50 years old and is a clear expression of Mid-Century Modern Santa Fe Style due to the long, low projecting roofline and south fin wall, which are character defining of that style. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

120 Camino Santiago:

1. This structure, constructed in 1971, is approximately 50 years old, and is a clear expression of Mid-Century Modern Santa Fe Style due to its character-defining elements, which include the carport, outdoor storage rooms, and overall massing. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

121 Camino Santiago:

1. This structure is approximately 50 years old, having been constructed circa 1971. This structure is a good example of Mid-Century Modern Santa Fe Style, utilizing steel casement windows with three divisions, storage cabinets in the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

104 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1965, and is one of the first constructed Plaza Del Monte structures reviewed in the HRE Report. The structure is a good example of Mid-Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Matias:

1. This structure is greater than 50 years old and is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and the presence of some original doors and windows. The structure exemplifies post-WWII construction. This structure, along with 107, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

107 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, large picture windows, and other elements that are also reflected in the neighboring properties at 105 and 109 Camino Matias. These structures exemplify post-WWII construction. This structure, along with 105, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

109 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and casement windows, and the structure exemplifies post-WWII construction. This structure, along with 105, 107 and 111 Camino Matias, anchor

the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Matias:

1. This structure was moved to its current property location in 1966, and as such, was constructed over 50 years ago. This structure is associated with the Alison James School and includes Plaza del Monte-era additions that provide visual association with the planned development. This structure meets the definition of "contributing" set forth in Section 14-12.1.

116/120 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1957. However, this structure has been extensively modified from its original construction, and those disharmonious additions result in a lack of defining characteristics. These structures do not meet the definition of "contributing" set forth in Section 14-12.1.

CONCLUSIONS OF LAW

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

1. The Board directs Historic Preservation Division Staff to prepare and present an evaluation of Plaza del Monte for possible designation as a historic compound under Code Section 14-5.2(K).
2. The Board has the authority to initiate, review, and approve the status designation of the Relevant Properties.
3. The Board designates the following statuses and primary façades for the Relevant Properties:

Address	Historic Status	Primary Façade(s)
101 Camino Santiago	Contributing	South (1)
102 Camino Santiago	Contributing	West (1) & South (2)
103 Camino Santiago	Contributing	South (1)
105 Camino Santiago	Contributing	South (1)
106 Camino Santiago	Contributing	North (2) & East (1)
109 Camino Santiago	Contributing	South (1-5)
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)
111 Camino Santiago	Contributing	South (1)
113/115 Camino Santiago	Contributing	South (1, 2, 3)
114 Camino Santiago	Contributing	North (1) & East (2)
117 Camino Santiago	Contributing	East (1 & 2) and South (7)
118 Camino Santiago	Non-contributing	N/A
119 Camino Santiago	Contributing	East (1) & South (4)
120 Camino Santiago	Contributing	West (1 & 2)
121 Camino Santiago	Contributing	East (1) & South (4)
104 Camino Matias	Contributing	North (1 & 4)
105 Camino Matias	Contributing	North (3)
107 Camino Matias	Contributing	North (3)
109 Camino Matias	Contributing	North (3)
111 Camino Matias	Contributing	West (1) & South (2)
116/120 Camino Matias	Non-contributing	N/A

IT IS SO ORDERED ON THIS 13th DAY OF AUGUST 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chairperson Date:

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Gabriel A. Smith Date:
Assistant City Attorney

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 25, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 25, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

CALL TO ORDER

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES: June 11, 2019

D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-041. 202 Gonzales Road
Case #H-19-0047. 133 Romero Street.
Case #H-19-045A. 917 Acequia Madre.
Case #H-19-046. 1658 Cerro Gordo Road.
Case #H-19-044. 1011 Camino Santander.
Case #H-19-045B. 917 Acequia Madre.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. **Case #H-19-040. 336 Don Cubero Place. Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)**

2. **Case #H-16-012B. 314 N. Guadalupe Street. Westside-Guadalupe Historic District. Paul Duran, agent for John and Melinda Balling, owners, propose to demolish a non-contributing accessory structure. (Lisa Roach, lxroach@santafenm.gov, 955-6657)**

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)**

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check https://www.santafenm.gov/historic_districts_review_board for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 19, 2019
TIME: 2:22 PM

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 25, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 25, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

CALL TO ORDER

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES: June 11, 2019

D. FINDINGS OF FACT & CONCLUSIONS OF LAW

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3. Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

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SS002.pmd - 11/02

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 25, 2019

ITEM	ACTION TAKEN	PAGE(S)
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C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes - June 11, 2019	Approved as presented	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	Comments	3
G. Communications	Announcement	3
H. Action Items		
1. **Case #H-19-040.**	Approved with conditions 336 Don Cubero Place	3-10
2. **Case #H-16-012B.**	Approved demotion 314 N. Guadalupe Street	10-14
3. **Case #H-19-019.** 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.	Approved some Contributing	14-57
I. Matters from the Board	Comment	57
J. Adjournment	Adjourned at 10:16 p.m.	57

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

June 25, 2019

CALL TO ORDER

A regular meeting of the City of Santa Fe 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 Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Herbert Lotz
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. Carlos Gemora, Senior Planner
Ms. Lisa Roach, Planner Manager
Mr. Gabe Smith, City Attorney's Office
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.

Chair Rios asked Mr. Boaz if this was his last meeting with the HDRB.

Mr. Boaz said it was.

Chair Rios thanked him for his service to the H Board.

B. APPROVAL OF AGENDA

MOTION: Member Roybal moved, seconded by Member Guida, to approve the agenda as presented.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES: June 11, 2019

Chair Rios requested the following changes to the minutes:

On page 17, 4th paragraph it should say that Chair Rios asked if there were gabions demolished.

MOTION: Member Katz moved, seconded by Member Guida, to approve the minutes of June 11, 2019 as amended.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-19-041. 202 Gonzales Road Case #H-19-046. 1658 Cerro Gordo Road. Case #H-19-0047. 133 Romero Street. Case #H-19-044. 1011 Camino Santander. Case #H-19-045A. 917 Acequia Madre. Case #H-19-045B. 917 Acequia Madre.

MOTION: Member Biedscheid moved, seconded by Member Larson, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato, PO Box 1601, said, "I too, thank Carl for staffing this Board and others, and for being patient with boards and the public."

Regarding separation of powers and what was supposedly an interpretation of the law by the Land Use Director, she had concern for the H Board. She pointed out an ordinance that says the LUD can interpret the Code. But in the State Legislature, the Executive cannot make the law nor remake law as they want it. There is no wording about "ambiguous." As an attorney, that is probably unconstitutional and not legal.

In my neighborhood, we were told that the City was going to use a less rigorous process in approving variances to setbacks for an administrative process instead of a public process. But when there is a conflict, a more rigorous interpretation must be used. So the underlying zoning says the Board should do it because it is the more restrictive process. "I hope you strongly hold on to that provision."

Regarding administrative approvals, Ms. Beninato said when she learned that a significant structure got administrative approval for a four-foot fence on the street, she was greatly concerned. That should come to the Board before it is finally approved. It could be done like a consent calendar. All administrative approvals should be on the consent agenda so the Board and public would know what was approved out there and that the Board could pull something off the calendar like a significant building for discussion by the Board.

There was no other business from the floor.

F. COMMUNICATIONS

There were no communications.

G. ACTION ITEMS

Chair Rios announced to the public that decisions of the Board could be appealed to the Governing Body within fifteen days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #H-19-040. 336 Don Cubero Place.** Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

336 Don Cubero Place is a non-contributing multi-unit residential property located in the Don Gaspar Historic District. In 2005, the Board approved changes, which included replacing windows, doors, changing fenestrations, removing a south-facing portal, and restuccoing yard walls. On May 28, 2019, the applicant presented a proposal to construct a portal, replace the entry gate, stucco the yard wall and house, and install exterior address lighting. The board postponed the case, asking for changes to the gate design, the portal design, and alternative stucco colors.

Front Yard Wall Gate: The applicant originally proposed replacing the front, entry, antiqued wood gate with a solid steel gate but the board requested more wood, less steel, and more of a "friendly" design.

1. The applicant proposes a gate with a weathered wood finish and a rusted steel frame. Two additional gate designs are provided (Page 3B) with blue-painted wood gates but are not the applicant's preferred proposal.

Front Portal: The applicant originally proposed a 13' deep portal modeled after the existing carport on the property. The Board requested that the applicant redesign the proposed portal as a harmonious complement to the existing house and neighborhood. The Board suggested the applicant consider adding parapets, a smaller size, features to match the gate, more height, and changing the roof design.

2. Preferred Option A: The applicant proposes a corrugated metal, low-pitch shed roof portal at 10' deep instead of 13' with enlarged posts and beams and the addition of corbels.

   Option B: The applicant provides alternative designs for a portal with parapet. The applicant also asks for flexibility regarding canales.

Stucco Color: The applicant originally proposed a "sage green" color of stucco on the yard wall and house but the Board requested color alternatives and that the applicant consider the color of the rest of the two-unit structure.

3. The applicant now proposes a color similar to El Rey "La Luz" (earthtone).

Exterior Light:

4. The applicant proposes a metal, downward-facing light fixture to illuminate the street address and which will approximately match the existing light fixtures.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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(H) Don Gaspar Area Historic District.

Questions to Staff

Member Roybal saw there are two portal options and asked which option Staff approved.

Mr. Gemora said either one could be approved.

Chair Rios asked, in both A and B, what the depth, height and width would be.

Mr. Gemora said it would be 10' plus the overhang and 8' 6" in height. Option B would be 13' deep, and both are the same width (23') and height. The height would probably be about 10' to top of parapet.

Applicant's Presentation

Mr. Rob Hagey, 336 Don Cubero, was sworn. He said, "I like the color. My preference is a metal roof. Corten is used as a substantial roof compound. The depth of the portal is ten feet with the preferred drawing and I'm flexible. It could even be 8 feet deep. The main goal is to enjoy my yard outside with coffee in the morning and wine in the evening. And I will get bids for the cost."

Questions to the Applicant

Chair Rios asked in Option A if the canales go under the roof.

Mr. Hagey agreed. He indicated he spoke with someone at the City who thought both were okay. For drainage, he thought about a French drain. He also thought he could add another inch by lowering it directly at the foundation.

Member Guida asked him to explain the gate design that has three options.

Mr. Hagey asked the Board to pick one. He said, "I wanted a rusted metal gate and a man at the last hearing suggested adding wood to it. I went to Hansen Wood and found some great wood for a wood fence. We can do metal swaling and if it doesn't work, I can paint it blue."

Member Guida saw that as the third option - a metal frame with weathered wood. The first option has a lintel on it.

Mr. Hagey said with the lintel on top, he would move the gate a little back from the wall. "It is possible, and I see about half of the homes have that in the district. I was not trying to do anything unusual."

Member Guida asked for a sample of the stucco color.

Mr. Hagey said, "El Rey is one of leading compounds in New Mexico. The color I chose is El Rey."

Member Guida asked what the stucco color is now.

Mr. Hagey called it Rose. He said he planned to use the same color on all of the house, including the patio.

Member Guida noted there are two colors on the house now.

Mr. Hagey said no. There is a subtle difference. This is about me wanting to change the color. I have not seen a Rose color at all. But it is now a rose color and I don't know the exact name, but I am not interested in that color.

Member Guida asked, "Which surfaces to you want to paint?"

Mr. Hagey said "paint" is interesting. I did not know paint was an option. I don't know the criteria. My stucco has no cracks and there is no issue with leakage. I thought I could paint it, but I was told I could not; that I had to do stucco. I would like some clarification.

Chair Rios asked Staff to clarify.

Ms. Roach clarified that, in the past, the Division Staff's practice was that paint was only allowed on stucco if paint was already on the stucco and if not, stucco is only allowed and cannot be painted.

Mr. Hagey had no problem with that.

Chair Rios said if the gate options, option 1 was the nicest looking for her.

Member Biedscheid asked if he intended to stucco both wall and house.

Mr. Hagey said he did, and he has permission to do that.

Member Lotz liked gate option 3 very much.

Member Larson was concerned with the drainage issue if the roof has pitch. She would prefer the first gate option.

Member Biedscheid asked if he said option one for the gate would require it to be moved.

Mr. Hagey thought moving it would be best, but it would cost more. Right now, he can make it work with the beam on top.

Member Biedscheid did not see a drawing of the lintel.

Mr. Hagey said, "Right now, I just want to focus on this."

Member Biedscheid felt the 10-foot depth would be very deep and overwhelm the house. The HCPI shows a portal on the south that is more in scale and Mr. Hagey said he would consider a shorter depth. The south one was probably 5-6'.

Mr. Hagey was willing to compromise at 8'. To compare it with the carport that is already there and not used often, was not fair. This will be an attractive addition to the home.

Member Katz thought 8 feet would work very well. It is the width of our portal.

Chair Rios said she was having an 8-foot portal being built now.

Public Comment

Ms. Heidi Britt was sworn. She said, "I'm here to represent myself and some neighbors. After leaving the hearing last time, we came to realize something very important to us will be removed - a 60 foot ash tree that we have enjoyed for many years. We (she and her neighbors) have lived there 20-49 years. The tree is a focal point of our landscape and Mr. Hagey moved here less than a year ago. I'm not sure he appreciates that tree the way we do. It was also recommended that he reach out to his neighbors to include them in what he was doing and that has not happened.

"We composed a letter and asked him to include the tree in his design. We think it is a magnificent opportunity to do something creative. I have photos of the tree from each of the properties."

Chair Rios explained that the Board doesn't have purview over a tree.

Mr. Gemora said it sounds like some neighbors talked with LUD about removing the tree. It sounds like there is no barrier to that. But I could be wrong.

Ms. Britt said the tree was originally cited as a Siberian Elm and that is incorrect. The burden of maintenance is a very small excuse.

She added, "I don't see much improvement on the design. One drawing shows a carving but another shows none. One shows thicker than the other. In the design shown, Mr. Hagey wants to create an outdoor living space and only half would be useful for that. Because it is on the north side, it will cut off light. I'm suggesting maybe a beautiful gazebo for outdoor living and using the cost from cutting down the tree to have a center yard gazebo. I think it would be really attractive and add to the value of the neighborhood.

Ms. Britt said she would give him 15 hours of design time free. If the Board would consider some other solutions. I'm not sure many have been thought about. I don't feel he has researched it much. The tree cutting would cost about a thousand dollars.

Chair Rios asked Mr. Gemora about the elevation.

Mr. Gemora said one could see a bit of the portal above the wall. It is not overwhelming to the structure - a small to medium addition and it depends on the angle of the pitch if it a shed roof and not a parapet. There are different ways to think about it.

Mr. Stefanie Beninato, P. O. Box 1601, was sworn. She said, "I am happy the applicant made the portal smaller. I really agree it should be six feet wide but understand his desire. Eight feet is the widest it should be. I'm also concerned about the columns and the detailing at the top. It would look like a carport. It would make it darker there. The minimum slope should be 1.5 inch drop for six feet width. So it needs a different slope.

Regarding the tree, I understand the City has jurisdiction over native species of over 12-inch diameter. So I'm not sure why the City does not have jurisdiction over that."

Mr. John Eddy, 227 East Palace, Suite D, was sworn. He said, "This is very interesting case. Coming back after listening to you and the artistic work he has brought really helps us understand it. As for the gate, Option A was identified by two Board members as their favorite. I installed one just like it on Agua Fria. It is wonderful to bring such good drawings. Thank you.

As for the tree, there may be a solution. The City might have purview because it is probably 12 inches in diameter. Perhaps a ramada with open beams to provide shade and allow some sunlight into the windows would be better. In the summer, it would have breezy shade and air passage. Taking that depth of the shed back to 8 feet is a good solution and allow more light into that area. Bringing down to a steeper pitch is probably good but a ramada would potentially allow the tree to stay there with a ramada through the tree. And that would allow the water to come down to the roots of the tree."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Mr. Hagey said one thing not considered is that the tree is 28" from the house and while putting new flooring in, he saw there is already some damage to the hallway near where the tree is. I have pictures that show it. He passed around the pictures.

Mr. Hagey shared his experience in living in a house on the coast with a palm tree in the bathroom. They encased it in sheet metal and the tree would move the sheet metal. With the tree being so close to the property, he thought perhaps he could plant a new tree and spend some time with the neighborhood. A more mature tree planted might be a nice compromise.

Board Discussion

Mr. Gemora commented on detailing on the drawing. He explained it is not a carving. It is dashed lines and not details. There is also no carving in option A.

When talking about the gate, he hoped the Board recognized that metal with wood was the preferred option in the packet.

Member Guida thought Staff mentioned an option on the canales.

Mr. Gemora agreed. The two canales existing are proposed above the pitched metal roof. It might block off one and it could be moved to the right side. It doesn't sound like both would be moved but one would be moved to the right.

Member Guida concluded there would be no change to the design.

Mr. Gemora agreed.

Member Larson saw in the existing drawing on page 2 that the existing corbels are a little more traditional and it might be well to incorporate that same design.

Member Guida said it was important to him in the submissions to get clarity in the work. The owner brought this portal design and the full scope is expressed. The gate is either in the same place or it is not. That scope needs to be clear to the Board. It is necessary to get accurate quality drawings to eliminate ambiguity.

The quality of the drawings is to allow the Board to understand that what is built will line up with those drawings. That is a big deal for him. He did not see a tremendous improvement, but it would be nice to have more detail.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-040 at 336 Don Cubero Place, to approve the front portal, option A at 8' deep with wood columns equally spaced and revised updated design drawings submitted to Staff, and stucco color be approved with the understanding the stucco will be on both wall and house; approve the exterior light and for front gate the Board approve either option 2 or 3 because there was no clarity on #1.

Chair Rios asked for a friendly amendment that the stucco color is La Luz.

Member Larson asked for more clarity on the corbels that they be like the original corbels.

Member Guida accepted both amendments as friendly.

VOTE: The motion passed by majority 5-1 voice vote with Member Biedscheid voting against.

2. **Case #H-16-012B. 314 N. Guadalupe Street.** Westside-Guadalupe Historic District. Paul Duran, agent for John and Melinda Balling, owners, propose to demolish a non-contributing accessory structure. (Lisa Roach, lxroach@santafenm.gov, 955-6657)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

314 North Guadalupe Street is a large lot with a single family residence and a free-standing garage. The residence was constructed before 1930 in the California Bungalow style and is listed as Contributing to the Westside-Guadalupe Historic District. The north and west façades of the main residence were designated as primary at the March 8, 2016, hearing of the HDRB, and the garage structure was assigned non-contributing historic status at the same hearing, due to extensive non-historic modifications and insufficient historic integrity.

As is described in the attached HCPI form, the garage was originally constructed before 1930 as a rectangular structure with a shed roof sloping to the west, a vehicular door on the east elevation, and white painted historic 6-lite hopper window on each of the north and south elevations. After 1966, an addition was constructed off-center on the east elevation, where the vehicular door is now located.

Now, the applicant proposes to demolish the non-contributing garage structure, as its

location interferes with a proposed lot-split, which will facilitate the proposal of infill housing units on the proposed rear lot.

RELEVANT CODE CITATIONS:

14-3.14 Demolition of Historic or Landmark Structure

(A) Summary of Procedure

(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.

(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required

(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.

(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.

(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.

(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.

(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

(1) A report on the historic or architectural significance of the structure;

(2) A report from the city building inspector on the state of repair and structural stability of the structure;

(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.

(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
(a) The historical importance of the structure; and
(b) The state of repair and structural stability of the structure.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed demolition and finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structure.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Paul Duran was sworn. He thought Staff explained the proposal very well and he would answer questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn), said, "I know it is noncontributing. But since there is no degradation of the building, what are the criteria for demolition? If Staff could explain that, it would help."

Chair Rios said they did see degradation of the building on the site visit.

Ms. Roach said section G outlines the standards. She read them aloud.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach explained that there is no stipulation that the application has to meet all three criteria for demolition.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-16-012B at 314 N. Guadalupe Street, to grant the demolition application.

VOTE: The motion passed by unanimous 6-0 voice vote.

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

Ms. Roach presented the Staff Report. She explained that there is no applicant. It was initiated at the request of the Board for these properties. We did get a letter at 5:00 indicating concerns that the City has denied due process and requesting to withdraw the application and stating the applicant has been preparing an application for development. There was no application for status review so there is no application to withdraw. It is the position of the City to proceed.

Chair Rios asked if the owner has to give consent.

Ms. Roach said no. The Board can initiate a status review and the only requirement is that the proper notification be made to the owner and that was done properly. Staff did follow all proper procedures and felt this was important.

Member Katz said it was ingenuous of owners to not have status of buildings before the plan.

Ms. Roach said she would not give the entire report but background and comments on the 50-year rule. And then as the Board considers status, suggested we go property-by-property and discuss and make a motion on each. She wondered about moving public comment earlier- perhaps after she reads the staff report.

Chair Rios suggested that also. Maybe the public will have general comments but could single out specific addresses.

Member Roybal asked where the status recommendations were taken.

Ms. Roach explained how Staff considered each individual property.

Member Roybal pointed out that eight months have passed since their first review.

Ms. Roach said the original application was submitted two years ago and we opened a new case in February.

Member Roybal asked if those recommendations were different.

Ms. Roach said they are.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

	Construction Date(s)	Current Historic Status	Recommended Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam.	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam.	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1]historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd rescission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE[2]

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas,

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Significant Structure:

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

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural

design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old, but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. 3

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance).

That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

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[3] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History.*

Ms. Roach read the definitions of contributing and significant structures from the Code before reviewing each address. She consulted with City Attorney, LUD and State Historic Planner. She read from the 50 year rule.

She explained it was an approximate guideline and up to the Board to determine if they were significant enough to be designated Contributing and some are less than 50 years old but there is not a rule that the Board could not designate a 47 year old as Contributing.

Chair Rios said the homes are 47 to 69 years old. What is important in the review is the contribution the Presbyterian Church made to this community and those occupations of retired church individuals were an important group. So it was not only representative of time and place but also its association to the City.

Ms. Roach agreed and noted it was not an important theme by John Murphy.

Member Roybal said his concern was with the rule but also that they do not meet Santa Fe Style criteria.

Ms. Roach replied that we have many examples of buildings that don't meet Santa Fe Style like the Cathedral and Scottish Rite Temple. And whether the Board feels mid-century does fall into that category. It is also on impulse of the ordinance in 1957 to counter the introduction of mid-century and is why we don't have a lot of examples of that style. When Plaza del Monte was approved, the HDRB felt it did comply sufficiently with Santa Fe Style to allow its construction.

Member Roybal said he was just concerned in applying the 50 year rule without consideration of design.

Member Biedscheid wanted to consider them as a compound. The value is that they are part of a conceived compound and wondered what criteria they might use for that.

Ms. Roach referred to Section K of the Code. It has not been utilized frequently. There was an effort in 2005 and 2006 to follow through and a survey took place at that time, but we are having trouble finding if the register of compounds was ever created. She would talk in general terms about the criteria and the innovations of the property for any potential designation. She read that section of the code to identify compounds.

Ms. Roach said this compound would not have been considered at that time since it was not near old enough and the criteria said half of the buildings must be designated as contributing.

Member Biedscheid asked, if the Board designates 50% or more as contributing, whether a separate motion should be made to consider historic compound status.

Member Roybal asked, since we don't have an applicant here, if they have a right to appeal.

Ms. Roach said the owner does have that right.

Member Guida asked if there is anything about what we might call a compound that would exclude it from consideration.

Ms. Roach believed this development would qualify in its plan for development and location of the buildings and they are historically related. A compound is more about spatial relationship and intent. There are four different types mentioned in the code.

Member Katz pointed out that it is all owned by the same person and always has been and the people rent their units. He asked if the lots are separate lots of record.

Ms. Roach said there are separate lots of record, but all are owned by the same individual.

Mr. Gemora said regarding the 50-year mark, that the contributing definition says "is approximately fifty years old and has the design features..." So it doesn't have to be of the style but add to the qualities of that district so other different styles could be added.

Ms. Roach said she actually didn't know for sure that they were separate lots of record and would have to research that.

Member Larson said in moving forward, this has a very important part in the context of our City and environment.

Mr. Smith pointed out in Chapter 14-1.9, under construction, that all expressions shall be considered in the context. Approximately is not defined. In accordance with the General Plan, "approximate" would not have a definite number.

Member Katz looked at "approximate" to cover when you did not know when something was created. There are aerial photos that are dated. He thought it needs to be 50 years, but when you don't know it, is where approximately comes in... except if it has great importance.

Public Hearing

Chair Rios asked for general comments at this point and would later ask for public comment at each one.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She read her testimony statement. She is 85 years old and has lived joyfully in Plaza del Monte for 20 years and in Santa Fe for 50 years. "I've spoken to you many times about the beauty and camaraderie of our Plaza del Monte community, so close to the center of our City. I understand the developers have the financial resources to destroy all of our community completely, probably to put up condos and you have the power to tell them to go away and develop some other town. What do you want in downtown Santa Fe? A cluttered city just like any other old city center. Or a beautiful special area with tall trees and old houses cherished in value by many who long for living in a town like ours? You know what is right and do it and do it as soon as possible. Thanks for listening to us."

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I've spoken here on numerous times and tonight, I ask you to find all of these to be of contributing status and halt the ongoing assault by the developer on this beloved community, by recognizing the historical value of the houses which belongs together as an integrated and unified whole. Please, remember also that this community has for many years provided affordable housing for the people of Santa Fe recently for senior living and now including young families. I ask you to save all of it in its entirety by designating all buildings to have contributing status."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She welcomed the new Board members who were appointed after her last testimony. She said, "I'm very interested because I lived there at Plaza del Monte for 11 years until required by the present owners to leave. The apartment I lived in was declared noncontributing because it was only 49 years old. I'm going to ask that you consider adding all the structures recommended as non-contributing due to age as contributing. They are all almost 50 years old. Philippe Register designed them and the seven on the list Mr. Murphy recommended noncontributing were all because of age - not quite 50 years of age and four as of contemporary design and no reason for 101 Camino Santiago. But Register designed all of them.

"On the five homes that were recommended as part of the Allison James School for teachers and not designed by Register, when it was transitioned from Allison James to Presbyterian retirement - they have features that are quite charming. They are on Camino Matias.

"I was surprised when reading the second amendment to the March 24, 2018 report, on page 4, that because of timing issues he (Murphy) did not have a chance to review the First Presbyterian Church Historic Library or the Menaul School Historic Library.

I don't know if that was important or not or whether he since reviewed it or not.

My basic request is that you accepted those who were recommended noncontributing just because of age because they are approximately fifty years old. And look at what he considered contemporary design because of the significance of this

community and of the architect Register, who did it.

"There is one inaccuracy in the review on the home at 121 Camino Santiago, because he got the bedrooms wrong. Thank you."

Ms. Natasha Torres, Creston Colorado, was sworn. She said, "I lived at 116 Camino Santiago for 6 years. I loved that community and I loved all the architectural and history of the district. I loved the teachers' homes by the same architect. It is not good to break up the whole area."

Mr. John Eddy (previously sworn) was grateful that a decision was made to rescind a previous decision on this property because the due diligence undertaken is now very important. When it first came two years ago, I suggested at the first hearing that it needed to be considered as a whole - of a piece, because this neighborhood was a single concept by Clark and Register. They were very respected architects in Santa Fe. And it was on the wishes of the Presbyterian organization and most unique in Santa Fe. The most salient feature - many other developments came about through a vernacular approach with individuals designing their own home. This was conceived for a specific use for giving people a place to live that was affordable. It has gone through different changes - when mid-Century came along - influences coming in and will become a very accepted part of our conversation. A beautiful example for mid-century is the building across from old St. Vincent hospital. Modest homes that do not shout out we are experts of mid-century modern so the architectural historian might have called out they are not classic mid-century but in the direction Santa Fe was going. You had one up on Camino Santander. This property was built with a big concept in mind and that is most salient to take away in the process.

I think the idea of time and approximately close to 50 years, means you do have wiggle room here. I also think because they developed over time, that continuum has to be recognized as a whole not just houses plopped down. They were placed very deliberately.

The idea of classification as a historic compound is very important and I hope you find that is a classification that can be applied on this property and it will belie the fact that you understand that."

Ms. Linda Payne, 414 Bishops Lodge Road, was sworn. She said, "I look down on Plaza del Monte and, for the last 48 years, have been a neighbor. I remember it in its heyday and hope as you go house-by-house that you will consider it historic. It is a cohesive neighborhood and ties in what Mr. Eddy just said. It is a peaceful community and we are losing a lot of neighborhoods with condos and Air BnB's. New people are coming in and renting and older families leaving. And I hope you consider it a historic property."

Ms. Stefanie Beninato (previously sworn) agreed with much of what has been said and everyone who speaks, talks about it as a community and a unified holistic design to be considered as a whole. I am happy that Member Biedscheid suggested considering it as a whole. And acknowledging the integrated design. I think you could consider it together. And the Presbyterian Church had no intent to divide it up to sell.

It is too bad several were already designated as noncontributing and sad you could not reconsider that. The ones to the north are more modern but this was approved when HDRB was in existence and thought it was an appropriate design to embody the traditional and contemporary and we need to acknowledge it. The approximately 50 year rule is helpful and when part of a whole, we need to preserve the whole and a 47 year old structure would contribute to that whole.

It is also important because it has a strong historic association with the Presbyterian Church, which, in New Mexico, has done a lot of positive things in the community to create a compound where ministers and missionaries could have a place to retire for people who contributed greatly. It is so beautiful on some level.

There were no other speakers from the public regarding this part of the case and the public hearing portion was closed.

Board Discussion

Member Guida asked if the Board could make general comments before going to each unit.

Chair Rios agreed.

Member Guida said Staff made recommendations in two broad categories on those for contributing and a distinction with those on Camino Santiago on the 50 year rule. It is a problematic distinction that classifies later Register designs as contemporary. That doesn't work for me and the later ones are a better interpretation of mid-century style. I'd like to know where the Board members are as an overall opinion. Should Significant be on the table for these, although they are humble structures?

Member Larson thought the beauty of the National Register is that it is up to the experts and we are looking at a master-planned community. We see a lot of highlights and the fact that it is master-planned. I would have to agree that it is the big picture we are looking at. I'm not sure I agree with the recommendations of the historic surveyor.

Member Katz looked at the GIS and it is a single lot that emphasizes that it is of a piece.

Member Biedscheid said her intent was to see this as a historic compound and she thought it was eligible and does contribute to the historic district. The streets were

conceived in the current situation and locations were all planned and still are intact today.

For consistency in making a decision, of the five already applied, should hold to the 50-year rule. We've already gone down that road. And she also disagreed with many of the results of the historic evaluation.

She pointed out that the Code does not address contemporary design and the influence on architects at that time does not affect historic status."

Member Roybal said his concern was with the evaluation of John Murphy. And he did not think the Board should go down each individual structure if it is considered as a compound. He thought the Board should designate it as a full compound.

Ms. Roach explained that the Board is required to designate each status before considering it as a compound. She added that the association with Presbyterians and Register are relevant.

Member Roybal asked if those built in 1973 or 1972 would not qualify.

Ms. Roach said they could, however the Board interprets the 50-year rule. And as Member Biedscheid mentioned, five already have had their status designated. Her intent was to stick with that designation.

Chair Rios asked how many members felt they must stick with the exact 50 years.

Three members raised their hands and three did not. Member Katz, Member Roybal and Member Biedscheid wanted to stick with exactly 50 years.

Member Katz thought all the Board accepted it as a planned community - all of a piece. And as a compound, it protects all structures through the compound designation. And several of them are 2-3 years away from the 50 year mark and we don't have to stretch to make those historic if 50% of them are historic. That would then allow us to proceed with the compound process.

Ms. Roach said regarding compound protections, that there are things to assist. If the compound continued to be owned by a single owner, that the owner would come forward with what the compound plan is for any proposed changes and if divided with multiple owners, the new owners would still have to comply with limits on height, total additions added, similar materials and style of the compound and any blockage of the spatial nature of the compound. So with the protections of the compound status, the Board would not be compelled to make every structure have a contributing status.

Chair Rios noted that if the whole was determined to be a compound, at least 13 would need to be contributing.

Ms. Roach said they would need 14 to be a majority.

Chair Rios observed that obviously harmony would play a huge role but not as strictly for noncontributing.

Ms. Roach, in interpreting Section K, said that there would be similar restrictions as with contributing buildings and limitations on new construction. Spatial relationships and form are considered part of the compound (harmony). So there are standards that would apply to modifications and a little more strict - height regulations, etc.

Member Lotz felt it was a complex issue for him and he might have to abstain.

Member Guida did not want to beat on the 50-year rule but he did not understand why the Board should be so strict about it. We are making an argument about the compound being of a piece - and of design integrity and consistency and challenged by the limitations of contributing. We could go about it with a focus on view. We are also designating façades as primary. Some of them are visible from different angles.

He said the piecemealing at a macro level concerned him. But all are individual structures, to be consistent with the ordinance. They are bringing it philosophically.

Chair Rios agreed on that interpretation because each building relates to one another to create the compound.

Chair Rios thanked those who came out for this case.

Member Larson said- the 50-year rule is so important. At the National Park Service, we are handling it as a specific movement, not restricted to the 50 year rule. Like Member Guida said, we are looking at a master plan very common in that area. With the National Register, there is flexibility in making evaluations and is why it is there. The 50-year rule was created to manage nominations for the National Register when it was coming of age.

Ms. Roach said as she looked at the evaluations and at the time, tended to agree with recommendations. But now, she has shifted. She would present John Murphy's recommendations, but the Board should have the privilege to decide. She said she would participate in the discussion but refrain from a specific recommendation. She also explained that the packet has two façades photographed for each individual property.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and

garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

The recommendation of John Murphy was Noncontributing because of contemporary design. If it is considered to be Contributing, the south façade is recommended as primary.

Board Discussion

Member Guida asked which façade is also shown.

Ms. Roach said it was the north elevation (rear).

Chair Rios asked Ms. Roach is she would agree all of them have had no footprint changes, but some window openings have changed.

Ms. Roach said this is the original footprint. The garage door is recent. She was unclear if windows were original, but it appears they are the original openings.

Public Comment

Ms. Beninato (previously sworn) asked for its age.

Ms. Roach said it was constructed in1968.

Ms. Beninato felt this property is Contributing. The footprint is original. The Board should accept the garage door and should find it Contributing with the south façade as primary. That one is probably typical.

Ms. Roach, commenting on that issue, said if the intent is to consider this as a compound, there are sufficient protections relating to building form and stylistic elements that the Board could deny an application that would substantially change it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 101 Camino Santiago, that it be Contributing with the south façade as primary and in that photo you would not find a mid-century house like it anywhere else but in Santa Fe. It is a wonderful adaptation the way they incorporated it into this home.**

Member Biedscheid added that the portal over the garage is a novel approach and use of timber posts. Member Katz agreed.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a room block-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

Board Discussion

Member Guida said the carport seems very significant. His concern would be on the significant changes to that façade.

Ms. Roach commented on the rule that new construction shall not block. There is sufficient justification to deny contributing with that factor.

Public Comment

Ms. Beninato (previously sworn) said she would like to see it designated Contributing but would want more than one façade designated primary. Garage doors are significant, and the design has setback. All three should be primary. Even though we have the rules about setbacks from primary façades, people come in and cry about getting an exception and get to crowd up on the primary façade.

Mr. John Eddy (previously sworn) asked if in the photo outlined in yellow, it is in a plane with the vigas and lintel above it - there appears to be no setback in that façade.

Ms. Roach thought that was correct.

Mr. Eddy thought that was infill of a substantial portal.

Chair Rios asked Ms. Roach to identify the elevations.

Ms. Roach said the front façade is facing northeast. The building faces Camino Matias and the rear faces east.

Chair Rios wanted to make sure.

Ms. Natasha Torres (previously sworn) said the layout shows it clearly.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 102 Camino Santiago, to designate the structure as Contributing with west and south façades as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet;

the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the room block bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

Public Comment

Ms. Beninato (previously sworn) said she was happy this is recommended as Contributing with the south façade as primary. She suggested the Board might consider the vigas side also. It does contribute to that house and has more Santa Fe character and the beginning prototype.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-019, at 103 Camino Santiago, to designate the structure Contributing with the south elevation as primary.

Chair Rios asked mover to be specific why it should be Contributing.

Member Katz said it follows the Staff recommendation and follows the L-shaped form that is characteristic.

Member Larson asked for a friendly amendment to add that side elevation as primary.

Member Katz declined.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-

dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting room blocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

Board Discussion

Member Guida pointed out that both photos are of the south façade.

Ms. Roach agreed. She said page 143 shows the HCPI photos. Photo 2 shows south and east. And also the north in Photo #1.

Member Katz noted it is a very interesting Santa Fe style with large block masses. It is classic Santa Fe style. He thought it was sufficiently Santa Fe style that he would want to make it Contributing, but it is not an exceptional building that we could make 47 years be 50 years. He recommended noncontributing due to its age.

Member Roybal agreed with Member Katz.

Member Guida countered that the Board is also making the point about the association with the architect. And it is the work of a significant architect. He recommended Contributing by association.

Member Flynn agreed with Member Guida that it is the work of a significant architect for an exception.

Public Comment

Mr. Eddy (previously sworn) asked if we could see the picture of the other façade.

He respectfully disagreed with Member Katz. This building makes a very strong impact on the streetscape. It really does exemplify what the architect is doing here with his design.

Ms. Roach showed the other façades.

Ms. Beninato (previously sworn) thanked the Staff for correcting that it is 48 years old. She understood the consistency with 50 years actual because the owner is likely to appeal.

This clearly embodies the Santa Fe style in vernacular design. It mimics one that was done by John Gaw Meem and she felt it was appropriate for it to be Contributing.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Flynn in Case #H-19-019 at 105 Camino Santiago, to designate the structure as Contributing with south façade primary because of association with Register and the quality of expression here that is clearly of Santa Fe Style.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Lotz and Member Flynn voting in favor and Member Katz, Member Biedscheid and Member Roybal voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped

casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

Ms. Roach added that the reasons for Contributing are in the report and the Board can just refer to those, if desired.

Board Discussion

Member Katz agreed with the Staff recommendation, "but looking at the photos, to have the historian say some are contemporary style and then say this is real Santa Fe style makes my head spin."

Member Larson described this as a modernist building and not contemporary. Contemporary is not even a relevant term.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 106 Camino Santiago, to designate the property as Contributing with north and east façades as primary for reasons stated in the Staff report.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The

house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) thought the south façades should be primary. In the bottom photo, Staff referred to it as a viga roof.

Ms. Roach said it is a viga canopy.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach said there are multiple façades on the south and wanted to verify.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-019 at 109 Camino Santiago, to give the structure a Contributing status with south facing façades 1, 2, 3, 4, and 5 as primary.

He did not agree with John Murphy recommendations and saw this as one of the best examples of his work.

Member Larson added that the original features are still featured such as carport and that adds to the reasons why it is contributing.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

110/112 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

Ms. Roach showed additional photos.

Board Discussion

Member Katz said, in looking at the two façades, the top was classic standard, but the bottom seems totally Santa Fe style.

Member Larson didn't see integrity but contemporary on the north façade, so she agreed with Mr. Murphy.

Public Comment

Mr. Eddy (previously sworn) thanked staff for the other photos. He agreed with

Member Larson that the north façade degrades the house. But all the others show interesting character strengthening a Contributing status. And the portal work is important. He would consider that Contributing, excluding the north elevation.

Mr. Ken Rawie, 112 Camino Matias, was sworn. He pointed out that most of the pictures are of 110 and not 112. There was no picture of 112 Camino Santiago - north and south. The bottom photo shows the background of the carport. The resident there moved out just recently.

Ms. Roach said 110 and 112 are joined physically, so there is only one status for both.

Chair Rios understood, but as Mr. Eddy pointed out, if it is made Contributing, The Board could identify non-historic façades.

Ms. Roach agreed - or designate primary excluding nonhistoric portions.

Member Biedscheid did not believe there were any nonhistoric portions.

Ms. Roach agreed but asked the Board to consider 110 and 112 as one structure though from two different architects and thinking about harmony that they would work.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 110/112 Camino Santiago, to designate 110/112 as Contributing because it has the original footprint and the alterations are historic, because it is associated with Register and recommended that the south and west façades be designated as primary.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is marked by a long portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised

wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

Member Guida saw that this is virtually the same as 103.

Ms. Roach agreed.

Public Comment

Mr. Eddy (previously sworn) pointed out the sidelights on the entry door. He would like to see it contributing because that angled element contributes greatly to the whole development.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 111 Camino Santiago, to assign Contributing status for reasons in the Staff report and designating the south façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two room block-like volumes penetrated by horizontally oriented

aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Board Discussion

Member Larson disagreed with historian evaluation. She believed it is contributing for mid-century modern and, in comments, the flagstone is very characteristic.

Ms. Roach noted in looking at it and previous action on 110/112 - that 113 and 115 are actually joined, as well. Each footprint is quite distinct. Jointed by a party wall. So you might assign status to the structure as a whole.

Member Guida said, at 115, he would argue in favor of considering duplexes as one.

Ms. Roach said the description of 115 is almost identical and the rec was the same - slightly under 50 years as the primary reason for noncontributing status. Otherwise is almost identical.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure

due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Member Biedscheid asked if they were constructed together.

Ms. Roach thought so.

Public Comment (on 115)

Mr. Eddy (previously sworn) considered 113 and 115 as one structure. He was pleased with term "party wall" which is really applicable here and he would like to see them considered as one.

Ms. Pryor (previously sworn) said, in looking at the construction date on the report, that "c" means around or circa. On the second amendment by Murphy, it looks like, and he states there that 113 is c 1970 and doesn't appear on the 1969 aerial. So he thought it was built in 1970 because it did not show up on the aerial, but it is pretty close.

Ms. Roach showed added photos - first of 113.

Mr. Eddy pointed out on the east elevation, that it showed a vertical fenestration on the windows which was a prominent element in the big Casa Grande that was demolished. That was a classic element in that building and replicated here.

Member Guida commented this as very interesting, with buildings very close and massing for four units with a slight variation.

Member Katz thought this was approximately 50 years old.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 113/115 Camino Santiago, to designate them Contributing with south facing façades as primary.**

VOTE: **The motion passed by majority (4-2) voice vote with Members Katz, Guida, Larson, and Lotz voting in favor, and Members Biedscheid**

and Roybal voting against.

Ms. Roach asked for reasons to be included.

Member Guida said it is approximately 50 years old and represents mid-century Santa Fe style and is the work of Clark and Register.

Member Larson added that it exhibits character-defining features of the flagstone paving to the carport and the vertical divided windows.

Ms. Roach added that it has block massing on both sides.

Member Katz added that the aerial photograph was from February 1969, so it was probably being built in 1969.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson said, although under the 50-year rule, we see the same elements repeated and the picture window, which is one example of mid-century modern and she would recommend contributing.

Public Comment

Mr. Eddy (previously sworn) pointed out an element that recurs in these buildings and Register's work. It is the use of double and triple posts under corbels and he assumed it was Mr. Register's innovation that probably was controversial.

He added, "When my father did a remodel of our house on Camino del Monte Sol, he did that too. So it really stuck as an innovation and adds to our vernacular style over time."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach showed photos of the north, street-facing and east side containing the portal feature.

Member Larson appreciated Mr. Eddy pointing that out.

Action of the Board

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 114 Camino Santiago, to designate the structure as Contributing because of mid-century modern exhibited through picture window and carport and designate north and east as primary.

Discussion on the Motion

Ms. Roach said the south elevation contains the picture window and the east.

Mr. Rawie clarified, as the next-door neighbor, that the north façade is on Camino Santiago and the east façade is facing Camino Matias. So the bottom photo with picture window is on the east side and the top picture is the north side.

Member Roybal commented that we are really pushing the 50-year rule on this house.

Member Biedscheid thought the Board should have justification for the age.

Member Larson argued that this exception is in character-defining features such as picture window, car port and double posts.

VOTE: The motion resulted in a tie vote with Member Larson, Member Guida, and Member Lotz voting in favor and with Member Roybal,

Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

Ms. Roach said this building has an interesting modified L plan on an angle, not 90 degrees.

Public Comment

Mr. Eddy (previously sworn) said it is not truly an L-shape but a deliberate statement of the architect whether to the landscape or the way it fits but makes for an interesting house. The viga canopy in the lower photo contributes to the neighborhood architecturally.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach believed the lower photo was the rear elevation and the upper was of the east façades #1 and #2. The recommendation for primary is 1 and 2 on the east. The south is 7, if the Board wants more carport.

Member Guida thanked Mr. Eddy for pointing out the modified L. While it is not the most beautiful or compelling design, it is interesting to look at the development as kind of laboratory. As a consequence, we have a span of how the architect figured it out and particularly one who is exploring what is possible with the limitations in Santa Fe. So a really compelling example of Santa Fe style. Not the prettiest but important.

Member Larson said the new windows diminish the character. But thanks to Mr. Eddy for pointing out the boomerang shape. In the aerial view you can see it is quite specific and balancing with the landscape. That would necessitate Contributing status.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 117 Camino Santiago, to designate the structure as Contributing with the east façade as primary for the reasons in the Staff Report, that it is a significant expression of mid-century design and that it contributes to the plaza complex.**

Member Biedscheid requested the south façade to be primary to capture the carport (#7). Member Guida accepted the amendment as friendly.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian,

due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson asked if it is a planter in the bottom photo.

Ms. Roach believed so.

Member Larson thought since it is a last completion, it is an evolution and she had not seen a planter. That planter does harmonize with the landscape.

Member Katz did not think it is of exceptional importance. It should be part of the compound, but he did not see it as very special. It fits in but is not the Guggenheim Museum.

Mr. Gemora believed they had planters on Camino Matias.

Public Comments

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 118 Camino Santiago, to designate the structure Non-Contributing.**

VOTE: **The motion resulted in a tie vote with Member Roybal, Member Katz and Member Biedscheid voting in favor and Member Lotz, Member Larson and Member Guida voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote to designate 118 Camino Santiago as Non-contributing.**

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The

south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Chair Rios noted this one is 54 years old.

Member Guida said this is an exceptional one in the community and echoed what we say with 109 in plan. And in particular, it is an expression of long and low with carport and it projects across the front of the house.

Member Larson pointed out that they used a lower wall along the front to shelter the entryway and that is characteristic of mid-century and also a shelter. So it is part of Santa Fe style and mid-century modern.

Public Comment

Mr. Eddy (previously sworn) mentioned for the record in previous testimony that the Presbyterian organization, in planning these structures for residents, gave input on what they wanted to see in the house. So it was a contributing element at the patio wall and might have been the case here.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 119 Camino Santiago, to designate it Contributing with east (#1) and south (#4) as primary elevations. It is more than 50 years old and represents a clear expression of mid-century modern architecture.**

Member Biedscheid added that the east façade has a low projecting viga element.

Member Larson said the wall in front of the entry is part of the façade and significant in design.

Member Guida accepted both statements as friendly.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

Chair Rios considered it nonconforming and noncontributing.

Member Guida highlighted the carport and outdoor storage rooms as period-defining elements.

Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-019 at 120 Camino Santiago, to designate the property Non-contributing, based on its age.**

VOTE: **The motion failed (3-4) with Members Larson, Guida, Biedscheid and Chair Rios voting no.**

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 120 Camno Santiago, to designate the property as Contributing because it presents a clear expression of mid-century modern style with carport, storage rooms and overall massing and is approximately 50 years of age, and designating the west facing façades #1 and #2 as primary.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Member Roybal was concerned with this recommendation. We are really pushing the 50-year rule.

Member Larson noted the casement windows with three divisions are really unique and she has only seen them twice - just to take note of that.

Public Comment

Ms. Pryor (previously sworn) said this house is not one big room. It has an extra room that might be a library, a den or a music room.

Ms. Roach showed the south elevation and the low angled pitched roof, and the west elevation.

Mr. Eddy (previously sworn) pointed out the storage cabinets within the car port we've seen before.

Member Larson noted the south elevation with the portal is a theme repeated throughout town and is an interesting feature to take into account.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 121 Camino Santiago, to designate the property Non-contributing because of its age.

VOTE: The motion failed (3-4) with Members Larson, Guida, Lotz and Chair Rios voting no.

Chair Rios asked for another motion.

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 121 Camino Santiago, for Contributing status with east (#1) and south (#4) façades as primary. This is an exception to the 50 - year rule because of exceptional design as mid-century, use of casement windows, and storage features reflecting the era and its association Register.

VOTE: The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) said, although it appears unremarkable, it is very important that it represents the original template from which the others grew.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach corrected that the front façade may be misrepresented. It is #1, for the front and façades on Camino Matias (Northwest). It is shown correctly on page 32 of the packet.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 104 Camino Matias, to designate the property Contributing for reasons stated in the report and with façade #1 as primary.**

Member Biedscheid asked for #4 to also be primary as unique to the property. Member Katz accepted #4 as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

Member Guida said this one and the next few properties are all associated with the school. He asked if that was correct.

Ms. Roach explained that 105, 107 and 109 Camino Matias are associated with the Allison James School, but 111 was moved to this site prior to 1960 and is not part of the same construction episode.

116 and 120 Camino Santiago were also associate with the school but later in 1957.

Member Katz considered this property a tough one. They have a similar history with the Presbyterian school and were incorporated. It maybe is not the same style but shows the history.

Member Larson appreciated seeing this in the neighborhood that showed the immediate style - much simpler and vernacular from the others. But she was not seeing character-defining elements here. So she recommended Non-contributing status.

Member Biedscheid observed there is a mix of original windows. It is an anchor for the compound around green space. And associated with the Presbyterian Church to provide living facilities and she thought it should be Contributing.

Member Guida said one strong argument is the stature of the architect and quality of design on Camino Santiago. On declining blocks and post war architecture. Its connection with Santa Fe Style is pretty weak and they don't read as connected with the rest of the development. It doesn't have all the points to make.

Public Comment

Ms. Pryor (previously sworn) said, according to her notes, they were all associated with Allison James teachers. She asked that the Board consider that association. It is what these houses represent. When they were here, those other houses were not built and their front porch was on the north-facing side, not the street-facing side.

Mr. Eddy (previously sworn) had to agree with all that has been said. They are conflicting but the points of view are valid, and the historicity is what is important. They are associated with Allison James School and what detracts are the alterations. The footprint and pitched roofs are important. It is the pitched roofs here that are important and derivative of the pitched roof of the Allison James School. So he recommended Contributing with their historicity and association with the school and he stated for the record that these other photos show a lot more character to be explored.

The Presbyterian organization was important for Santa Fe and throughout northern New Mexico which has a very detailed history in Chimayo.

Ms. Carol Rawie was sworn and mentioned "As you can see from the map. the façades on the green area is what you see when you walk around from Bishop's Lodge Road and what most people see, which is different than along the alley in the back."

Chair Rios did not think those were meant to have Santa Fe style.

Member Larson agreed. "After seeing more images, I agree that this style - they were just trying to do it as part of the school."

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 105 Camino Matias, to designate it as Contributing, based on age of the structure and the defining character of concrete sills, pitched roofs, windows and orientation as reference points to streets and spaces and with the north façade as primary.**

Member Katz added that it clearly is not Santa Fe style but an important historic style for this area and the history of it.

Member Biedscheid mentioned association with Allison James School.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 107 Camino Matias, to designate it Contributing. based on its association with Allison James School, pitched roof, concrete sills and large picture window similar to 105 and 109 Camino Matias, with the north façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

Mr. Eddy (previously sworn) suggested Contributing except for the addition on the south elevation.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Larson moved to designate the property as Contributing due to age of building, association with Allison James School and primary be the #4 - north front of the building, and on the south - 1 and 2.**

The motion died for lack of a second.

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 109 Camino Matias, to designate the structure as Contributing, based on age, character of pitched roof, sills, association with Allison James and with the north façade as primary.**

Member Larson added the casement windows as character-defining.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Member Larson commented that moved structures are always tricky with many different angles. I am not sure where I stand. It exhibits characteristics that are interesting but not sure it needs to be contributing. I'd like to hear from others on it.

Public Comment

Mr. Eddy (previously sworn) said what is interesting is that the portals were added after it was moved here. He asked if this was the first iteration of double posts. He wondered if it was before Register got his license.

He pointed out that the roof line is classic northern New Mexico style. The other thing is the little storage cabinets under the portal. Could it be Philippe Register before he got his license.

Ms. Roach said they are post-1966 so he had his license then.

Mr. Eddy (previously sworn) felt they were interesting details there.

Ms. Pryor (previously sworn) stated that this was the Principal's house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 111 Camino Matias, to make it Contributing with the west elevation and south as primary (front entire portal).**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Board Discussion

Member Larson would be interested in knowing the further association with the school. It is in harmony with 1950s.

Member Katz felt it was modified too much in 1980's to qualify for contributing.

Member Roybal agreed with Member Katz. The whole house seems out of character.

Public Comment

Ms. Pryor (previously sworn) said this was teacher housing and on the east side, there is a notice above the door that it was Auburn Cottage even though divided into two apartments.

Mr. Rawie clarified that it is two bedrooms, not three.

Mr. Eddy (previously sworn) was sorry we are at the end of this because it has been very enjoyable. He would encourage nonconforming or noncontributing because it does not have double posts.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-2019-19 at 116/120 Camino Matias to designate the property as Noncontributing due to 1980's modifications.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor, and Member Larson voting against.**

Consideration of Compound Status:

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias, to direct Staff to prepare an evaluation concerning compound status.**

Ms. Roach proposed a subcommittee of the Board should create the recommendation.

Chair Rios said no to a subcommittee.

Member Guida asked if it would come back as a case.

Ms. Roach believed it could.

Member Katz asked if it would be a recommendation to the Governing Body.

Ms. Roach said Staff could bring back an evaluation as Case #H-2019-19B.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

H. MATTERS FROM THE BOARD

Chair Rios thanked everyone for staying through this long meeting.

I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:16 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Lloyd and Associates, agent for Plaza del Monte LLC, owners, historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**
Project Type: HDRB

PROJECT LOCATION (S): 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

PROJECT NAMES:

OW –	Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AP –	Lloyd and Associates	321 West San Francisco Street Suit A	Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☑ **Non-Contributing** ☑ **Contributing** ☑ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1950 - 1972

PROJECT TYPE

Status ☑ **Primary Elevations** ☑ **Remodel** ☐ **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☑ **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** ☑ **Non-Residential** ☐

HISTORIC BUILDING NAME Plaza del Monte

City of Santa Fe, New Mexico

memo

DATE: June 25, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Historic Preservation Division Manager LR

Case # H-19-019

Address: 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Historic Status: Contributing, Non-Contributing, Non-statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other:**
1) Summary of Case History
2) Property Map
3) Certified letter from City staff notifying property owner of HDRB status review
4) "50-year rule" Guidance

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**
"Plaza del Monte Historic Resources Evaluation," by John Murphey

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended[1] Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd recission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE[2]

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES[3]

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with

[3] Property summaries are presented as excerpts from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and

Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

110 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillipe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were

combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade

(north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the

district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian, due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In

plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965.

It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a

rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three

sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Significant Structure:

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

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. [4]

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance). That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

[4] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History*.

Plaza del Monte: Previous HDRB Case History
(101-126 Camino Santiago and 104-120 Camino Matias)

On **November 28, 2017**, the applicant requested status review of four non-statused structures (122, 124, 125, and 126 Camino Santiago) and proposed demolition of these structures. Both cases (H-17-098A and H-17-098B) were postponed at the request of the Board for a full HCPI report for all of the Plaza del Monte subdivision.

On **April 24, 2018**, the applicant presented a full HCPI for Plaza del Monte and requested status reviews for the structures at 122, 124, 125, 126 Camino Santiago and again requested demolition of these structures. The HDRB designated 122, 125, and 126 Camino Santiago as Contributing and to designate 124 Camino Santiago and the garages at 126 Camino Santiago as Non-contributing. The requests to demolish 124 Camino Santiago and the garages at 126 Camino Santiago were granted.

On **May 15, 2018**, the HDRB reconsidered their previous actions on Cases H-17-098A and B out of concerns over age of the structures, over the historical value of mid-century architecture, and over due process as status review was requested by the Board for all structures in Plaza del Monte. The Board decided at that time to rescind their previous actions on status and demolition from the April 24, 2018 hearing. After some public discussion and a closed deliberation on the matter, both cases were postponed for additional information regarding dates of construction.

On **June 26, 2018**, the HDRB reviewed the status of and demolition request for five structures as requested by the applicant, including residences at 122, 124, 125 and 126 Camino Santiago and the garages south of 126 Camino Santiago. The applicant provided updated information regarding dates of construction in two amendments to the original HCPI for Plaza del Monte. In case H-17-098A, the Board assigned Contributing status to the residences at 124 and 126 Camino Santiago and their associated rock walls, and assigned Non-contributing status to 122 and 125 Camino Santiago and to the garages south of 126 Camino Santiago. In case H-17-098B, the Board postponed hearing the demolition request for the Contributing structures at 124 and 126 Camino Santiago and denied the demolition request for 122 and 125 Camino Santiago and the garages south of 126 Camino Santiago.

On **January 9, 2019**, the Governing Body heard an appeal of Cases H-17-098A and B, filed by the applicant. The Governing Body upheld the Board's determination of historic status in case H-17-098A. Regarding demolition, the Governing Body determined to allow demolition of the garage structures south of 126 Camino Santiago but to uphold the denial of demolition for 122 and 125 Camino Santiago.

On **March 26, 2019**, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and as they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style.

On **April 23, 2019**, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

Santa Fe
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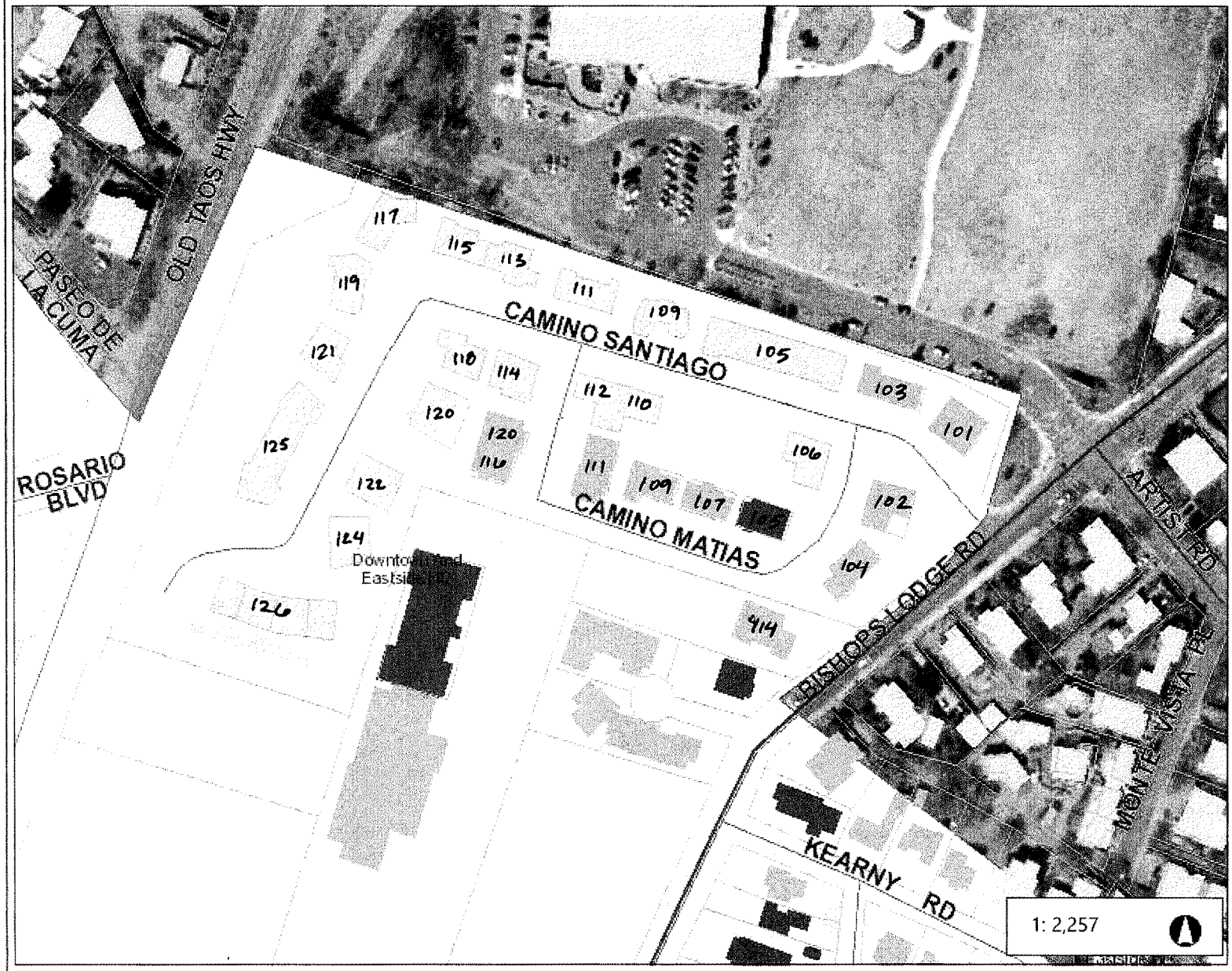

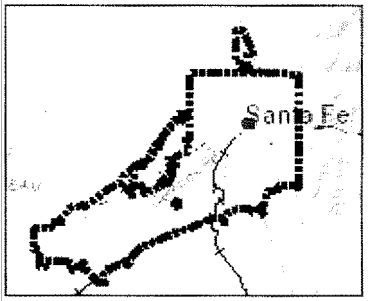

Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

376.2 0 188.08 376.2 Feet

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Notes

Note that 124 and 126 Camino Santiago have been designated as Contributing, and 122, 125 and the garages south of 126 Camino Santiago have been designated as Non-contributing.

City of Santa Fe
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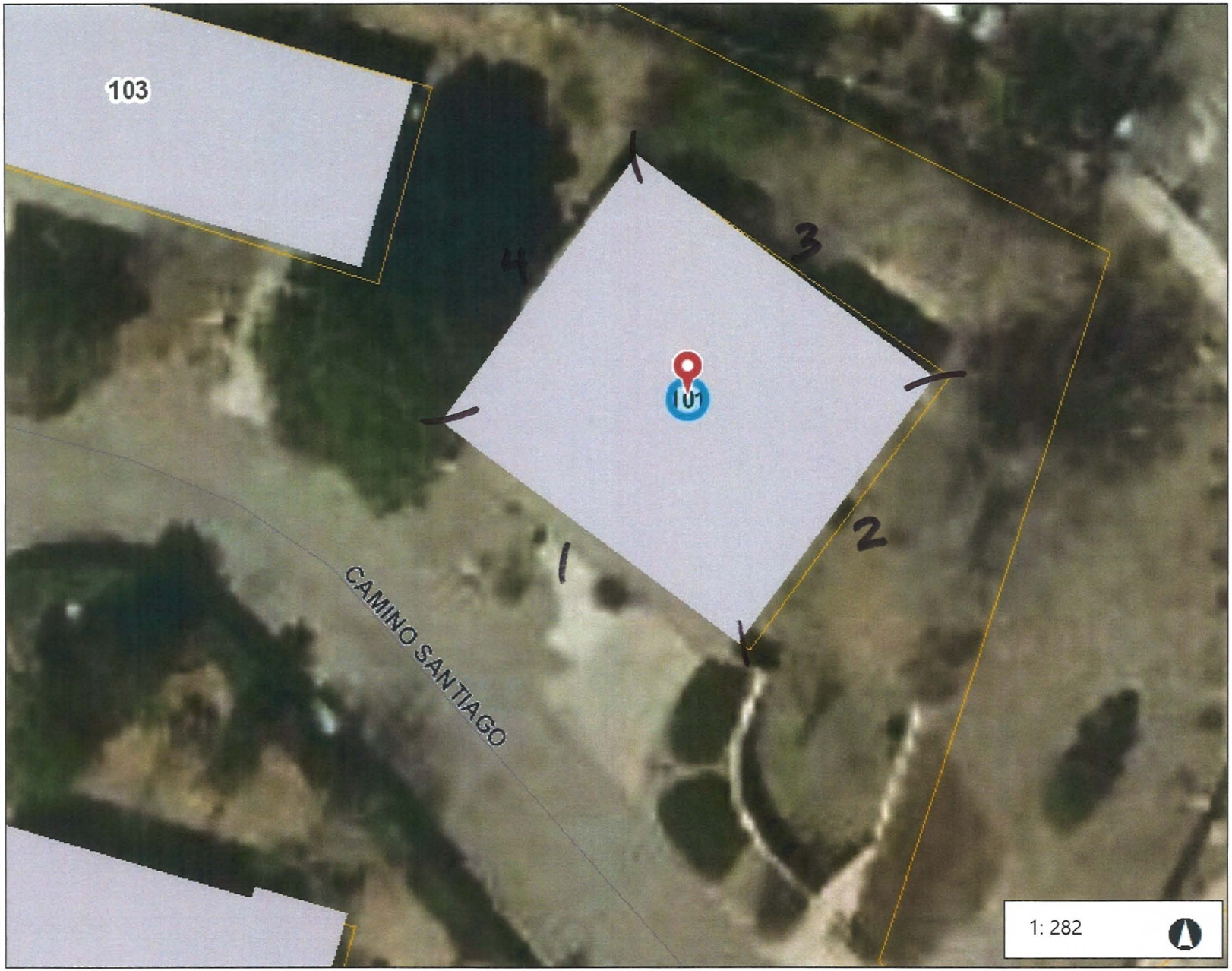
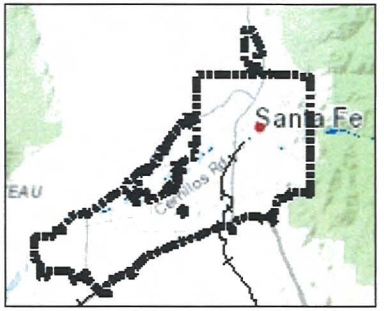
101 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

47.0 0 23.51 47.0 Feet

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Notes

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Santa Fe
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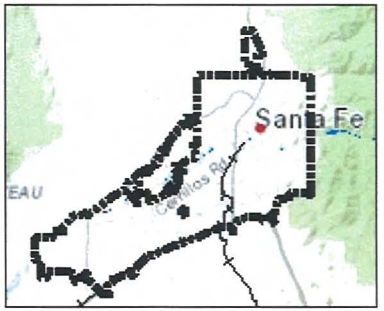
102 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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47.0 0 23.51 47.0 Feet

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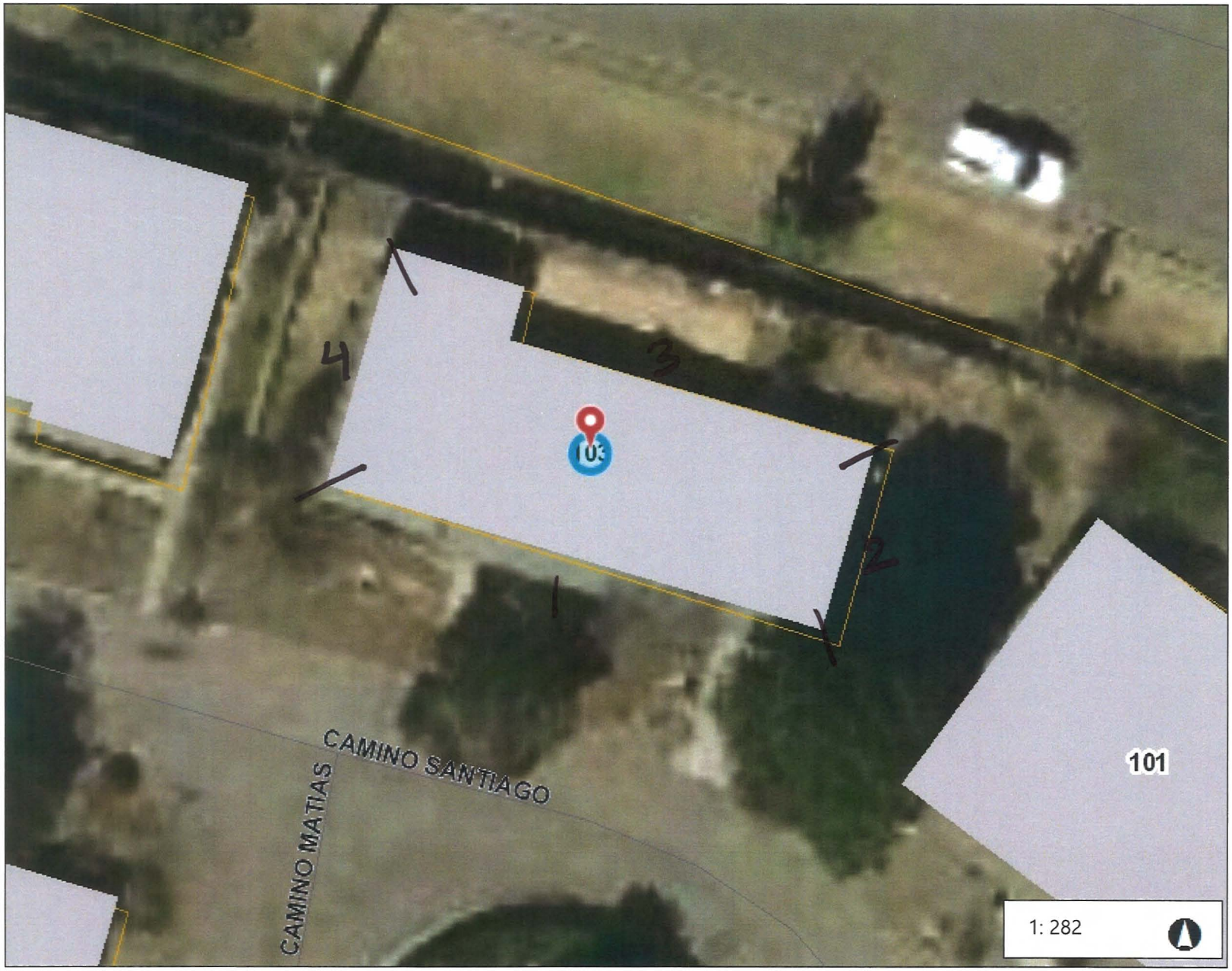
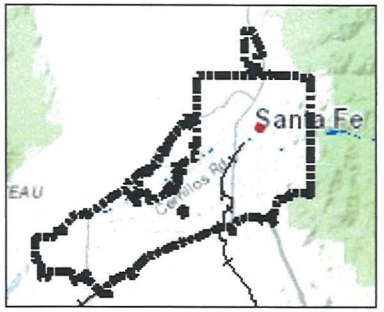
Santa Fe
Mapping the City Different

103 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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47.0 0 23.51 47.0 Feet

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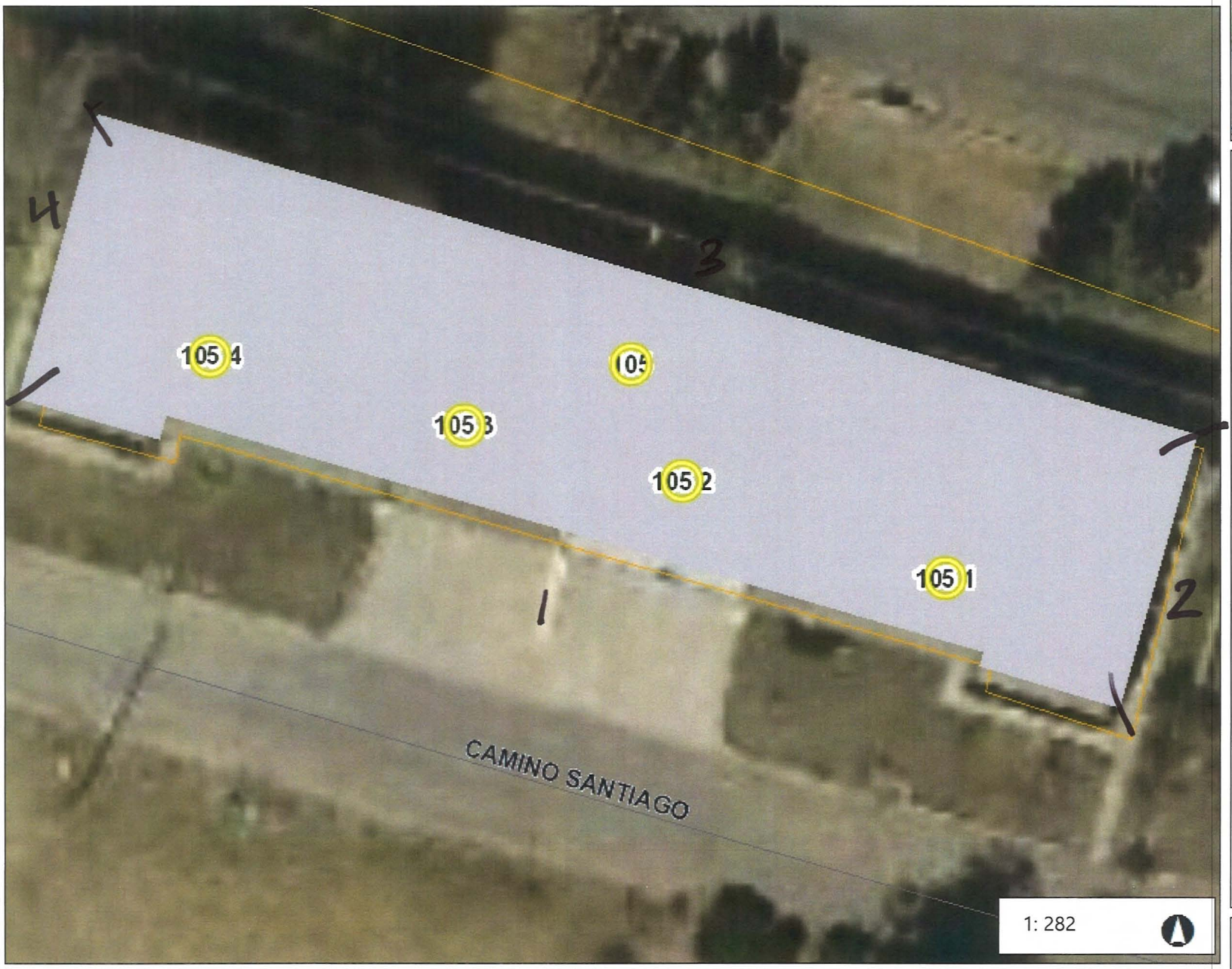
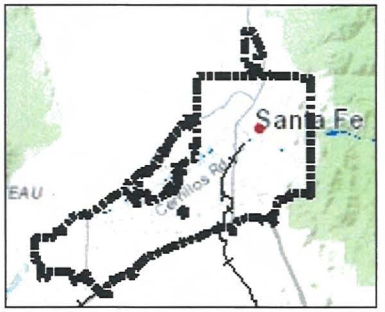
Santa Fe
Mapping the City Different

105 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

1: 282

47.0 0 23.51 47.0 Feet

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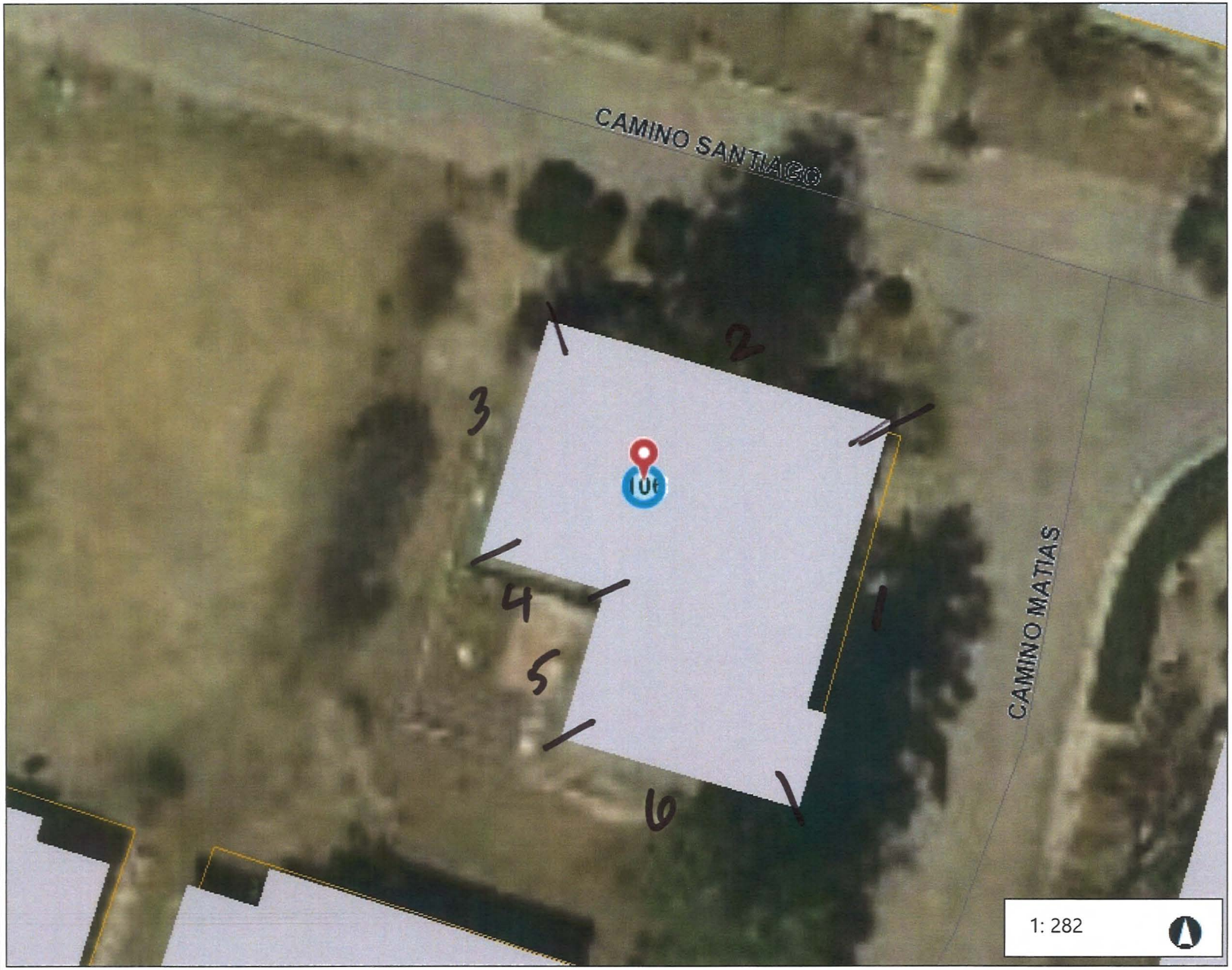
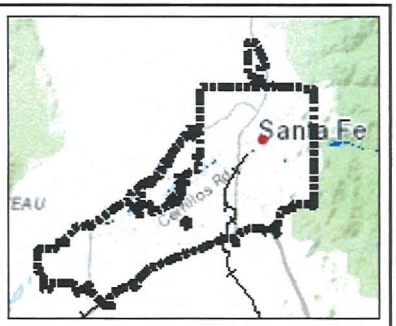
Santa Fe
Mapping the City Different

106 Camino Santiago





Legend

- City Limits
- Address Points
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- Roads
- Major Roads
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1: 282

47.0 0 23.51 47.0 Feet

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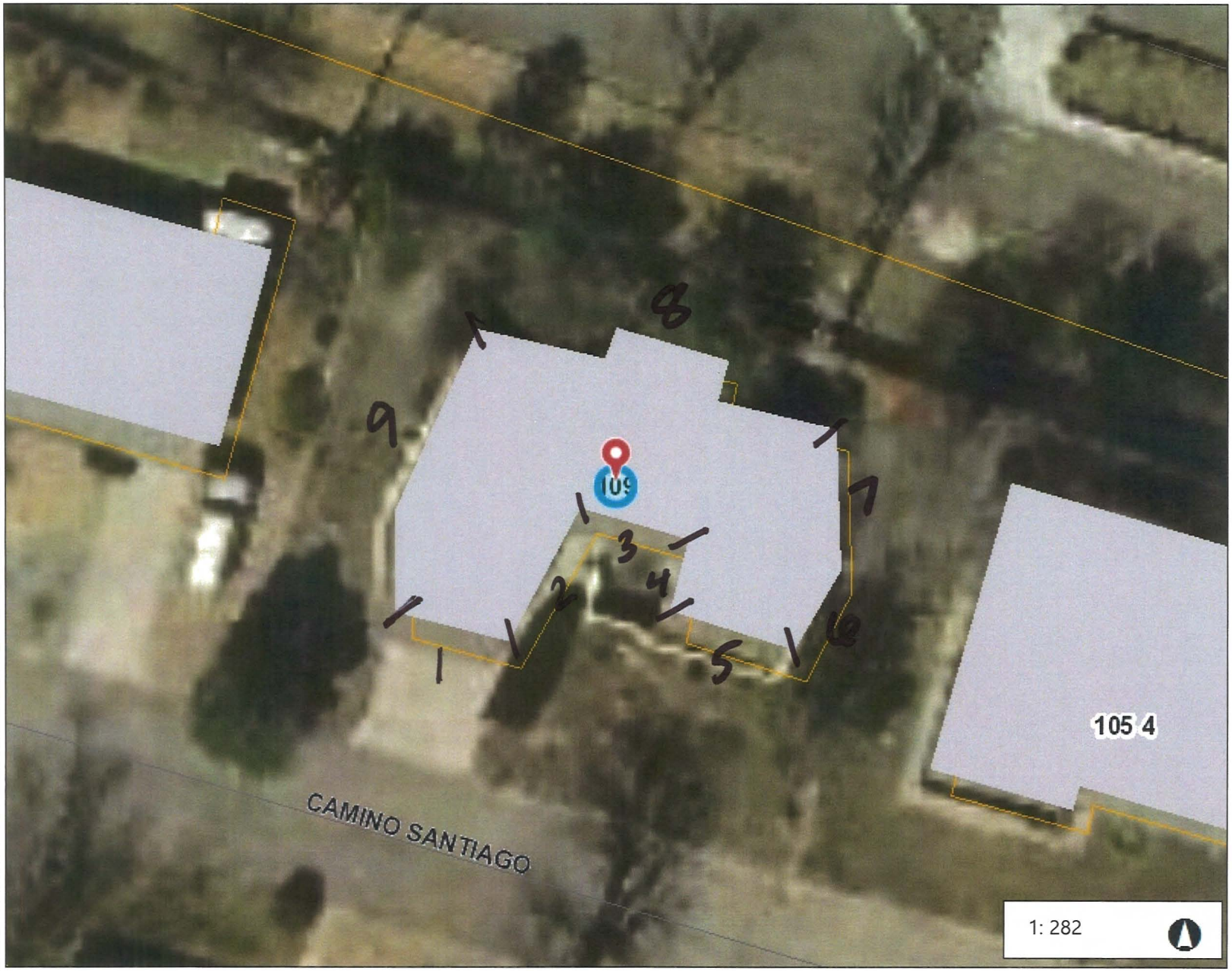
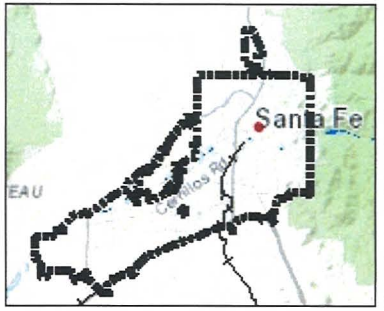
Santa Fe
Mapping the City Different

109 Camino Santiago





Legend

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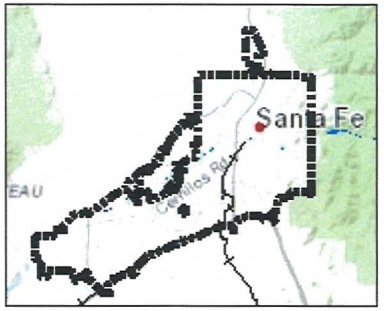
Santa Fe
Mapping the City Different

110 Camino Santiago





Legend

- City Limits
- Address Points
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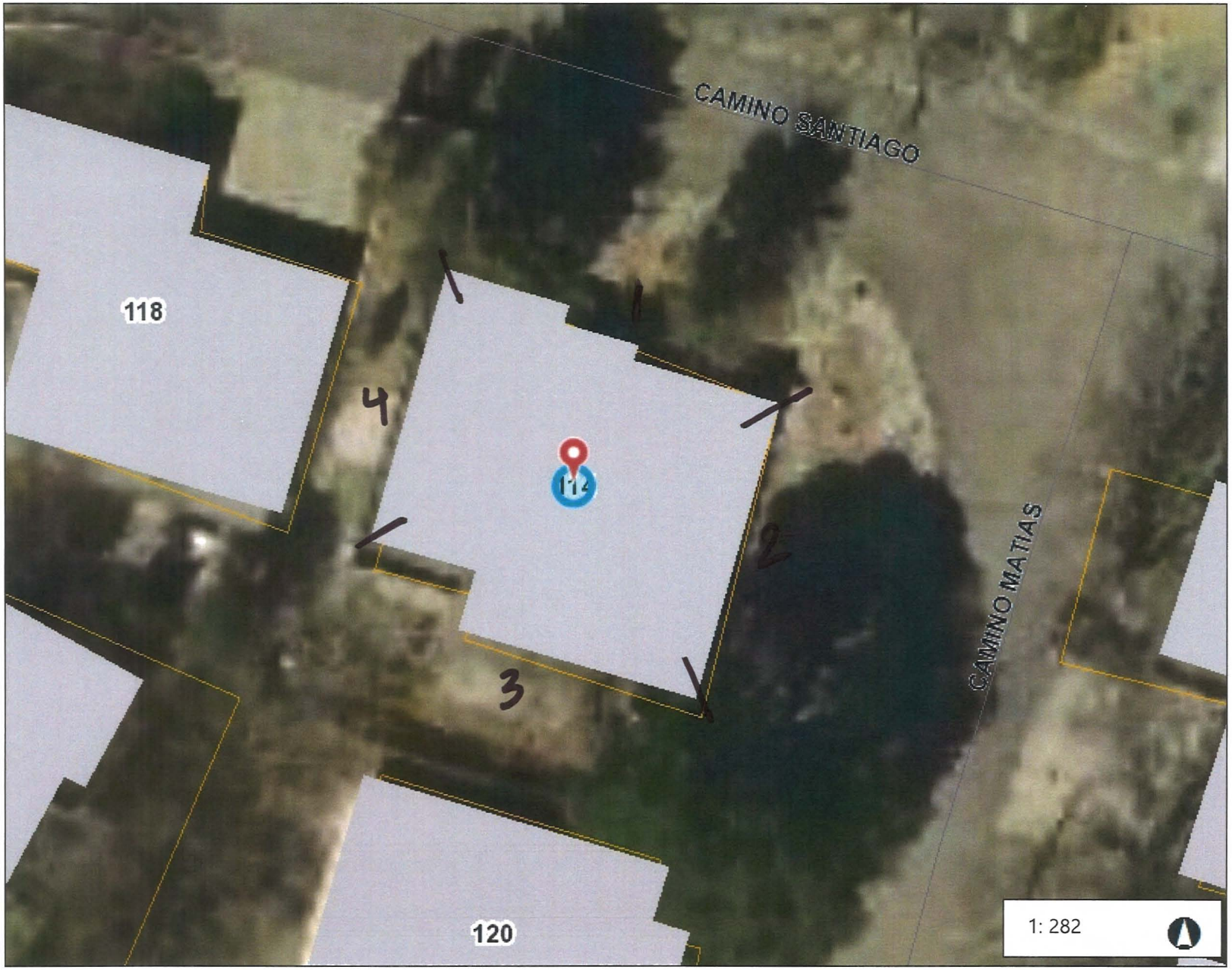
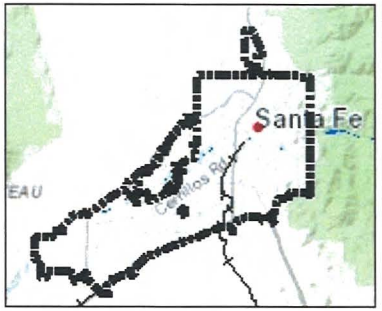
Santa Fe
Mapping the City Different

114 Camino Santiago





Legend

- City Limits
- Address Points
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- Roads
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- Santa Fe County Parcels
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Notes

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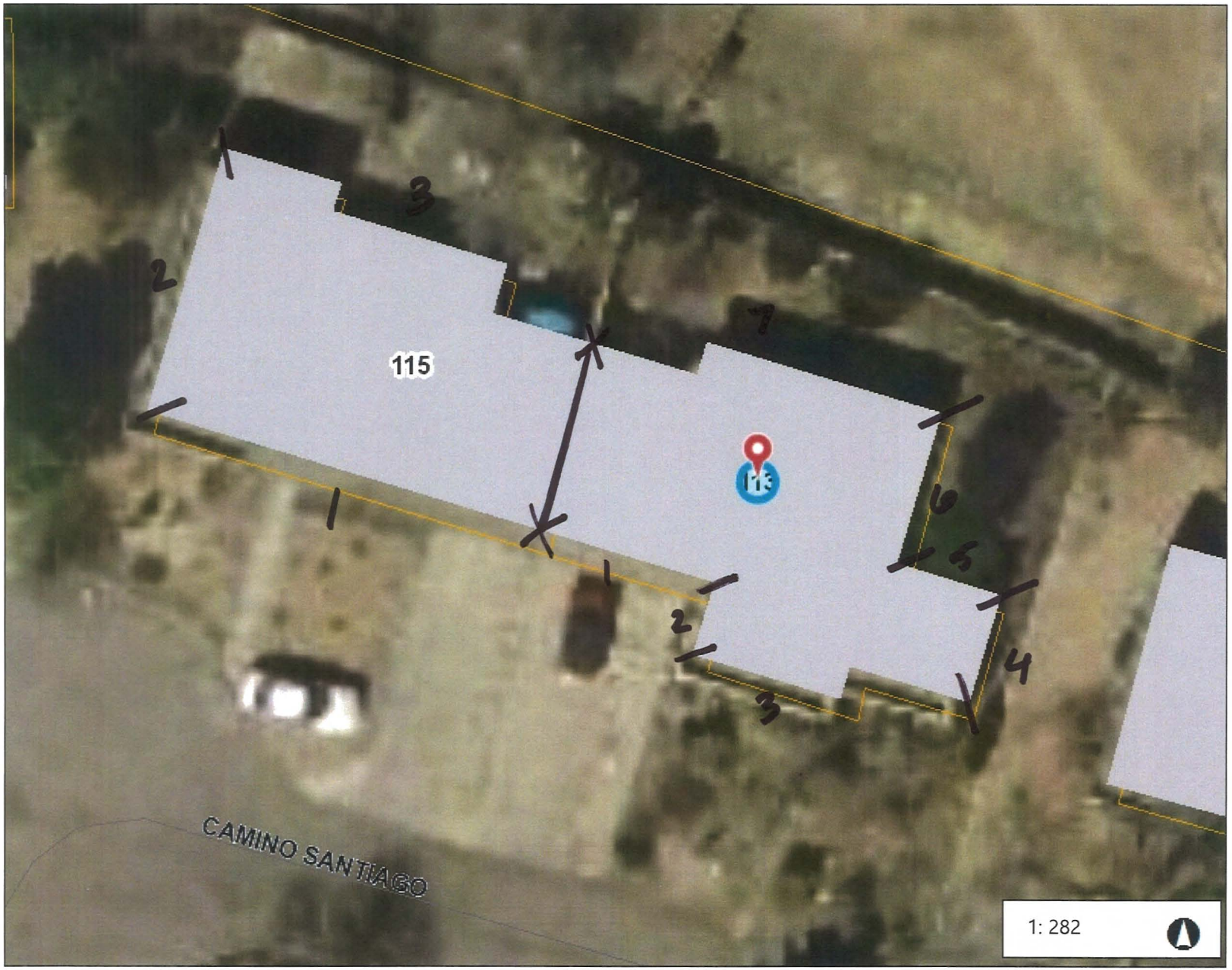
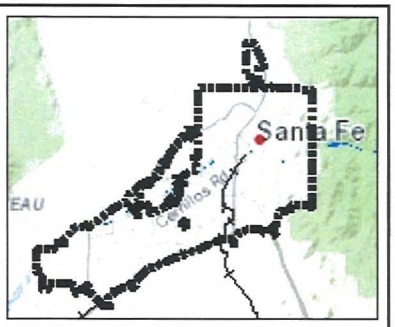
Santa Fe
Mapping the City Different

113/115 Camino Santiago





Legend

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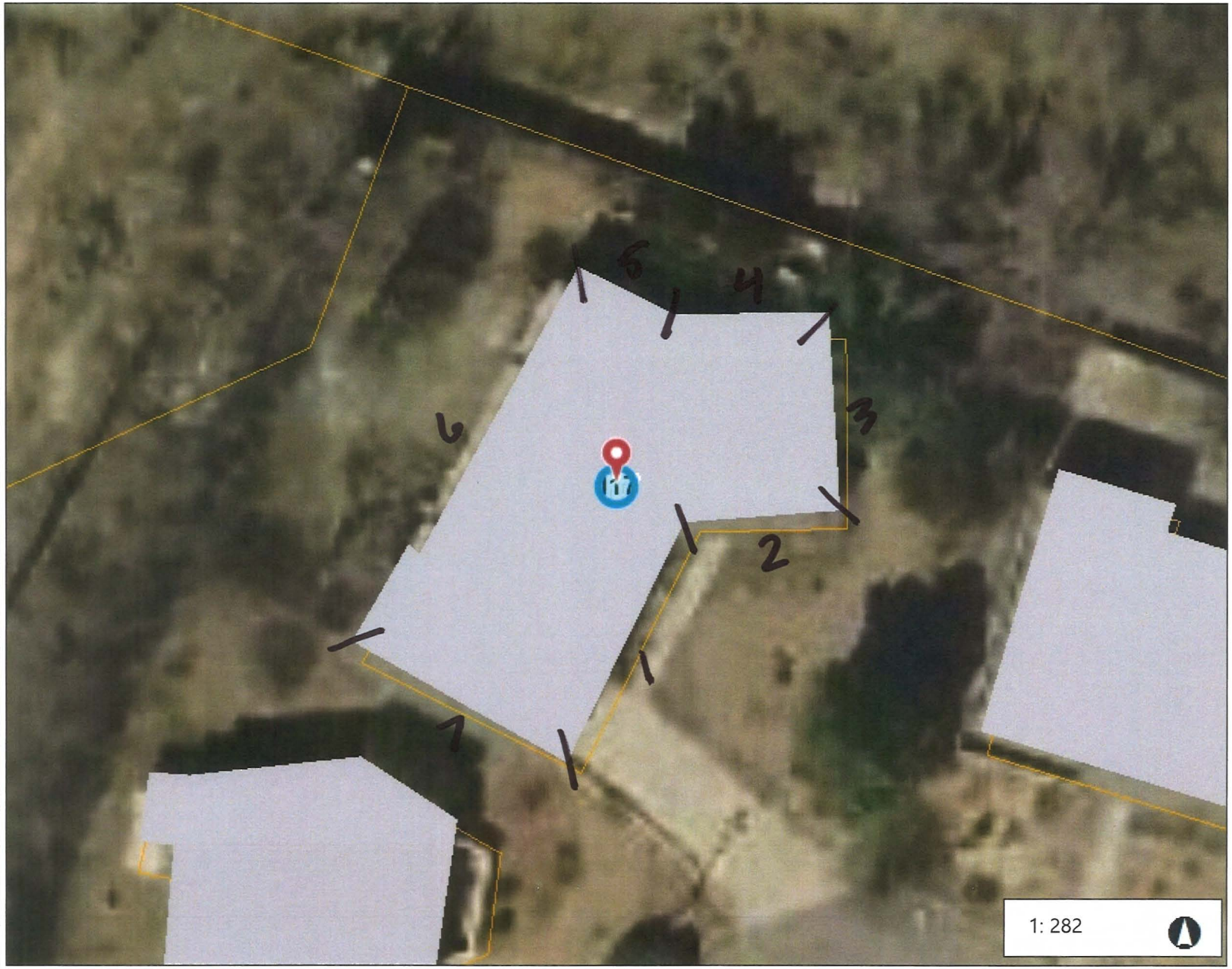
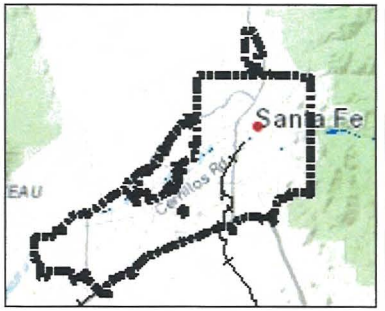
Santa Fe
Mapping the City Different

17 Camino Santiago





Legend

- City Limits
- Address Points
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- Roads
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- Santa Fe County Parcels
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47.0 0 23.51 47.0 Feet

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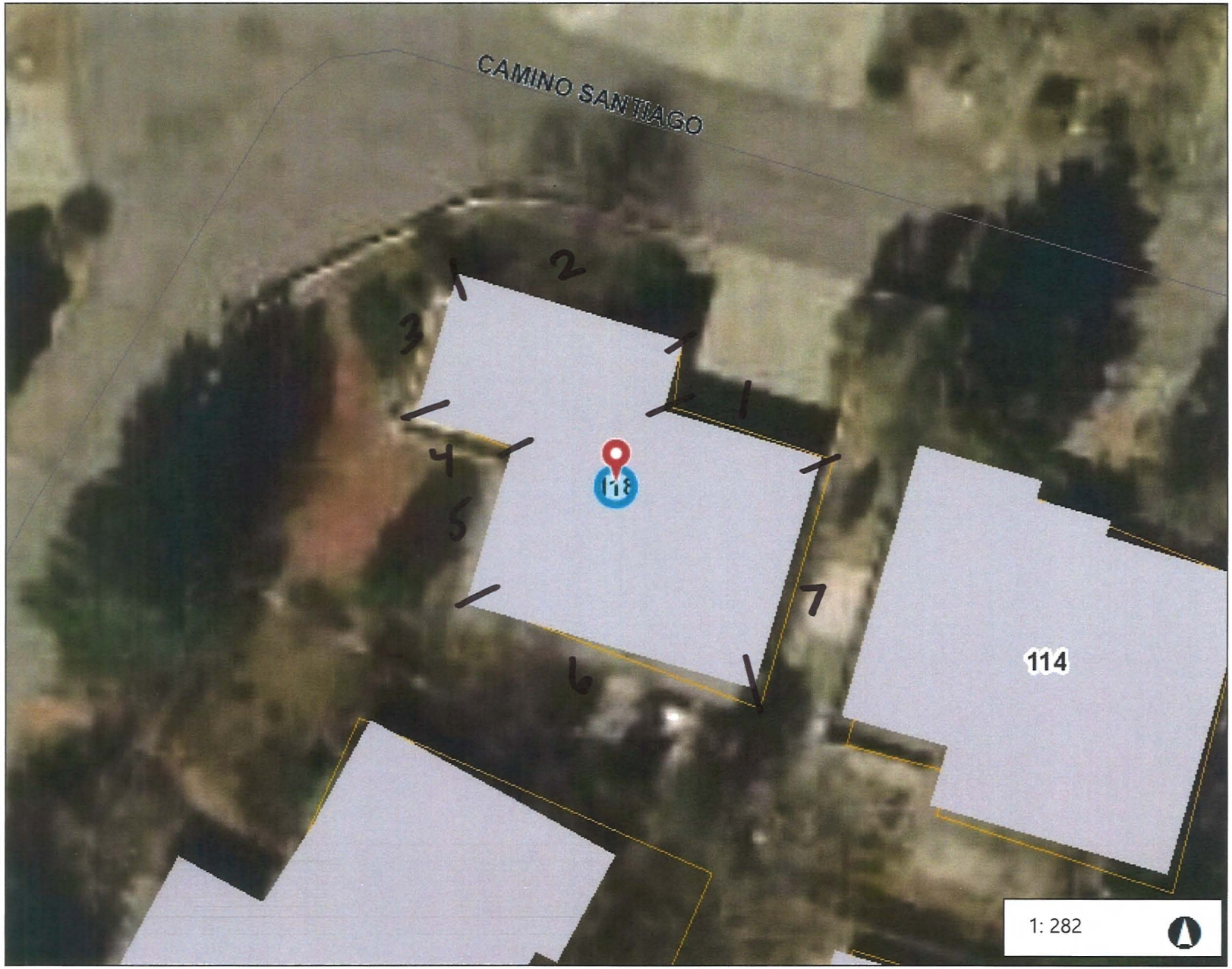
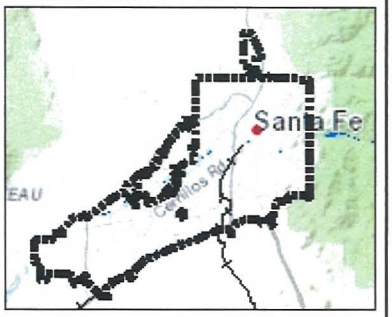
City of Santa Fe
Mapping the City Different

118 Camino Santiago





Legend

- City Limits
- Address Points
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47.0 0 23.51 47.0 Feet

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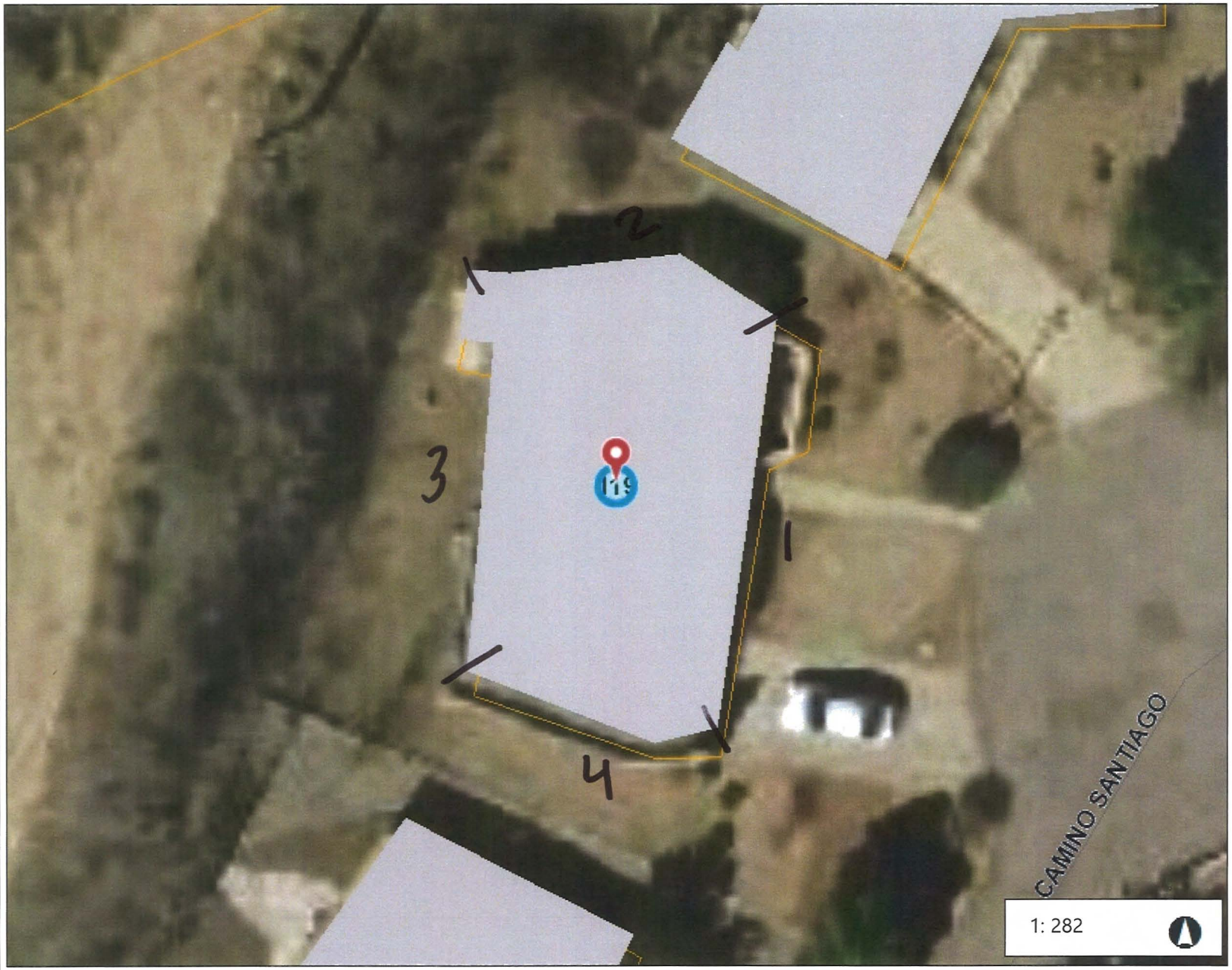
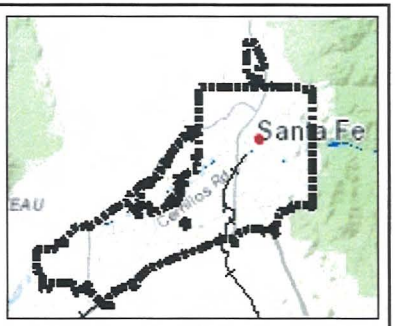
Santa Fe
Mapping the City Different

19 Camino Santiago





Legend

- City Limits
- Address Points
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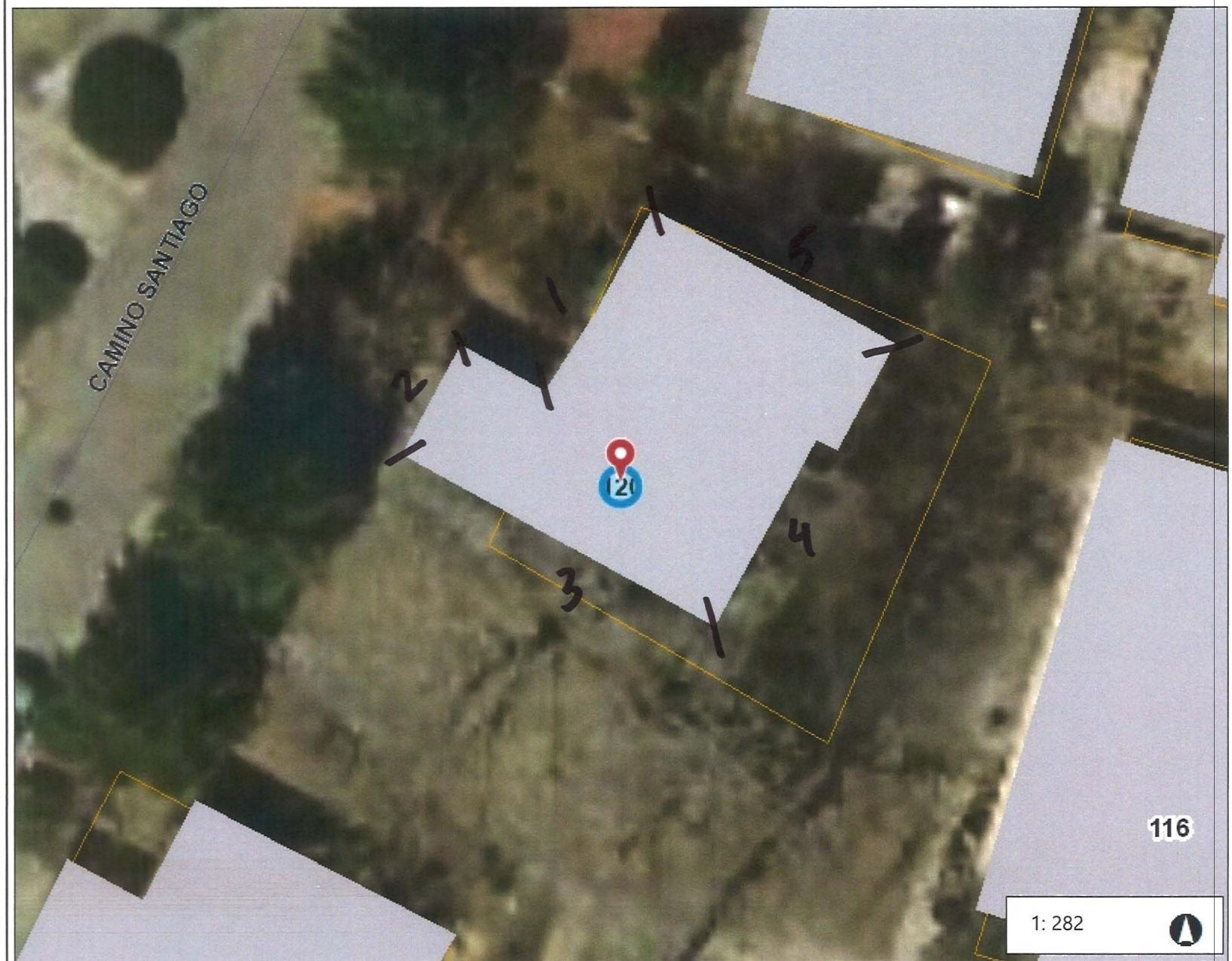
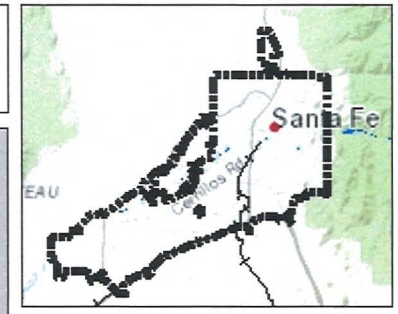
City of Santa Fe
Mapping the City Different

120 Camino Santiago





Legend

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47.0 0 23.51 47.0 Feet

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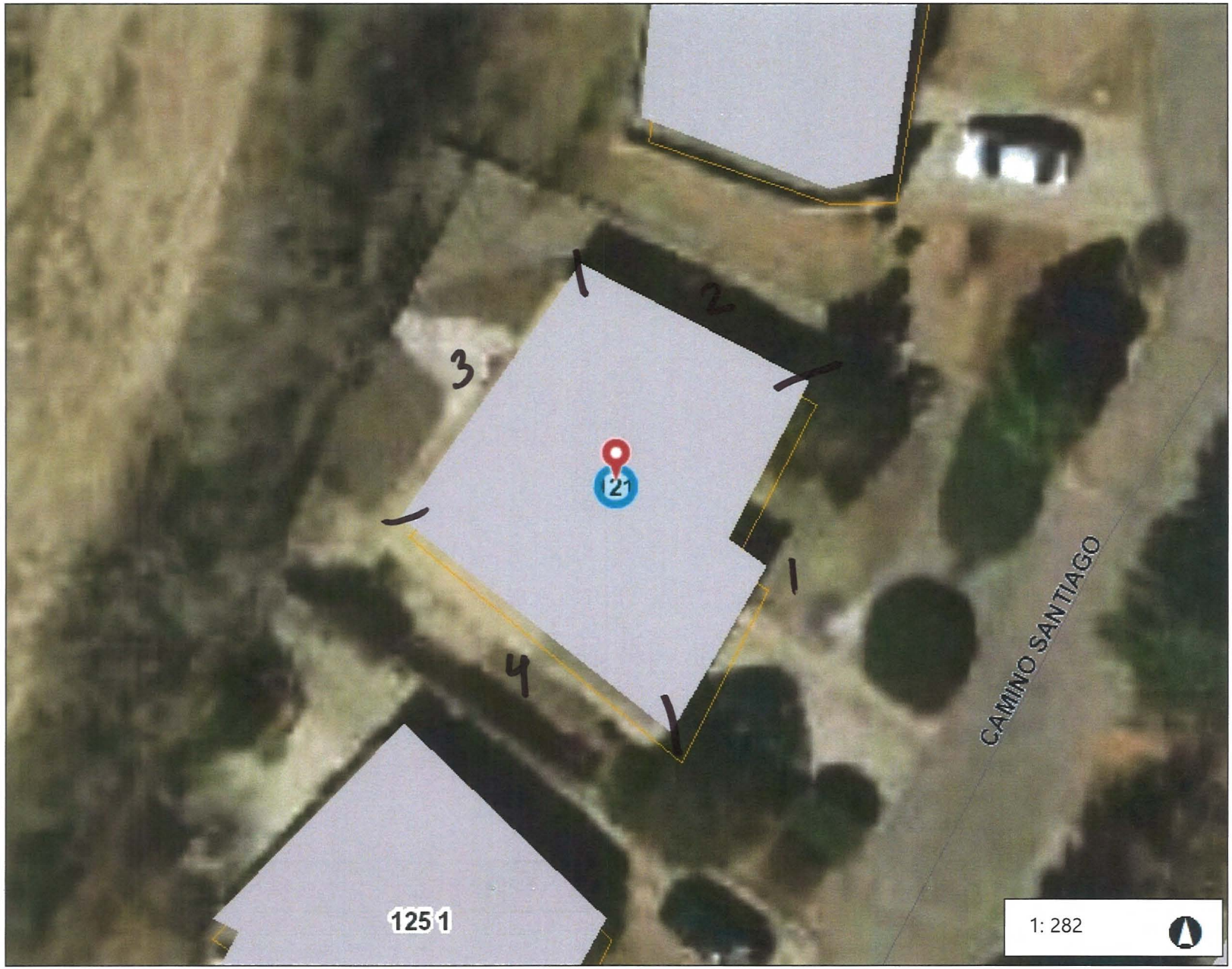
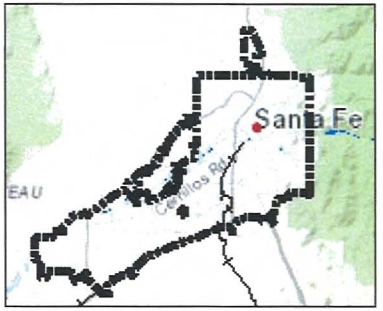
Santa Fe
Mapping the City Different

121 Camino Santiago





Legend

- City Limits
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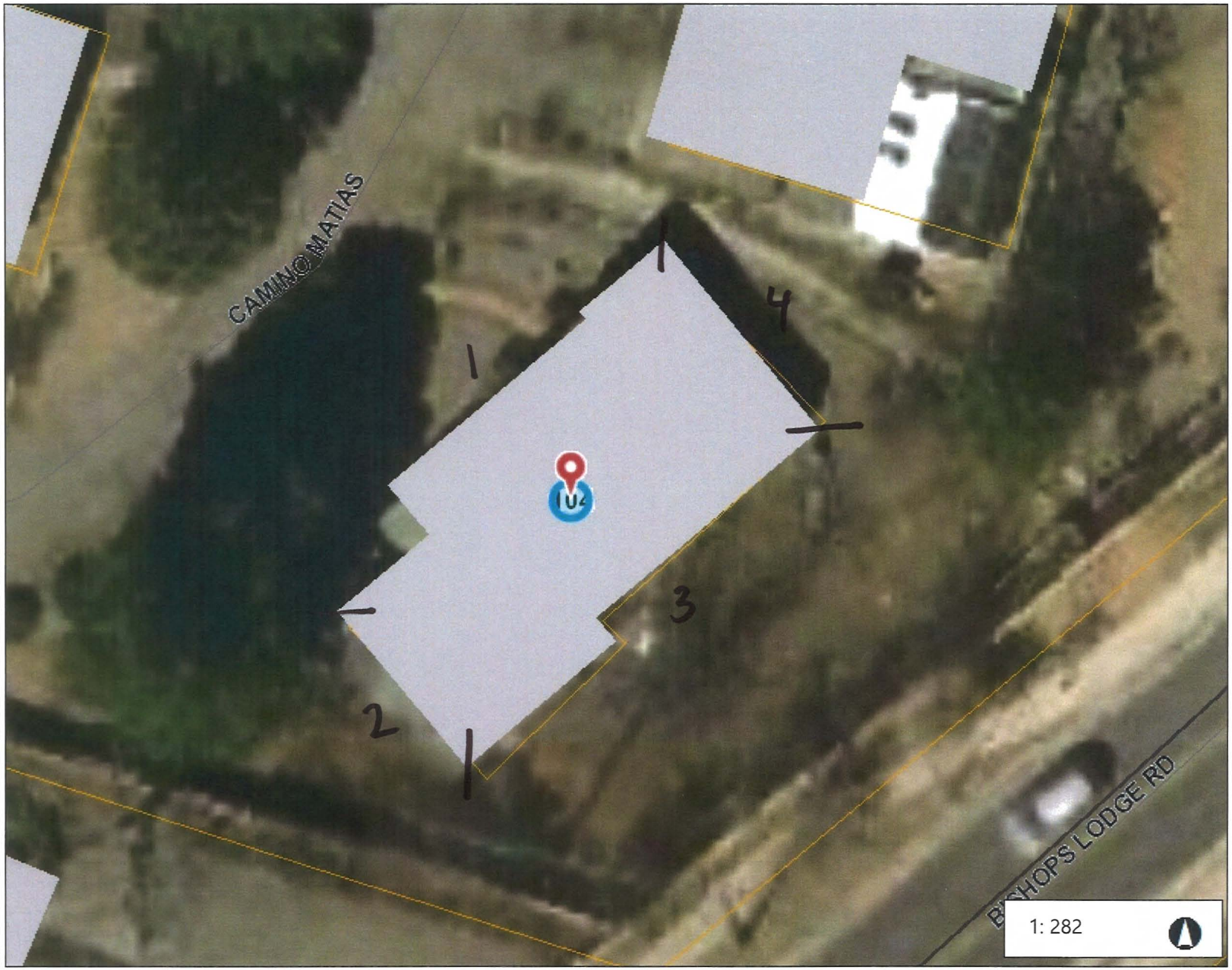
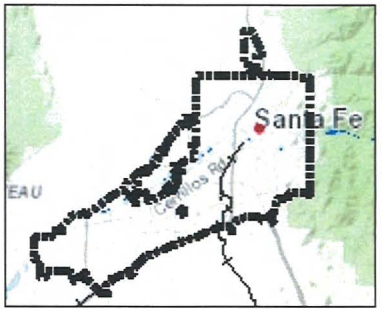
Santa Fe
Mapping the City Different

104 Camino Matias





Legend

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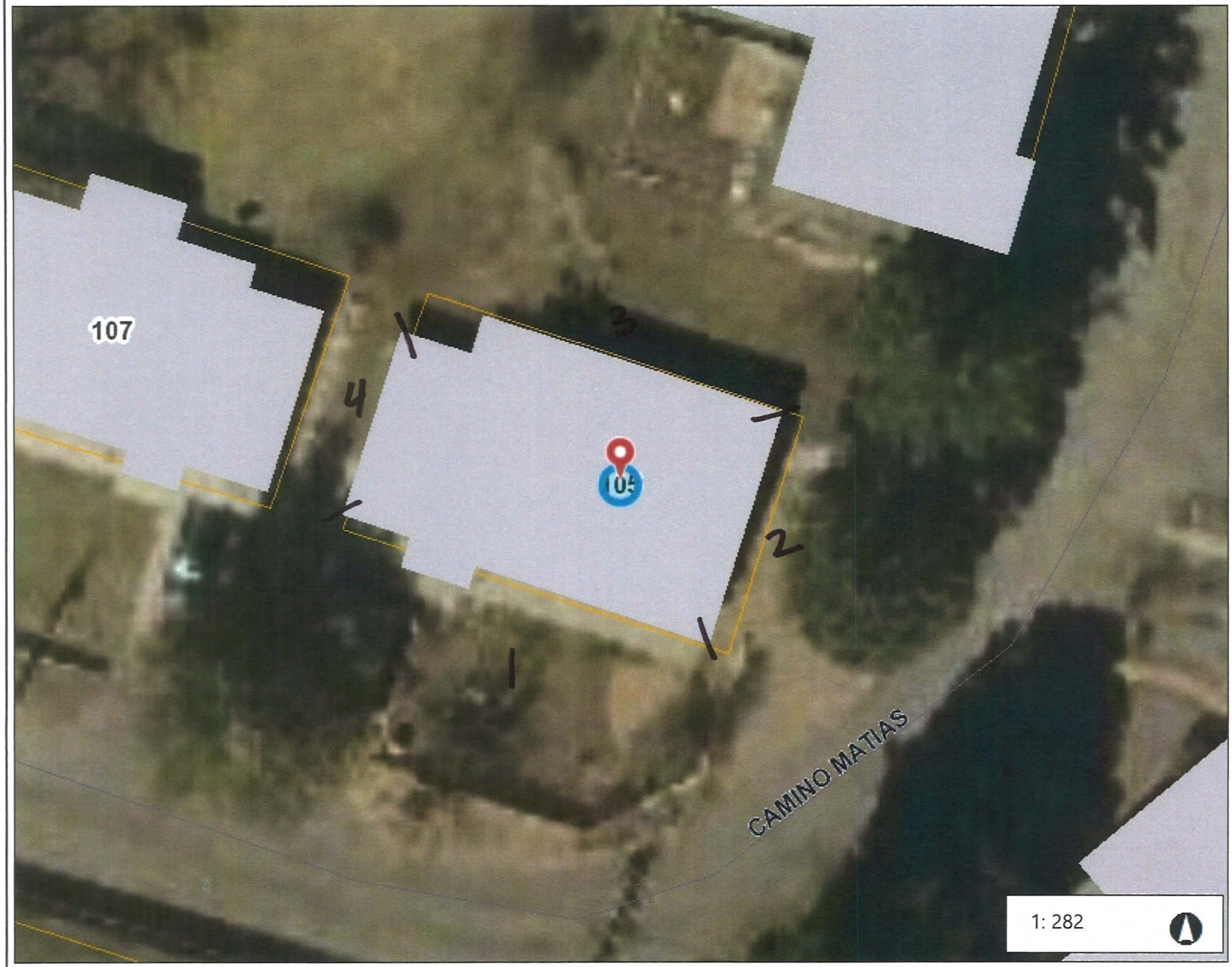
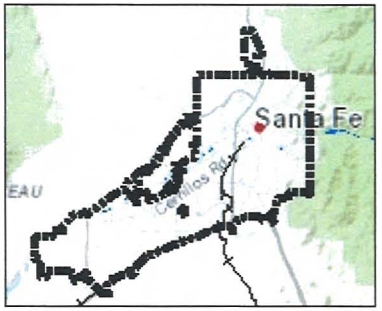
Santa Fe
Mapping the City Different

105 Camino Matias





Legend

- City Limits
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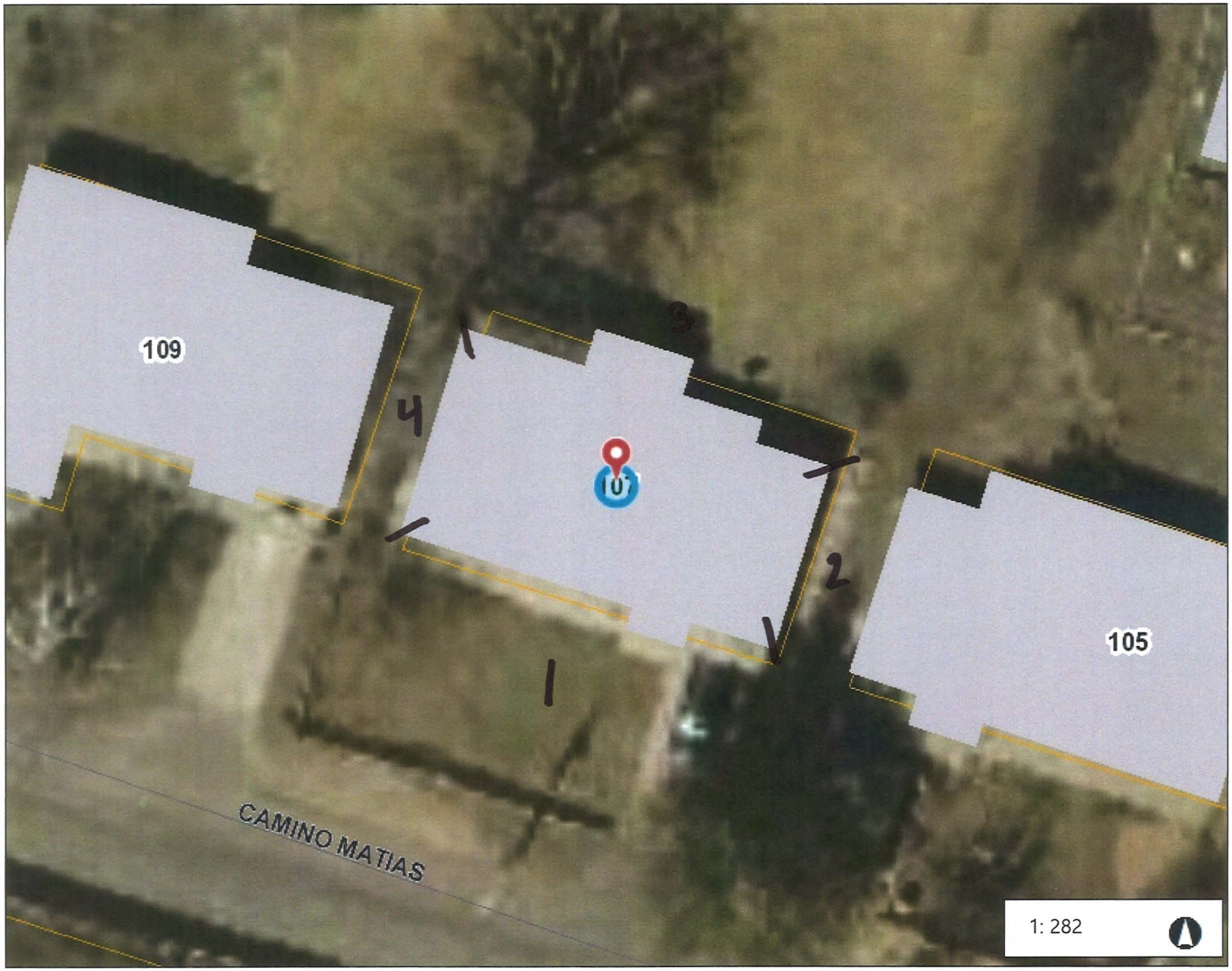
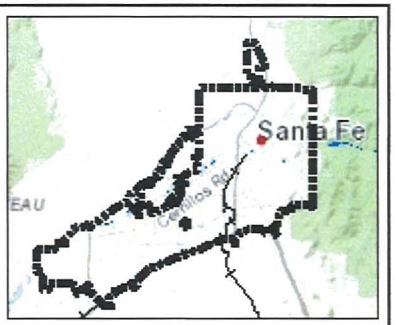
City of Santa Fe
Mapping the City Different

107 Camino Matias





Legend

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Santa Fe
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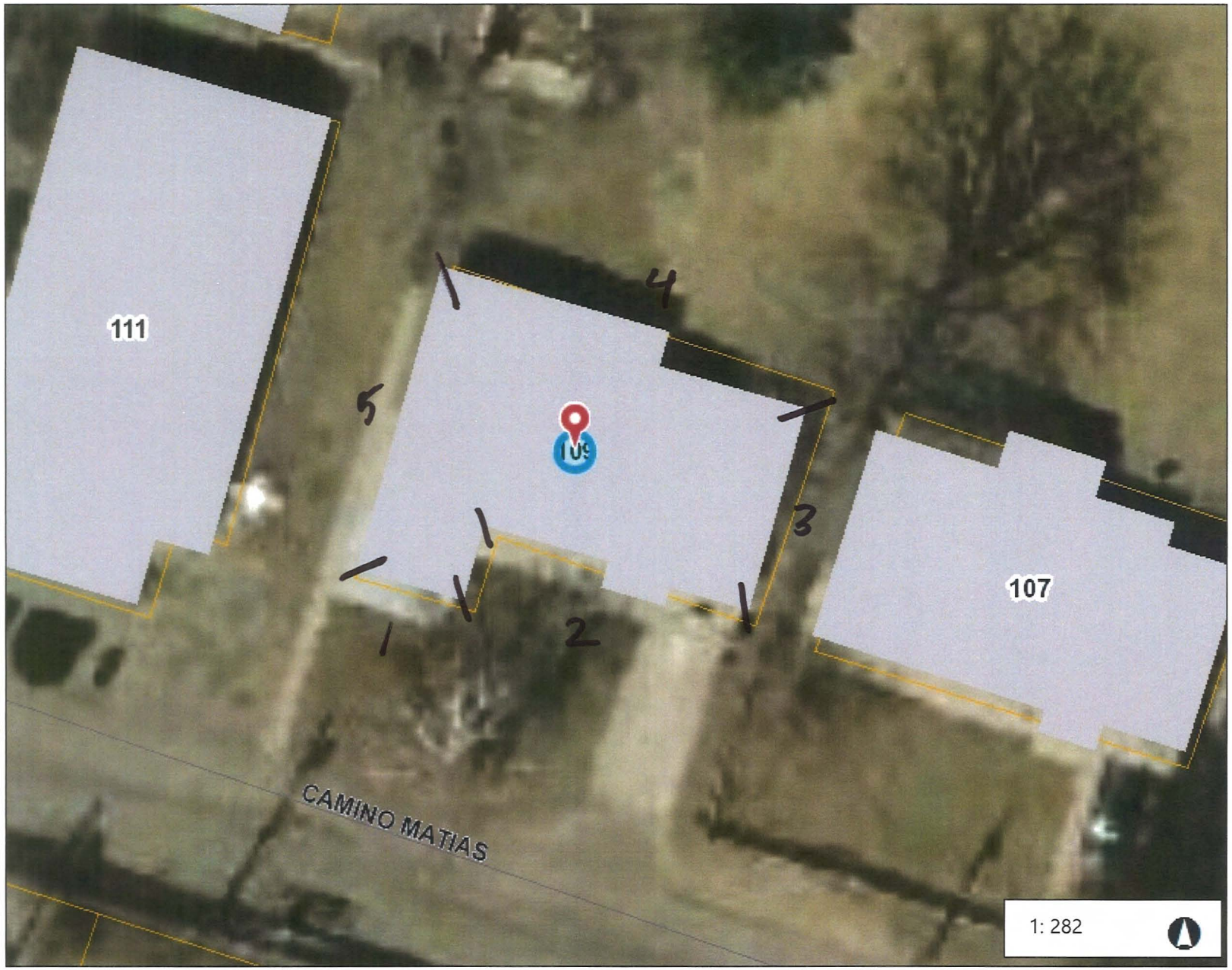
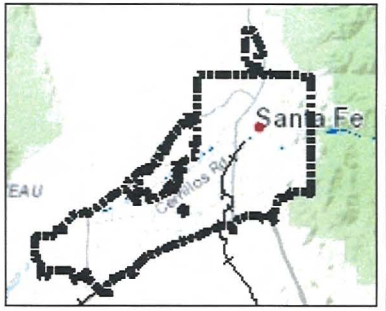
109 Camino Matias





Legend

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Santa Fe
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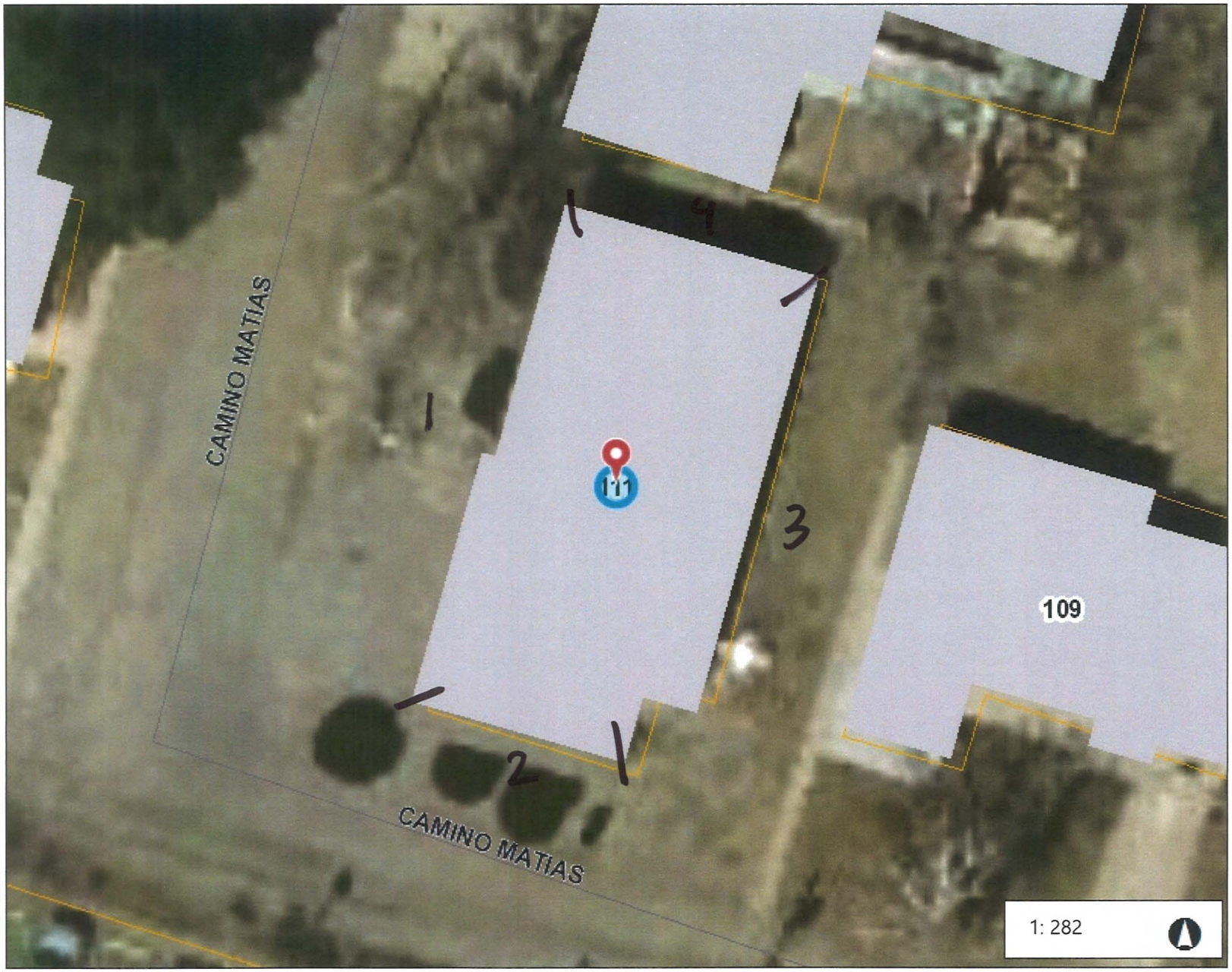
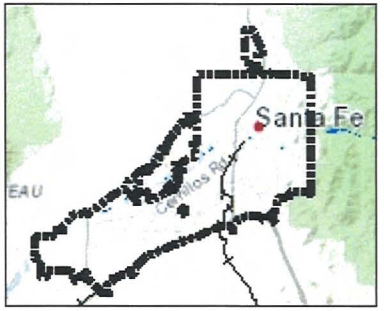
111 Camino Matias





Legend

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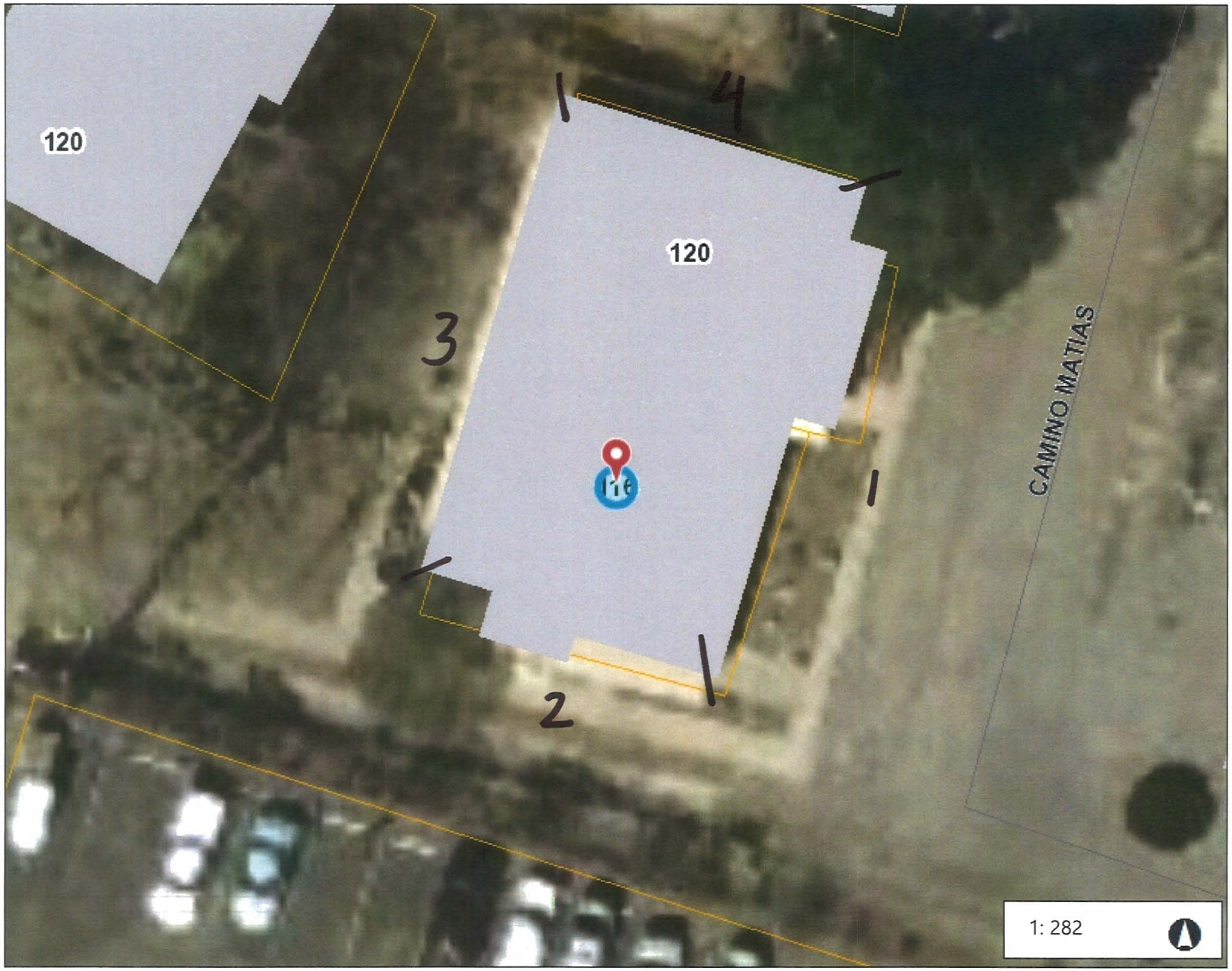
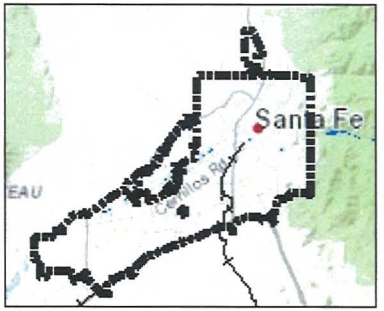
City of Santa Fe
Mapping the City Different

116/120 Camino Matias





Legend

- City Limits
- Address Points
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- Roads
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- Santa Fe River
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1: 282

47.0 0 23.51 47.0 Feet

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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

June 7, 2019

Plaza del Monte LLC
8814 Horizon Blvd, Suite 400
Albuquerque, NM 87113

RE: Review of Historic Status for Plaza del Monte

Dear Property Owner,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designations of structures at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias in the Plaza del Monte Subdivision. The designation of a historic status category, including "significant", "contributing", and "non-contributing," is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe website.

Please be advised that the Historic Districts Review Board will review historic status for these structures at their request and that the status review will take place at a public hearing on June 25, 2019, starting at 5:30pm in the City Council Chambers at City Hall. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

Any questions regarding this issue should be directed to the Historic Preservation Division at (505) 955-6605 or (505) 955-6577 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

Lisa Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

14-5.2(C)(2)(d) Notice of Board's Review of Status

(i) Staff shall mail notice, certified main return receipt requested, to the property owner of the subject property no less than fifteen days prior to the board's review of a change in or designation of status.

PLAZA DEL MONTE

Santa Fe, New Mexico

Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
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Santa Fe, NM 87501

Consultant: John W. Murphey
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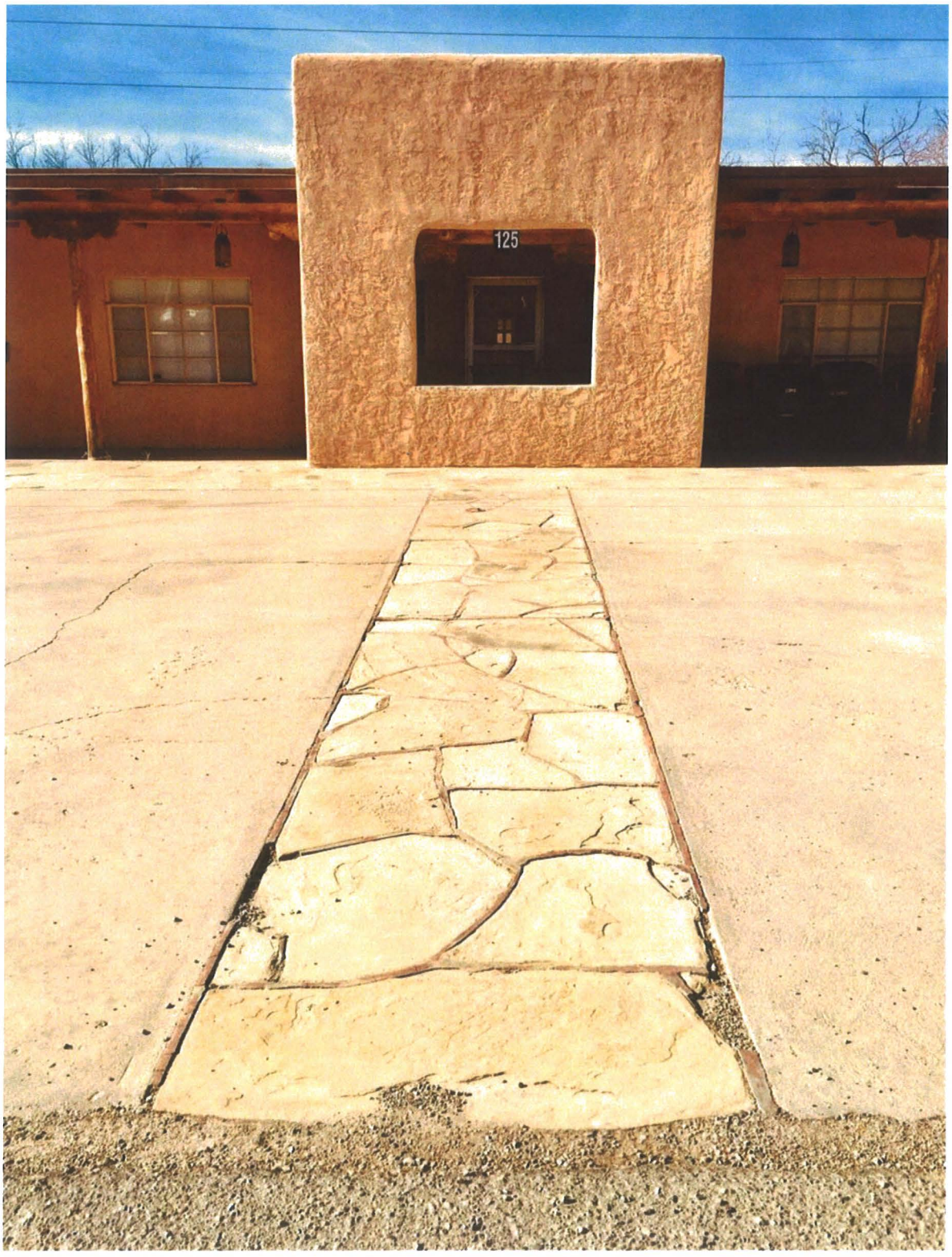
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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

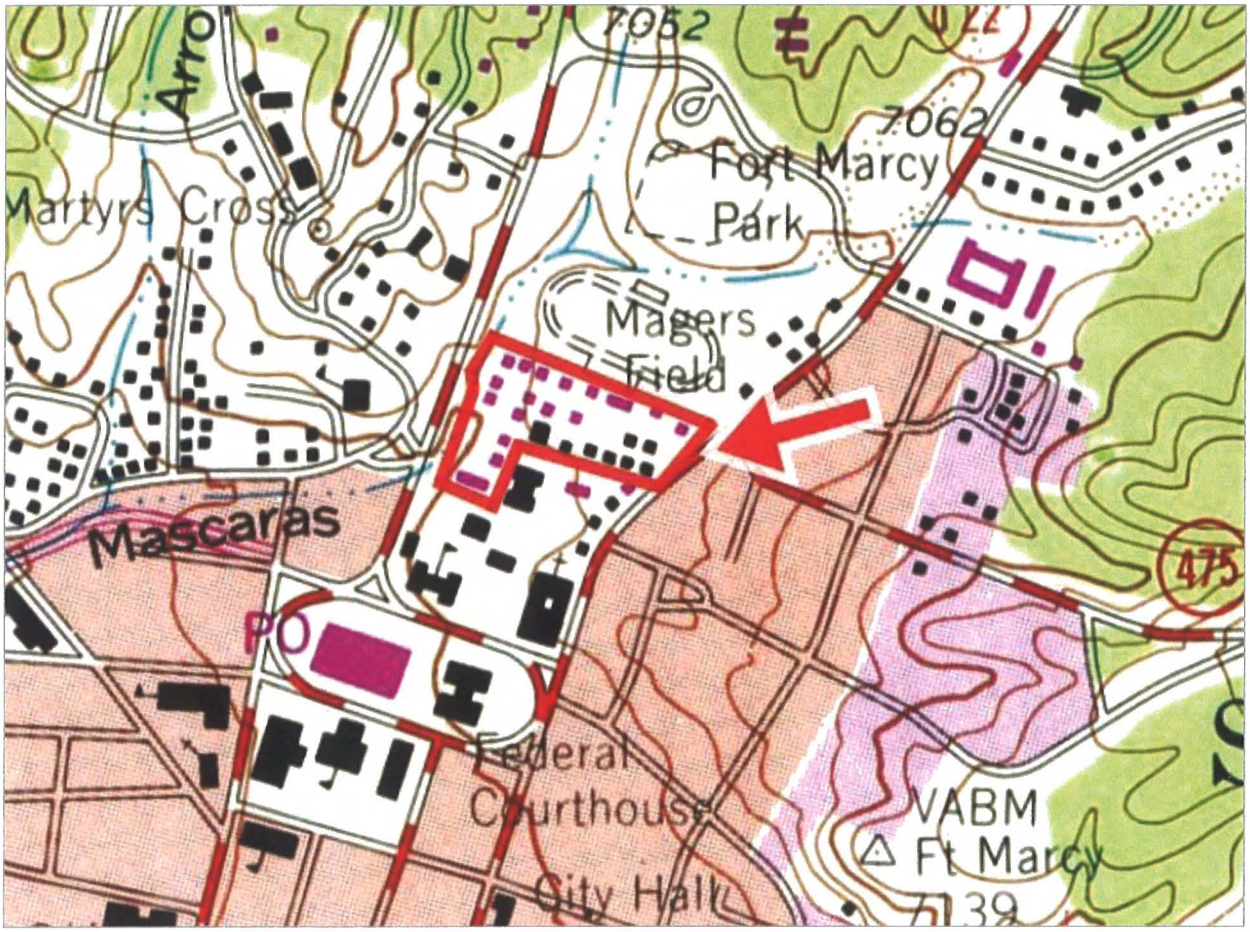

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

[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]

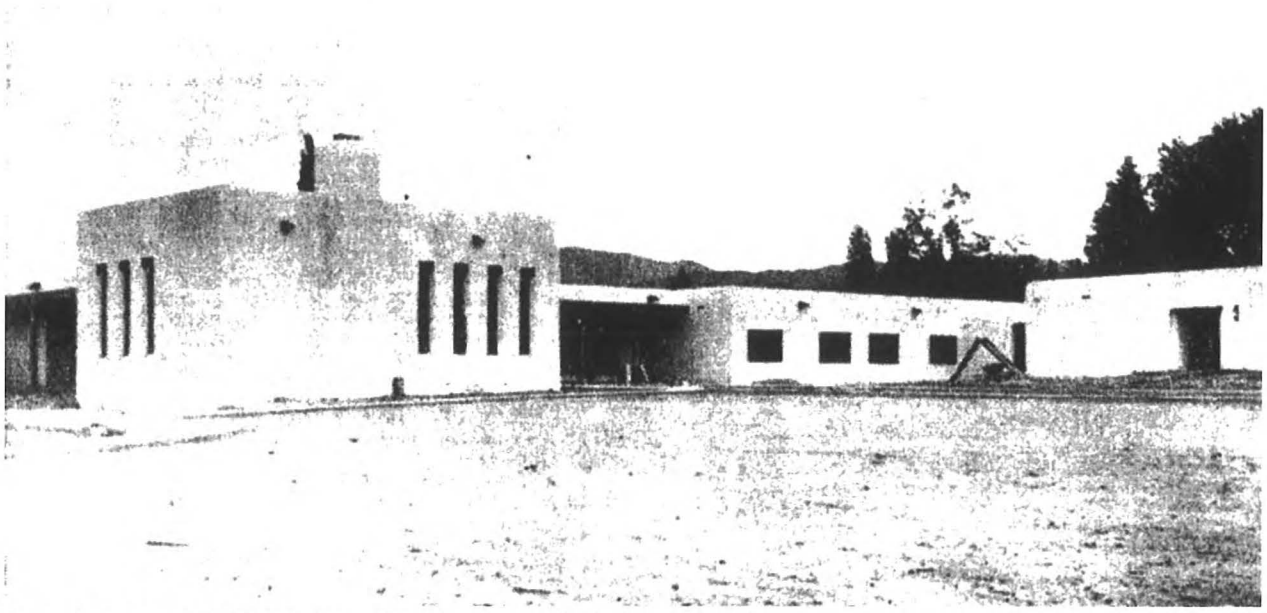

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

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.

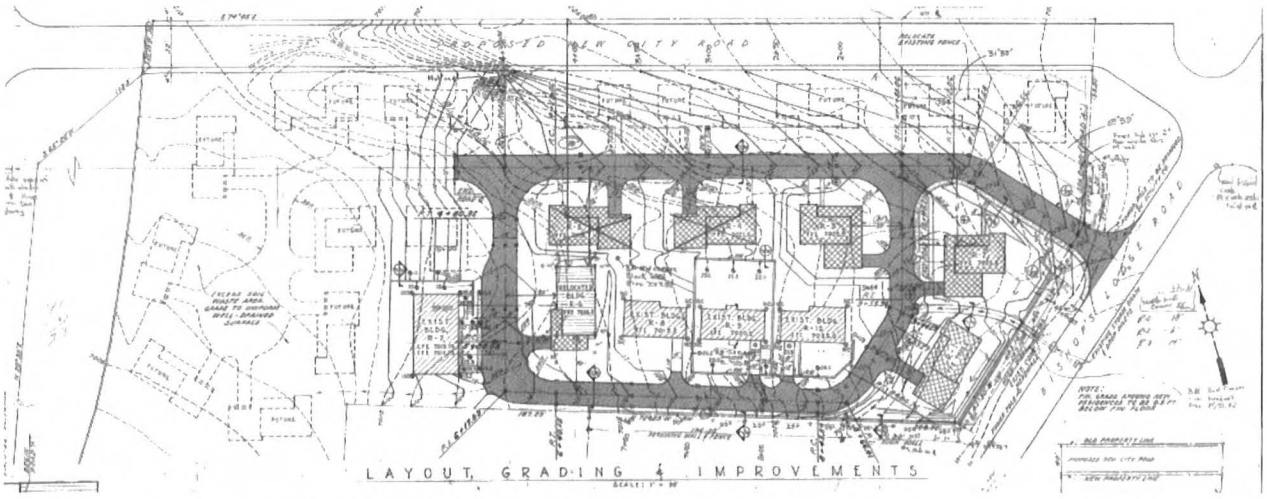

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

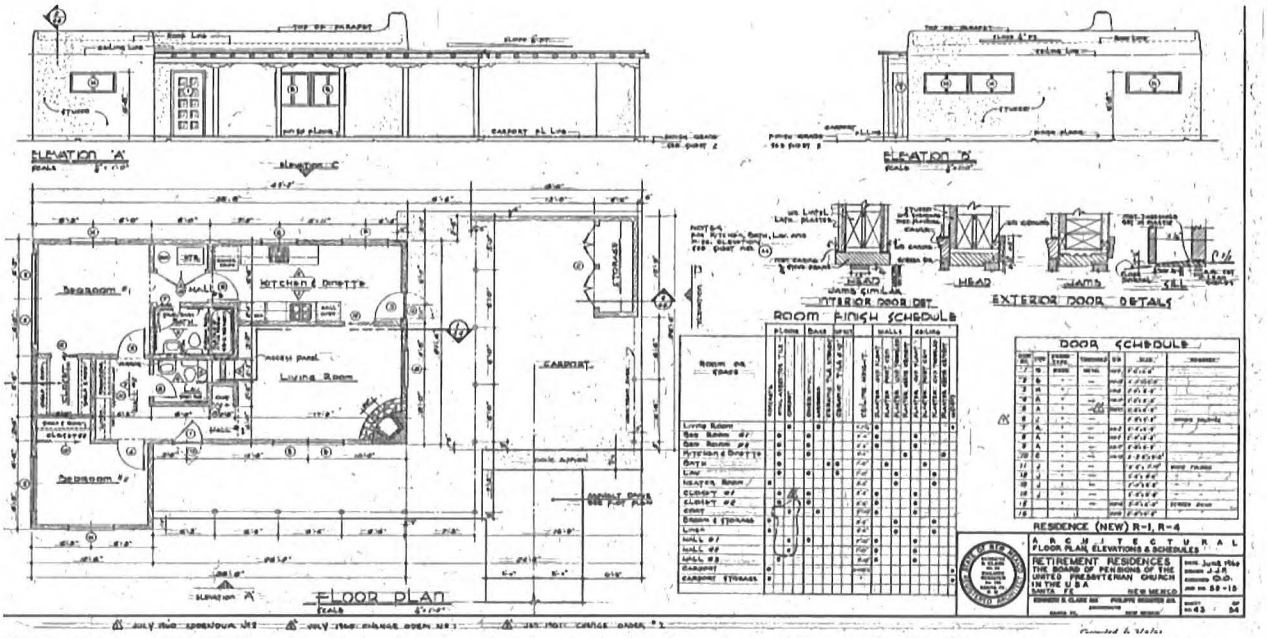

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

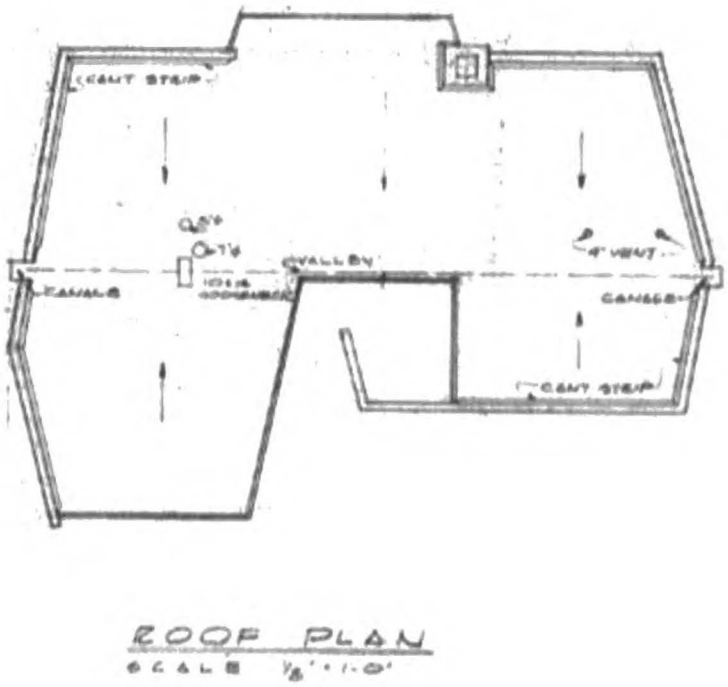

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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.

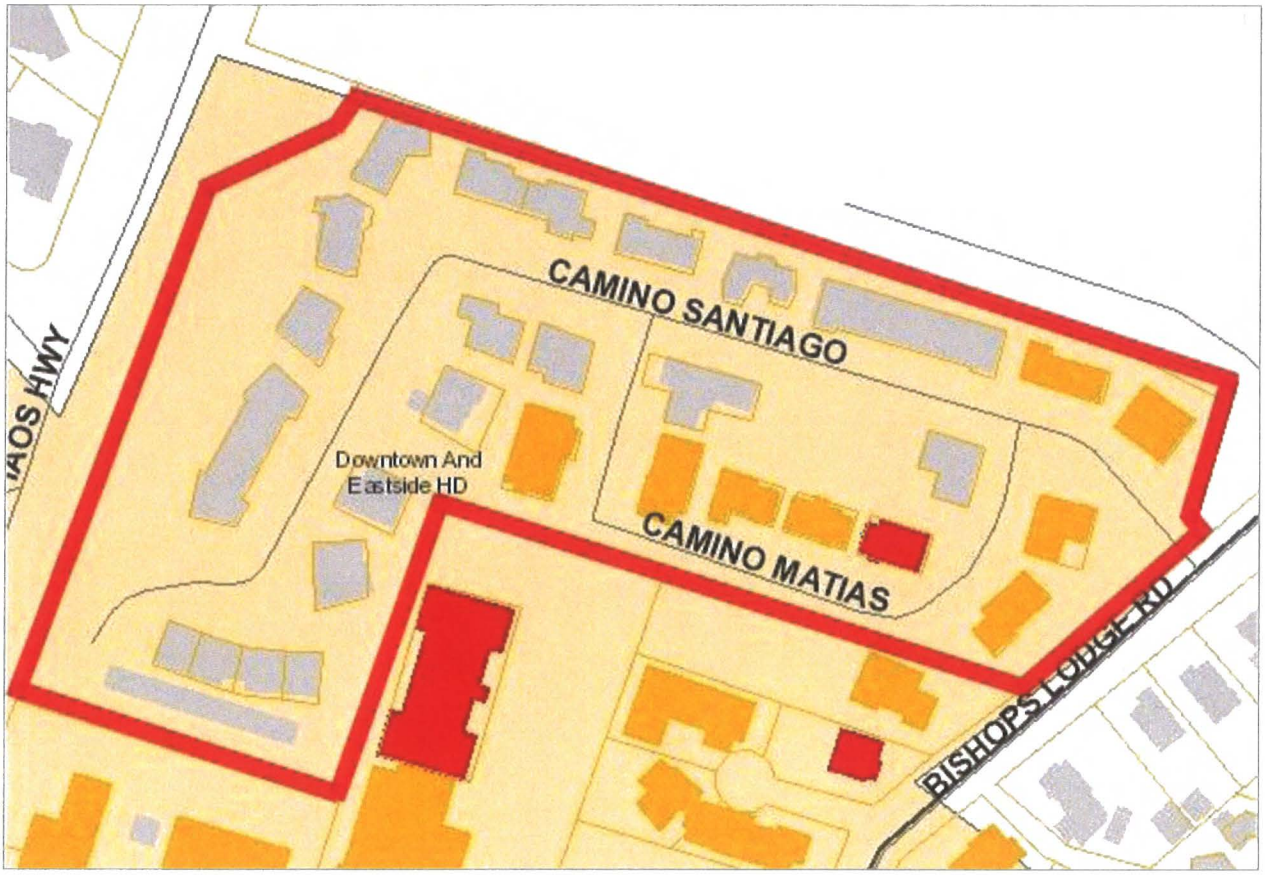
Mathiasen, Geneva and Edward H. Noakes, editors. *Planning Homes for the Aged*. New York: F.W. Dodge Corporation, 1959.

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.

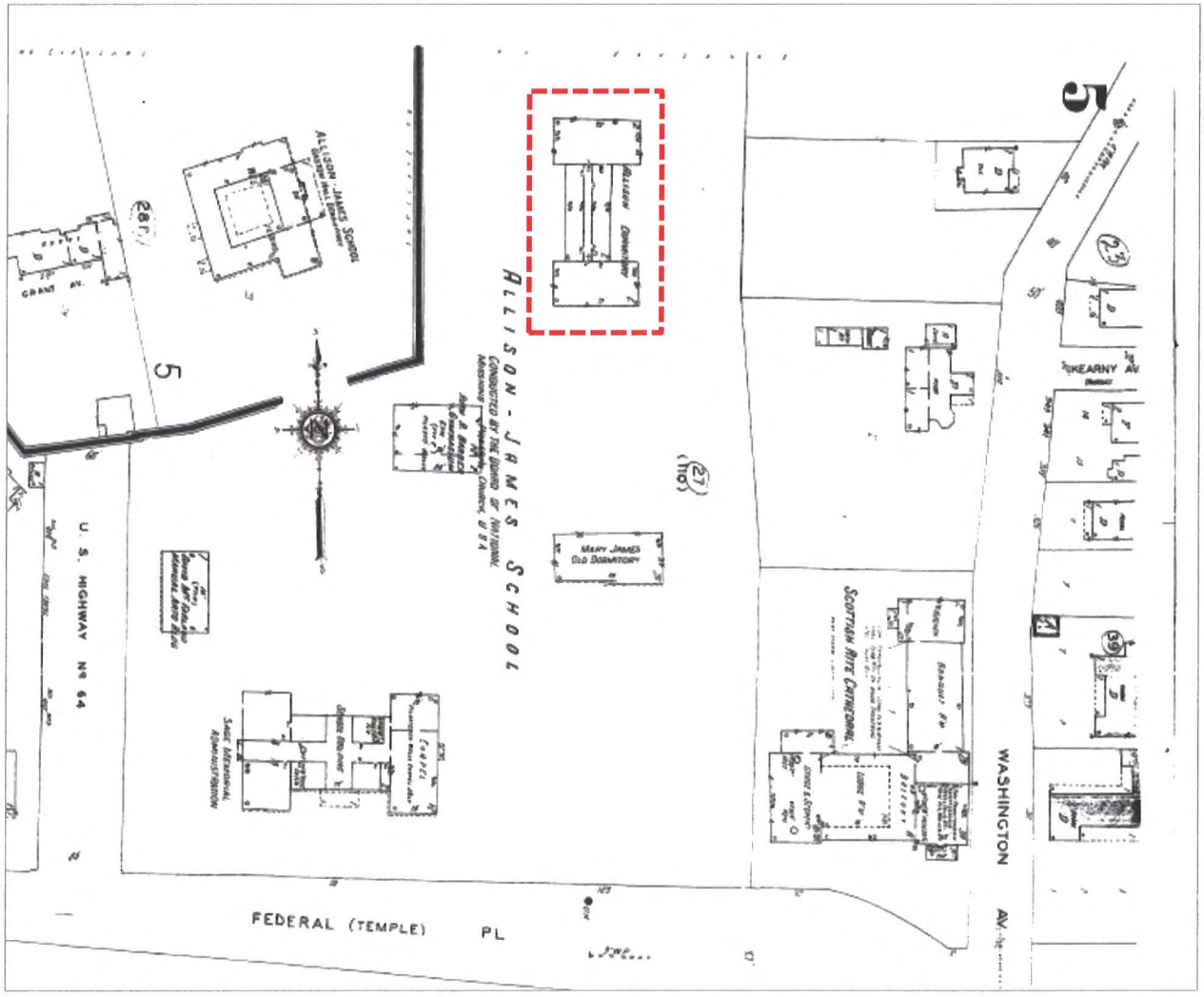
X. Maps and Aerial Photographs



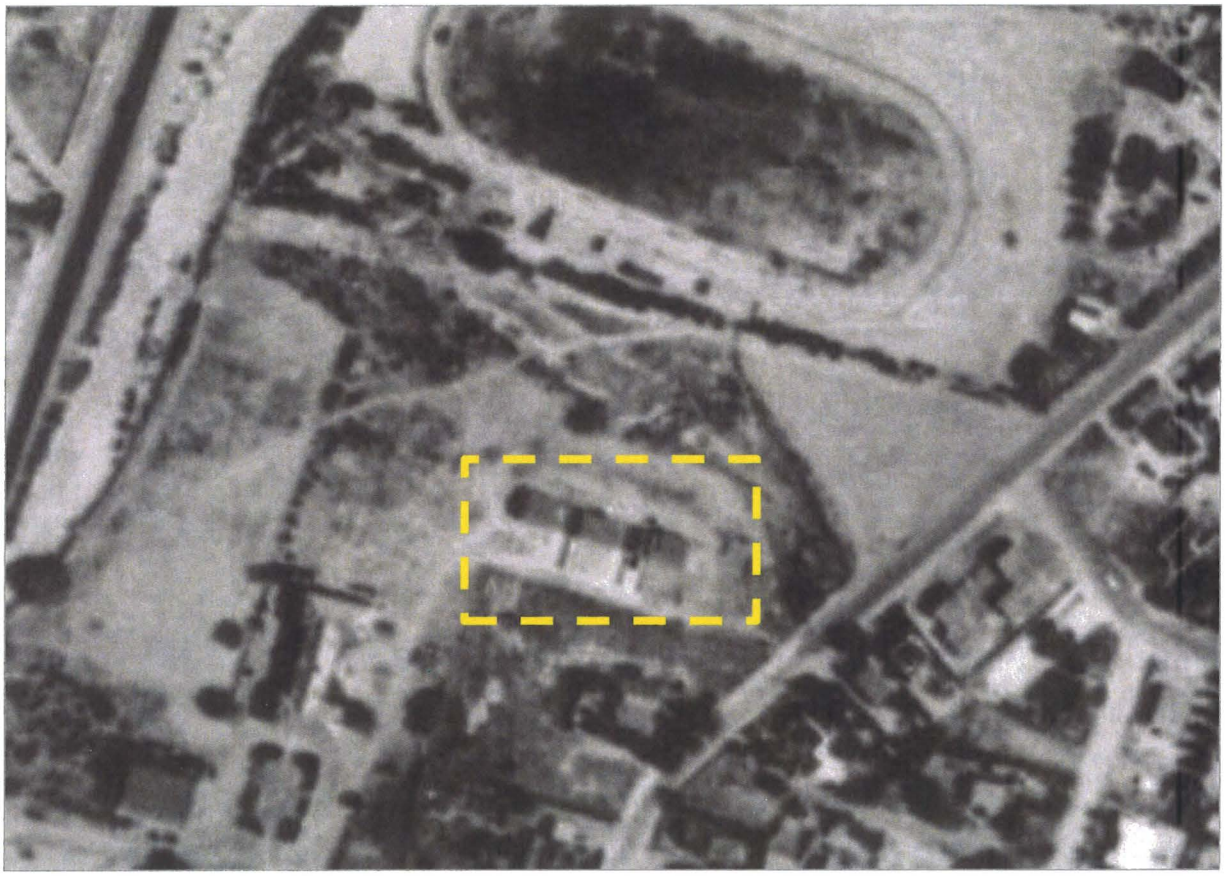
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



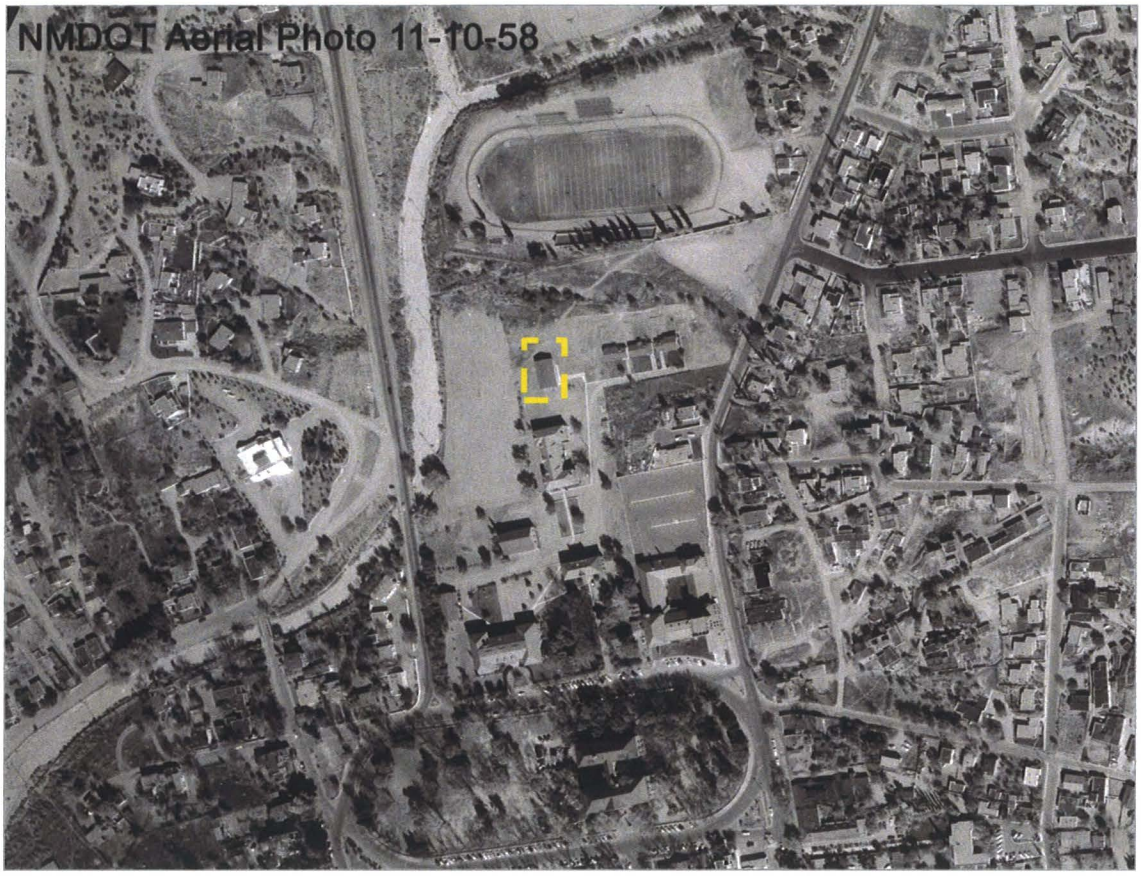
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



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).

---

[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

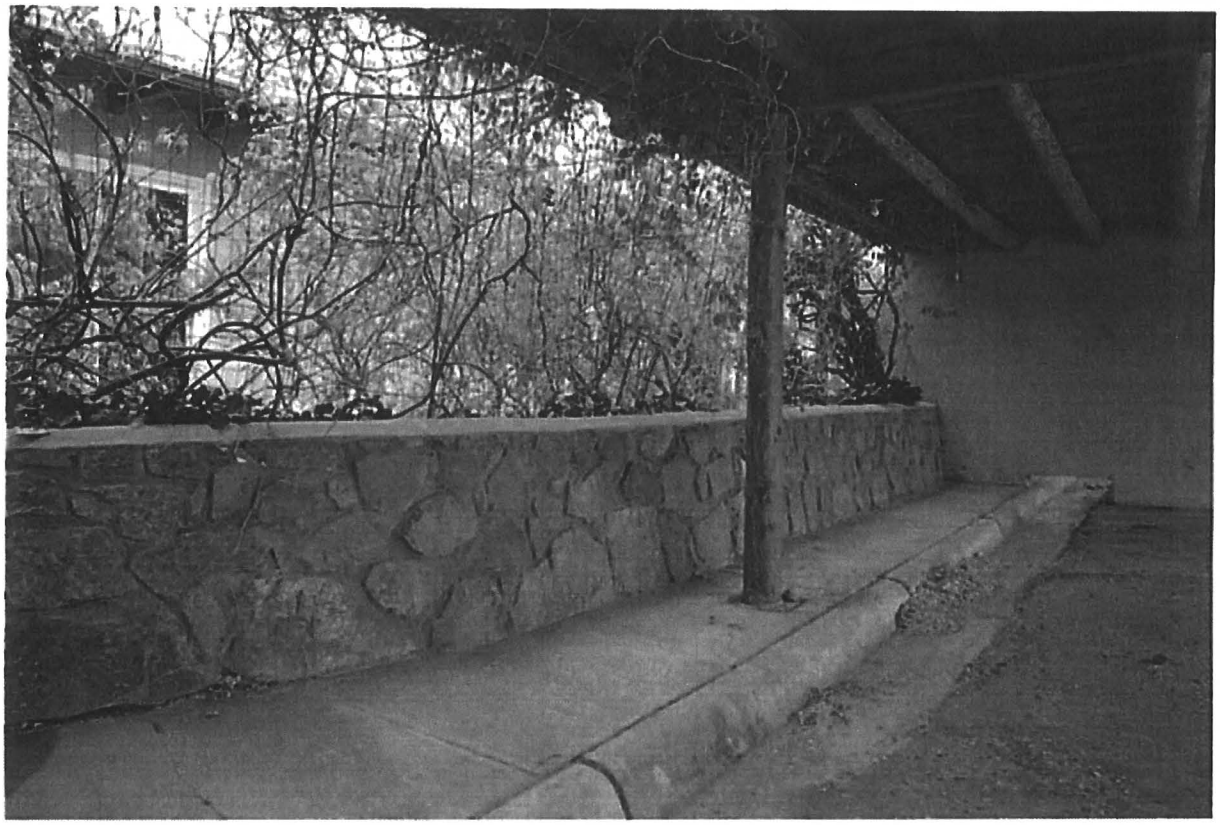


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



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

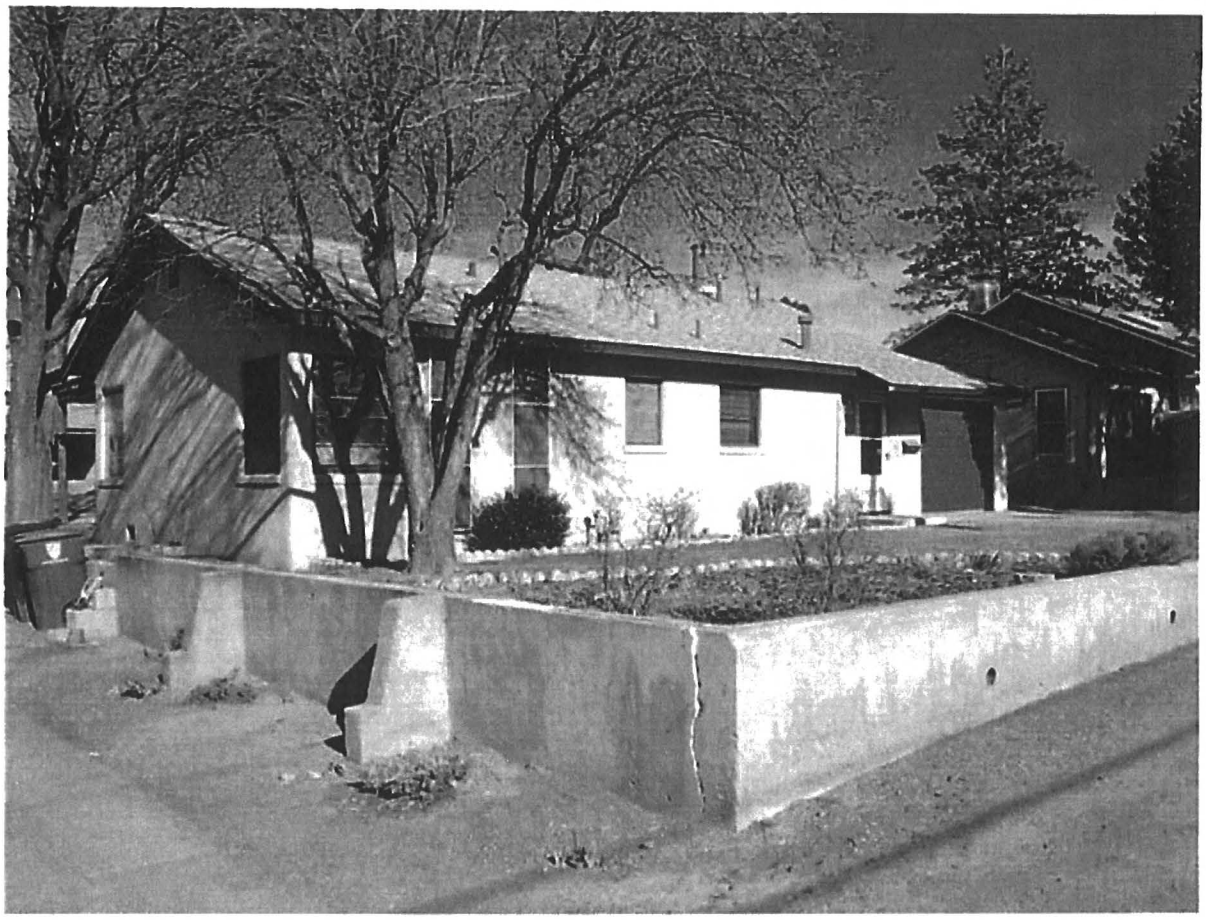


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

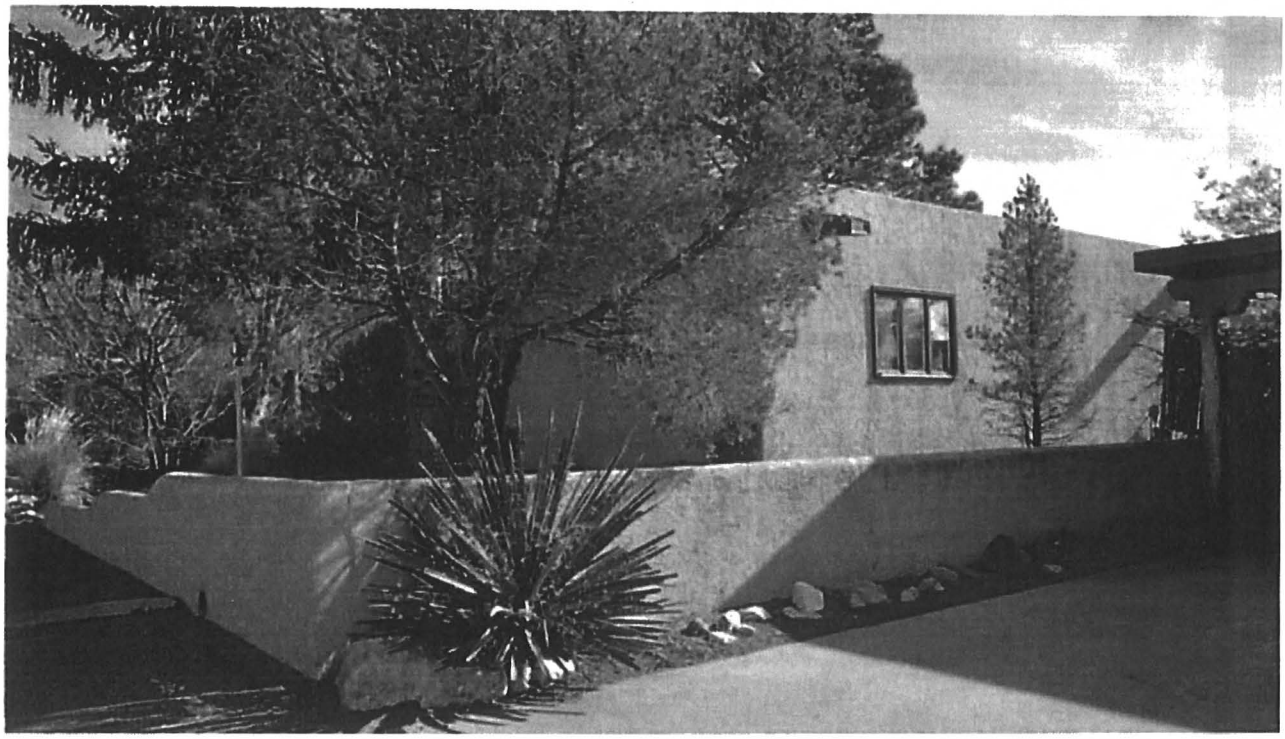
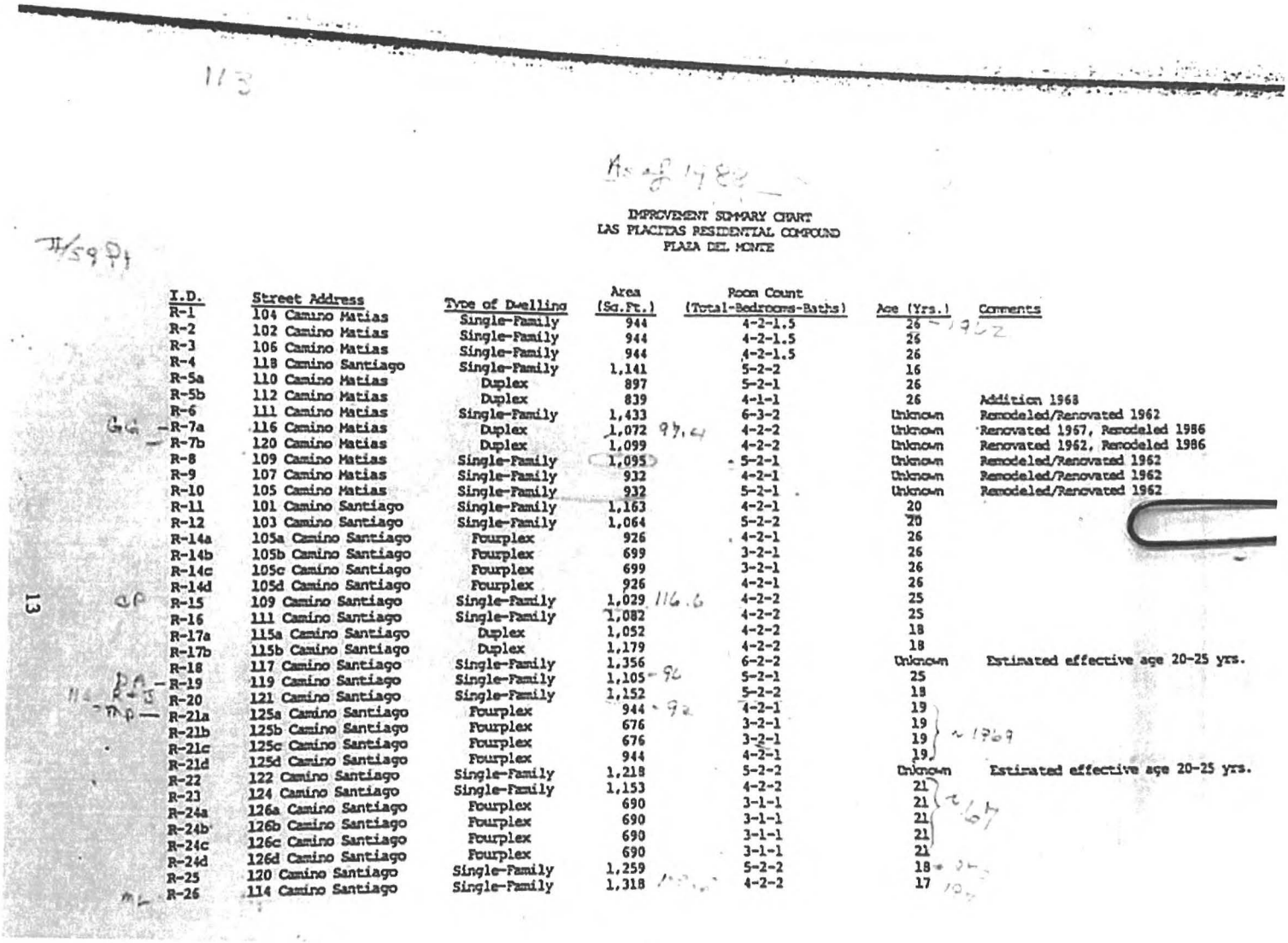


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	

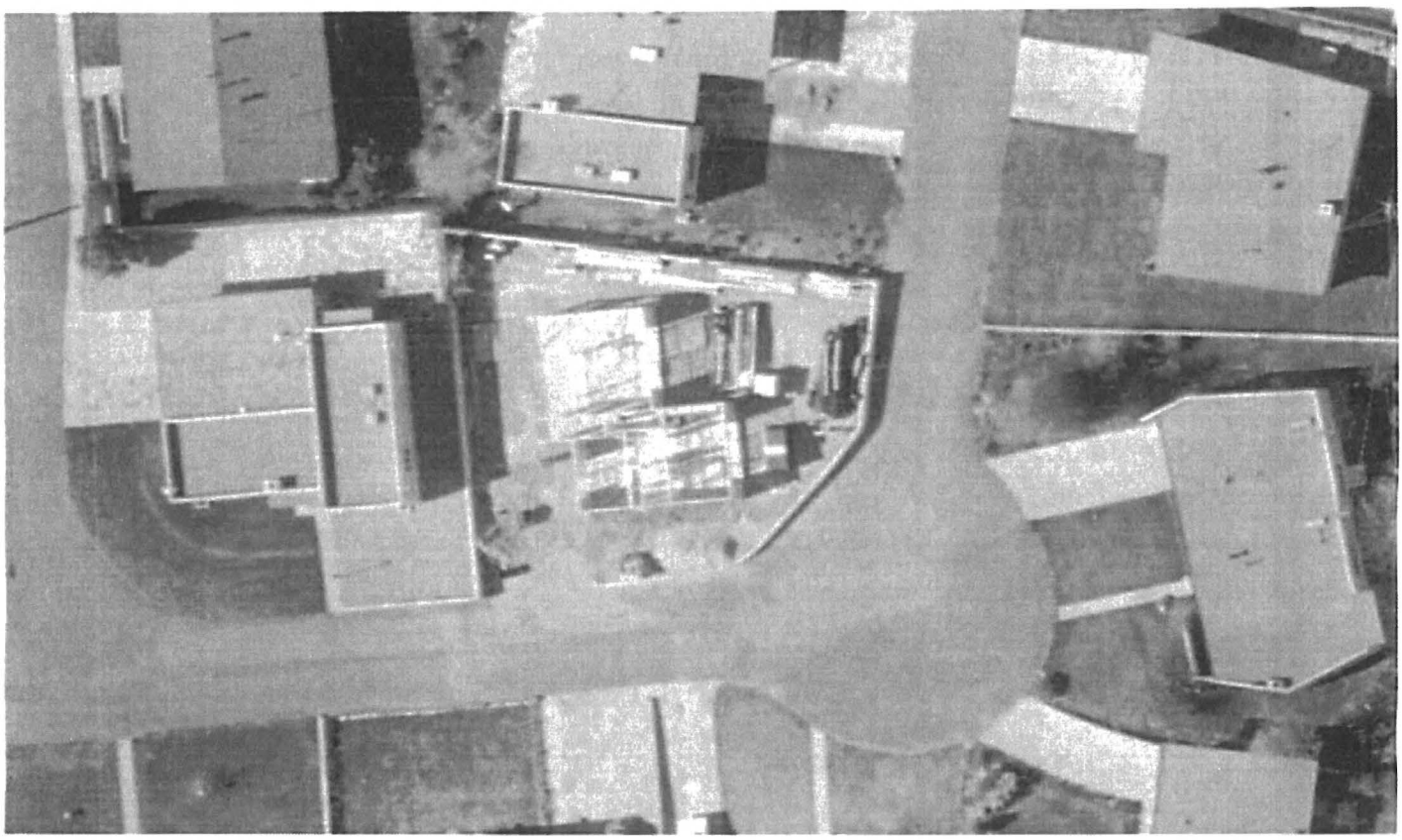
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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.



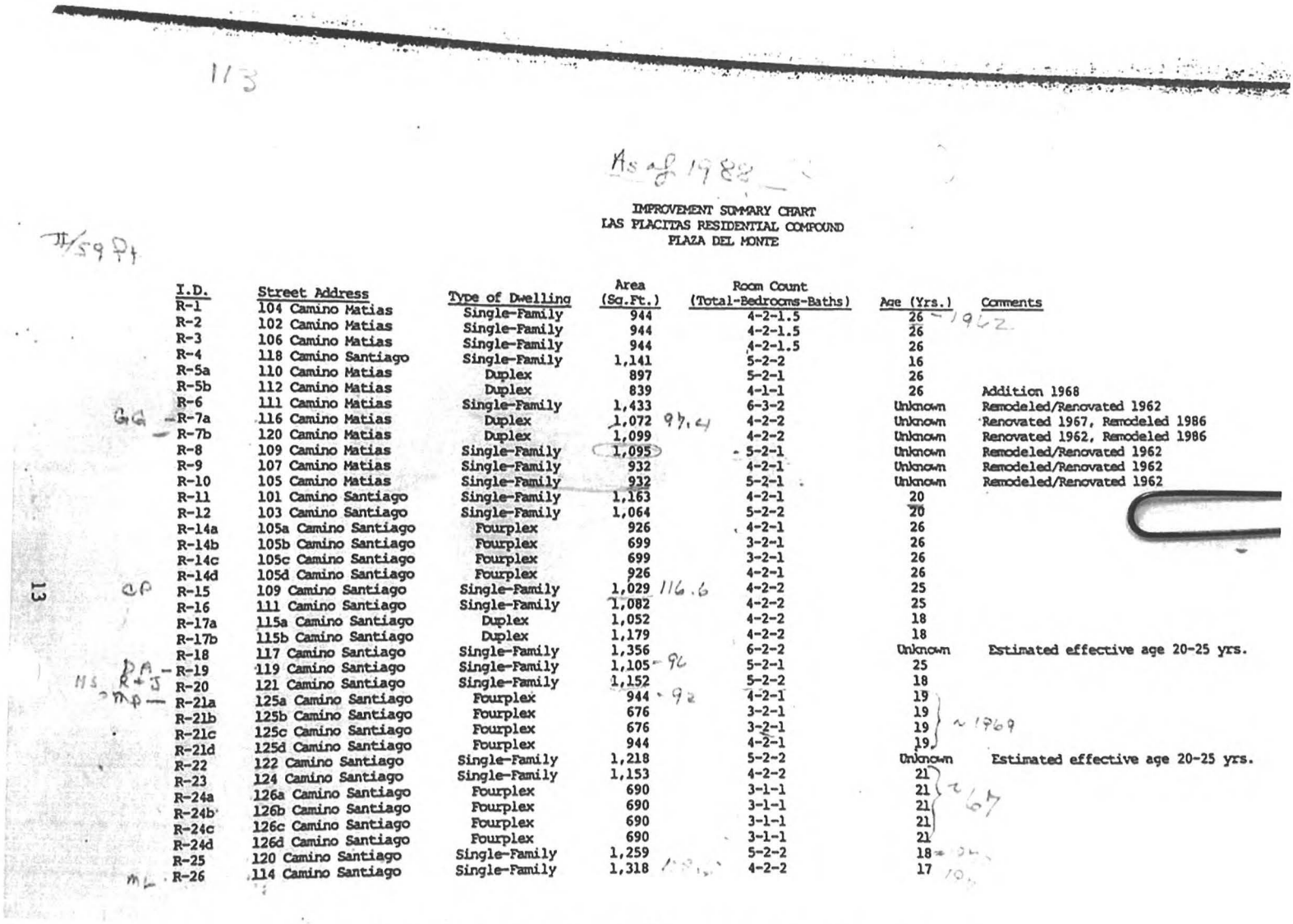
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



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



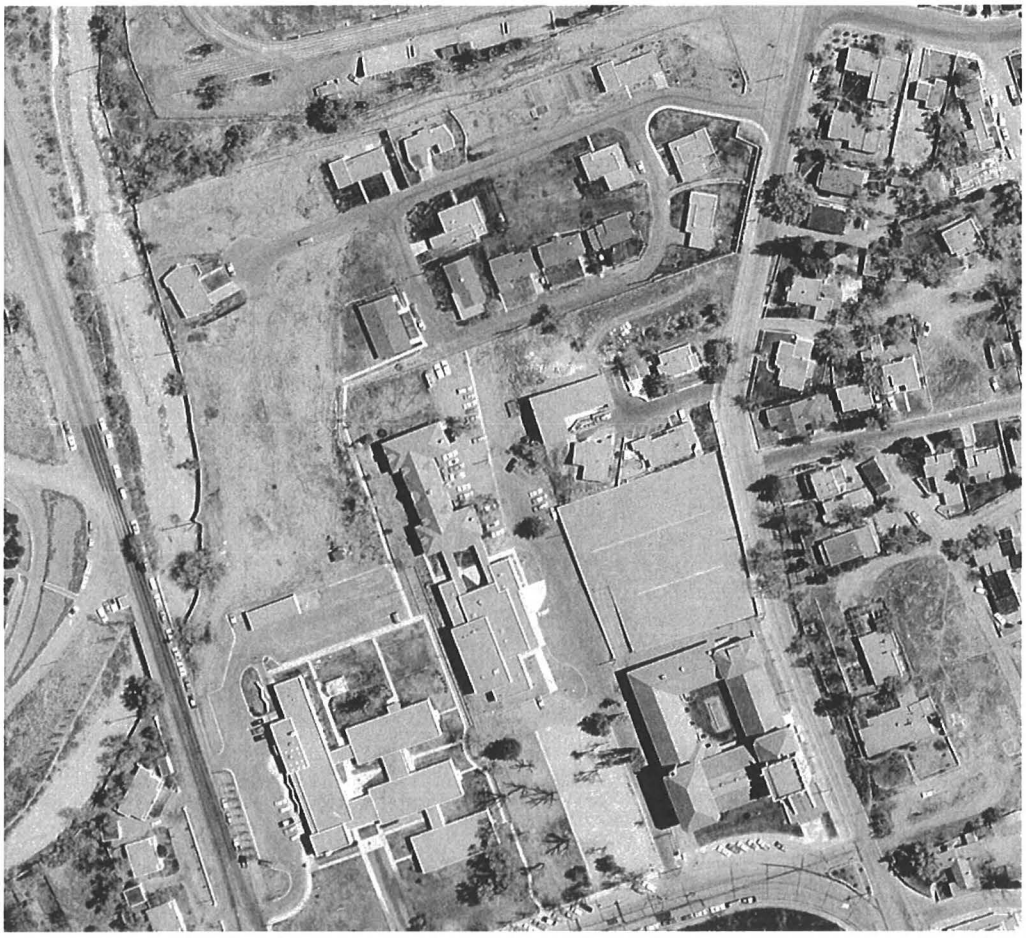
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	~1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	~1967
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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



Aerial 1: Portion of 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

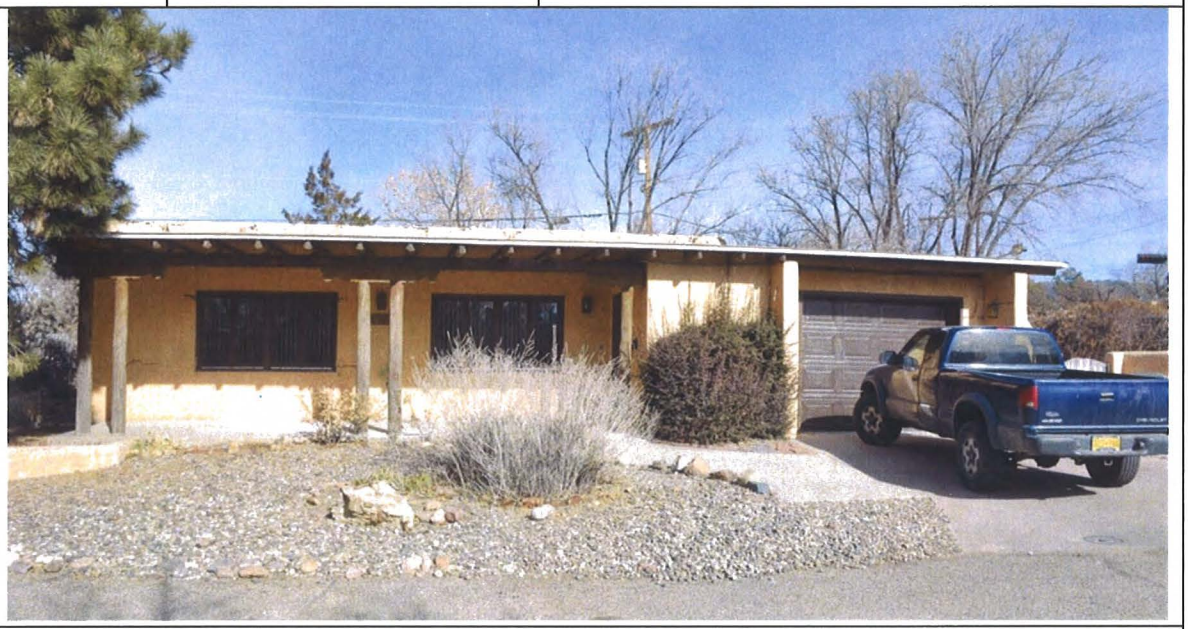
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

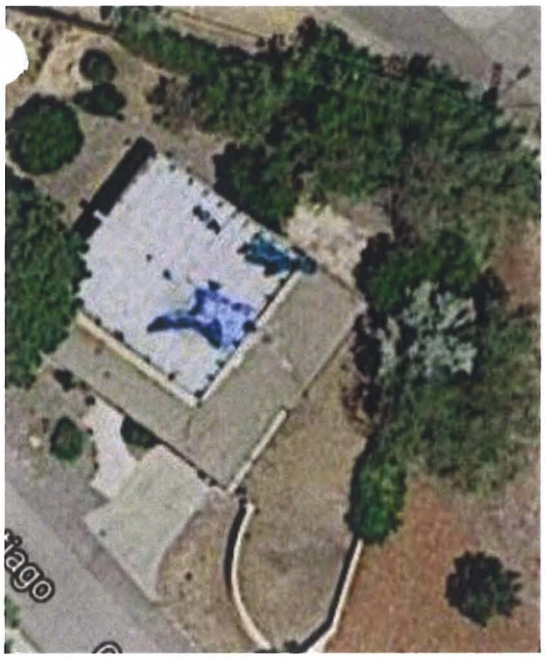
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

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 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**

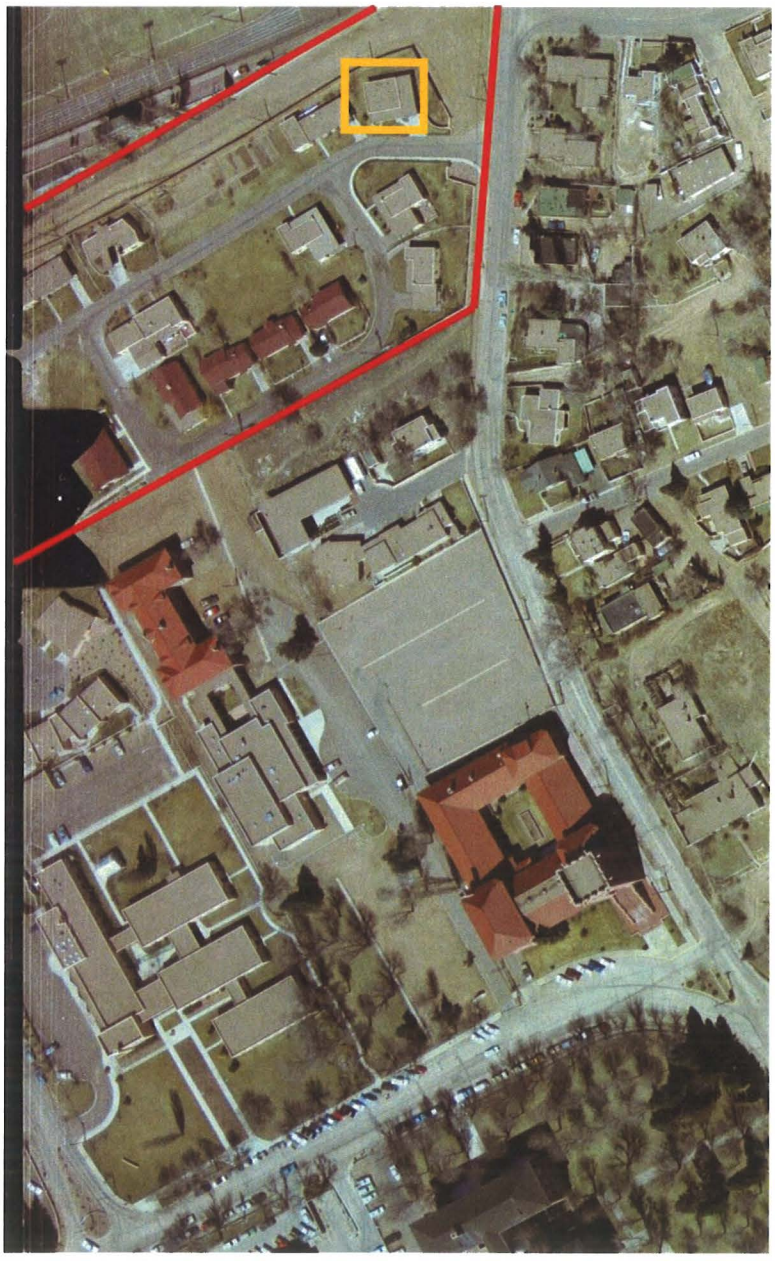


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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)

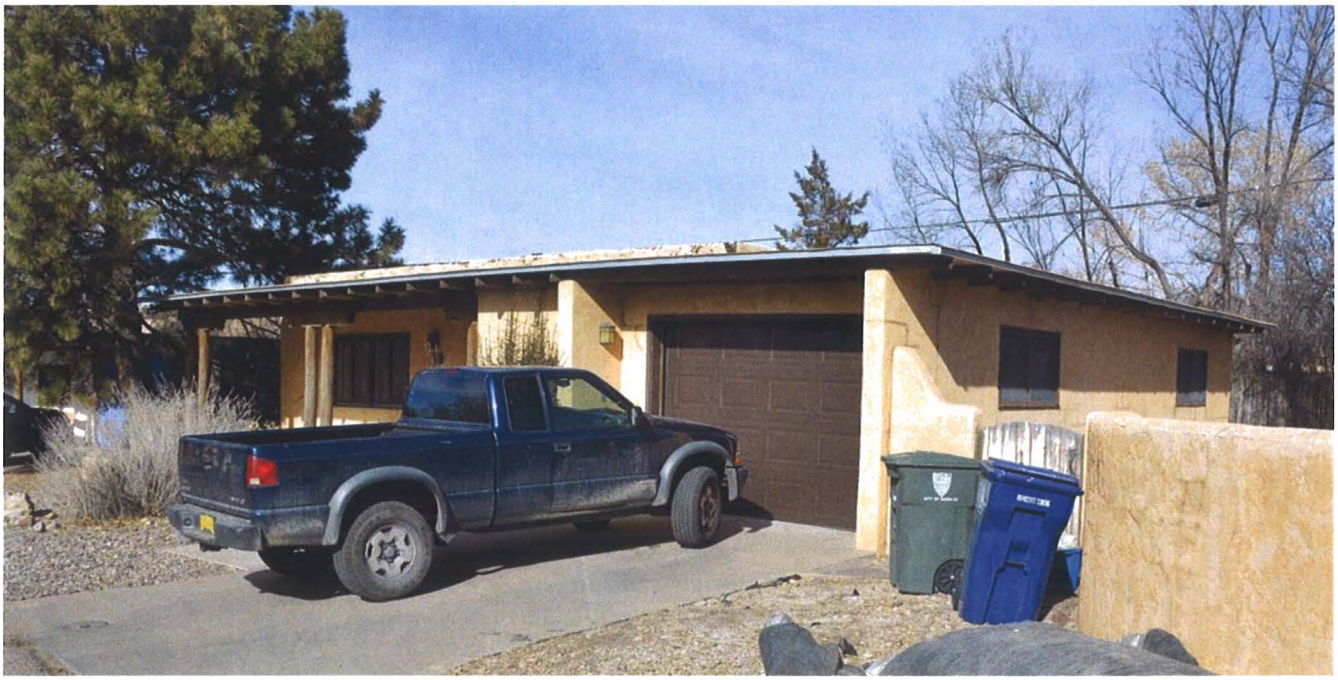


Photo 1: Street elevation and north elevations, facing northwest.

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**

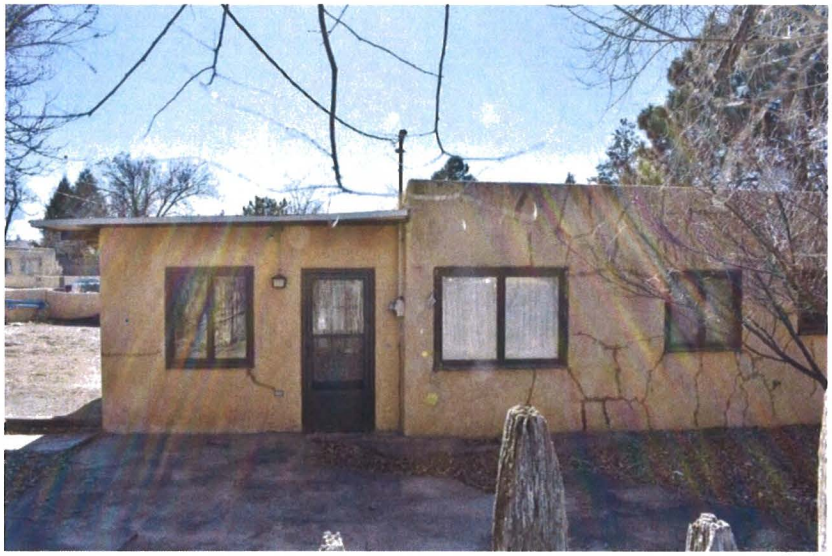


Photo 2: Street and west elevations, facing northeast.

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



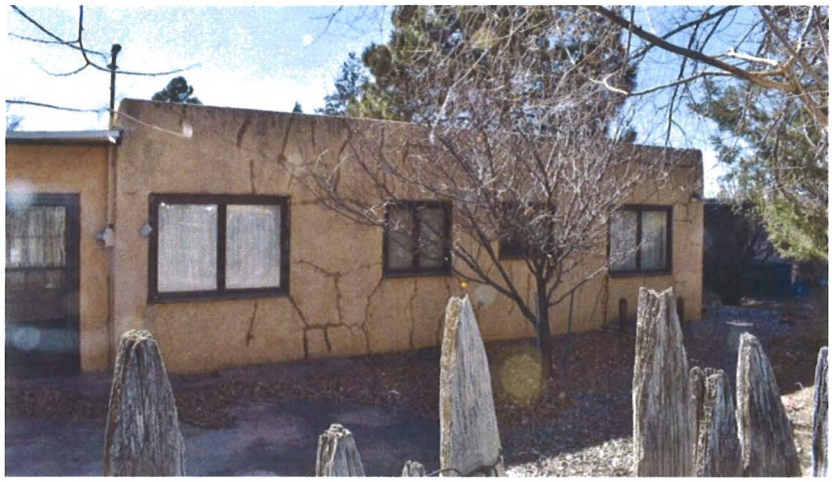


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

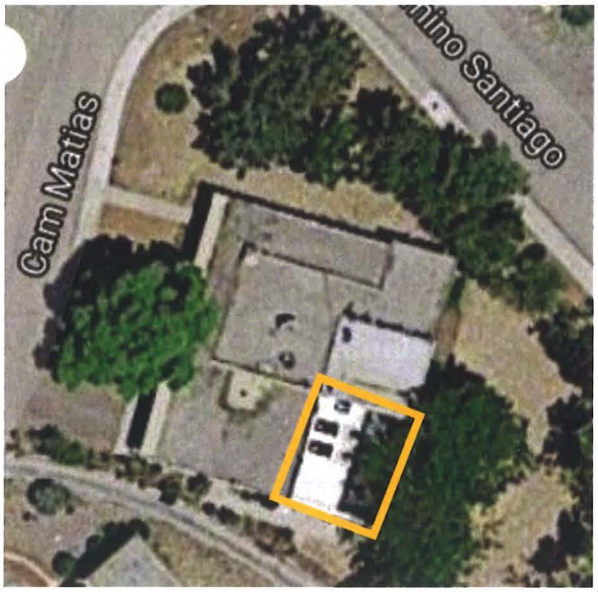
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

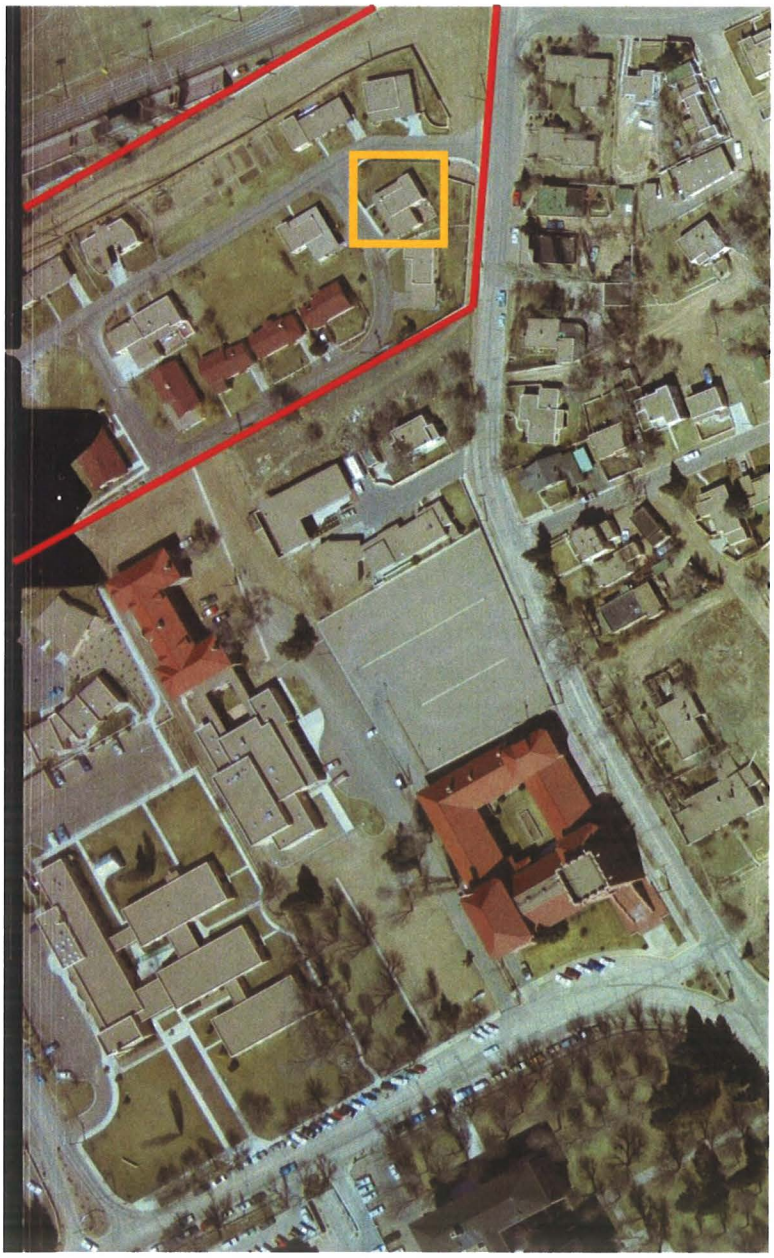


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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: HCPI No._____ District No._____	***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 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

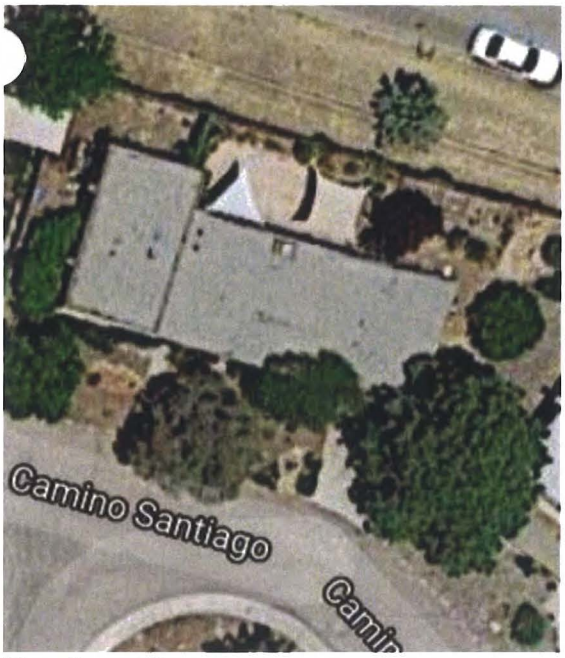
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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

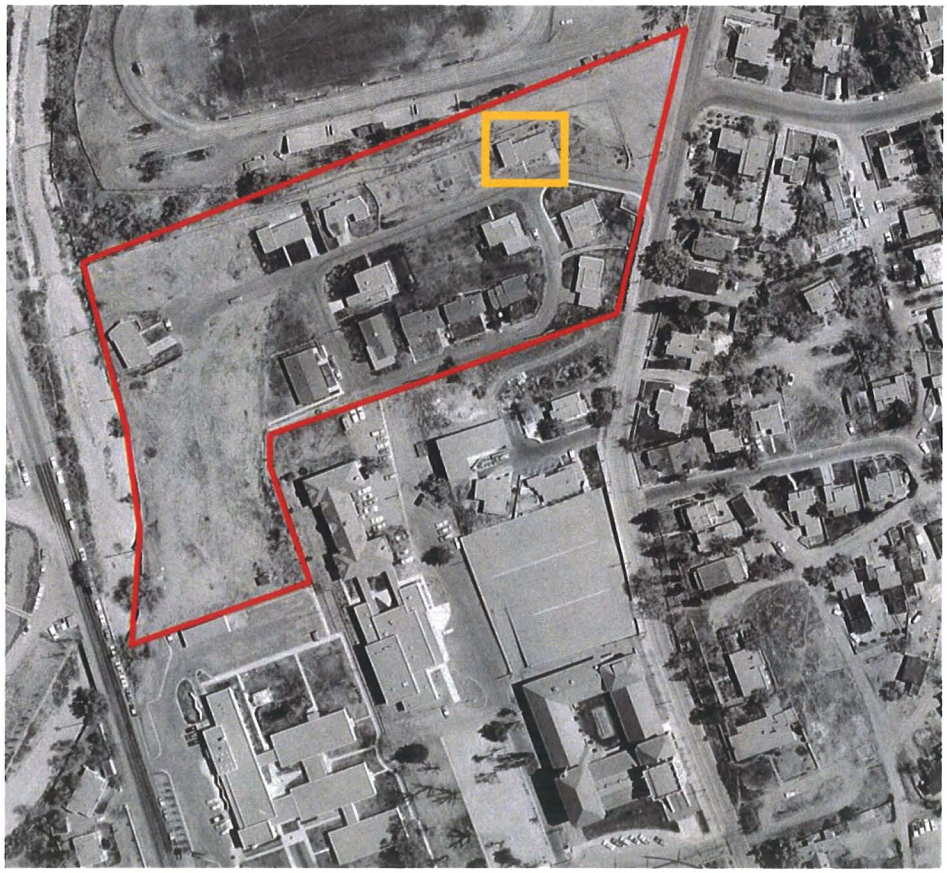


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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**

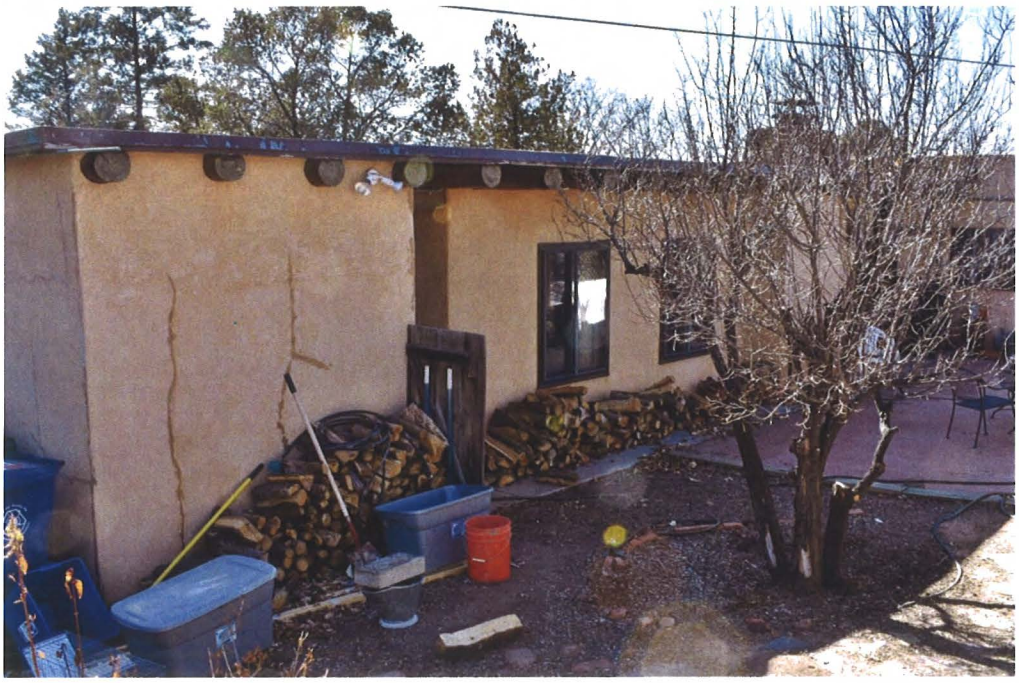


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

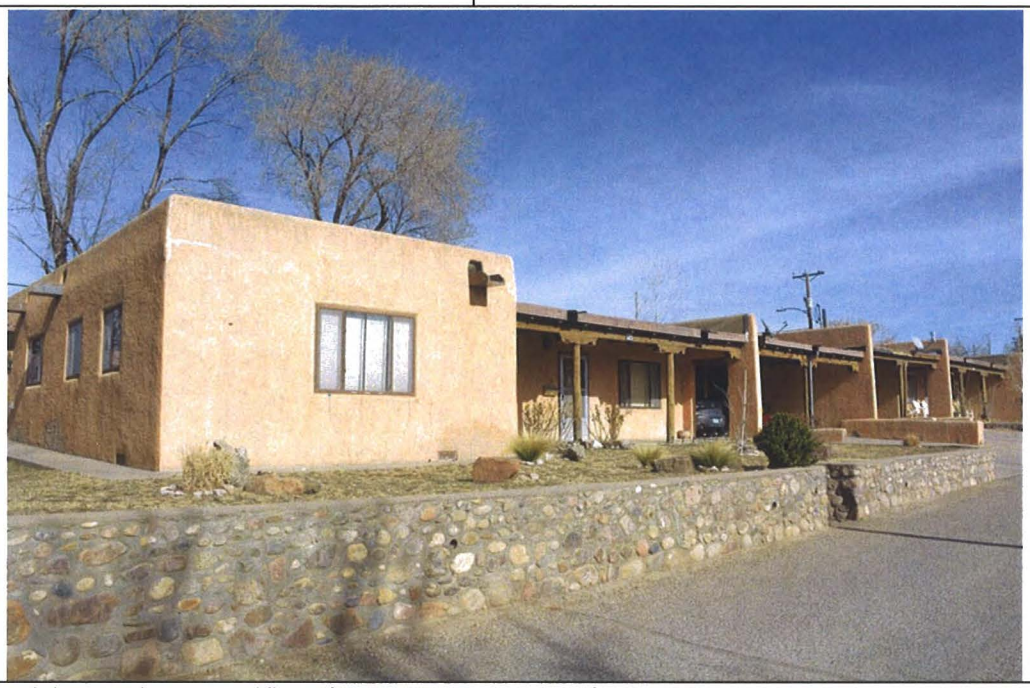
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

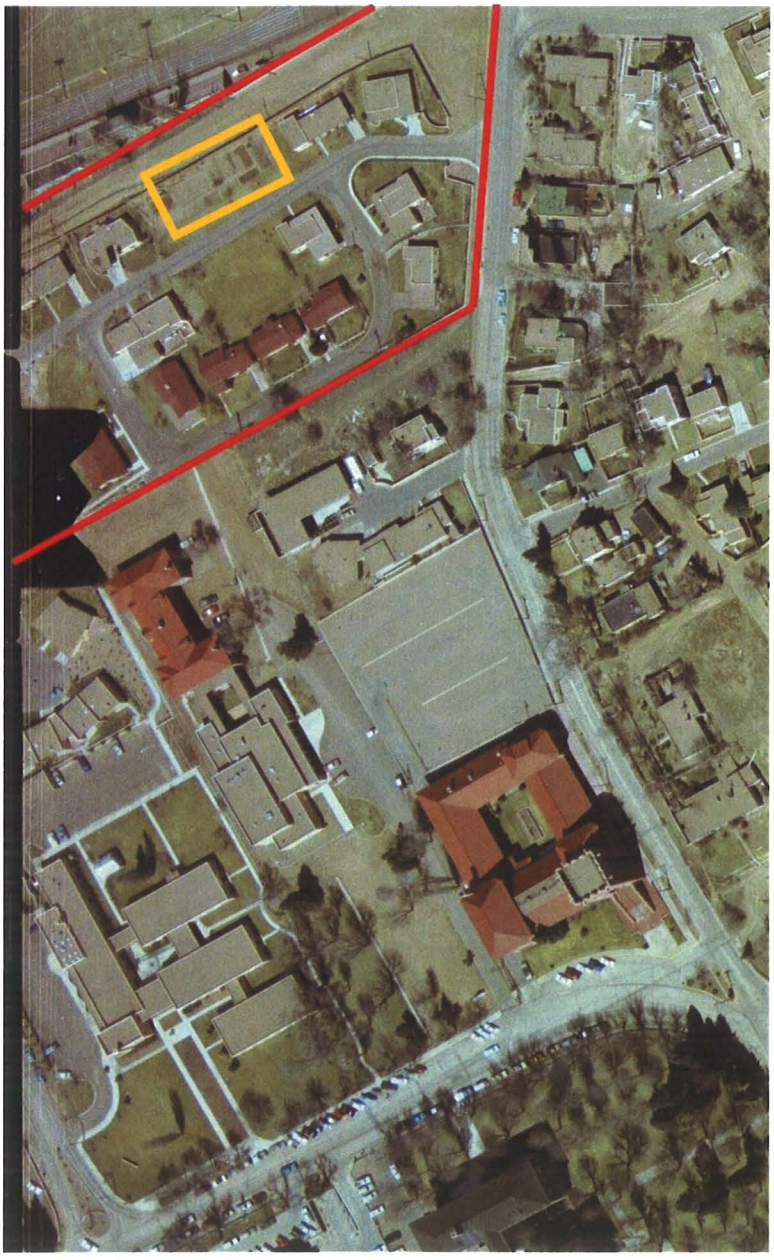


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street elevation and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

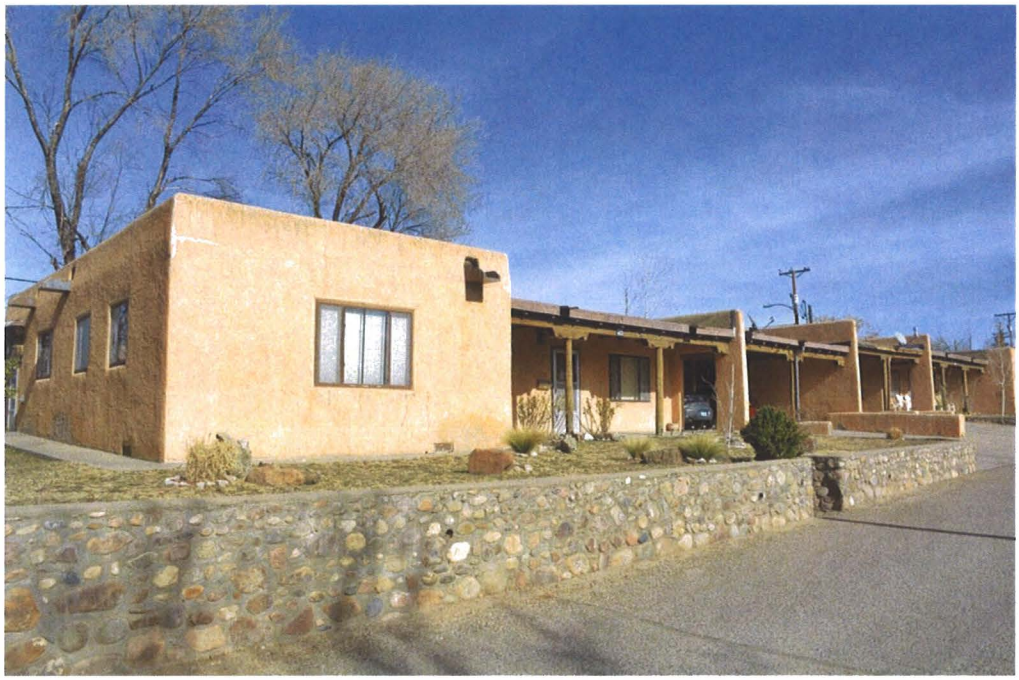


Photo 2: Street and west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

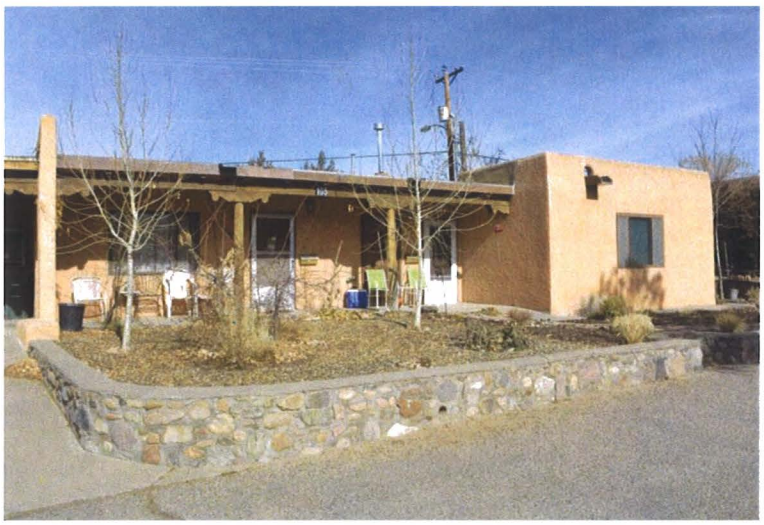




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018





Photo 4: North elevation, facing west (top) and east (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693427, -105.935448



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,301-square-foot dwelling with a portal across two elevations. In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the house. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with zappos-type corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. It was erected in c.1965. Its designer is unknown but is suspected to be an early Clark and Register design.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

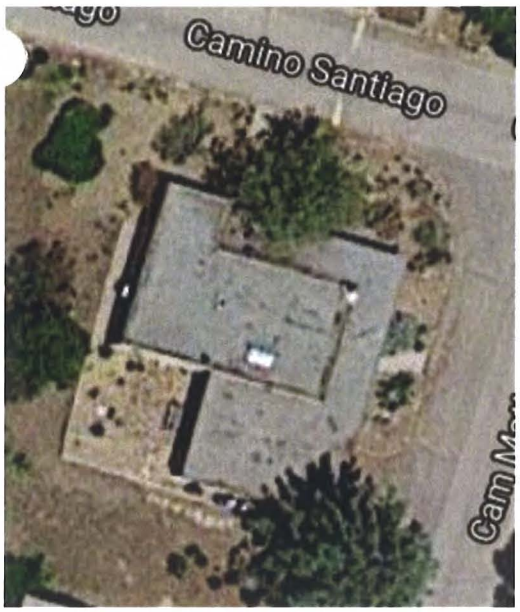
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is De Forest N. Shotwell, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood [?]	Single	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No. _____ District No. _____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP ___ SRCP ___ Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

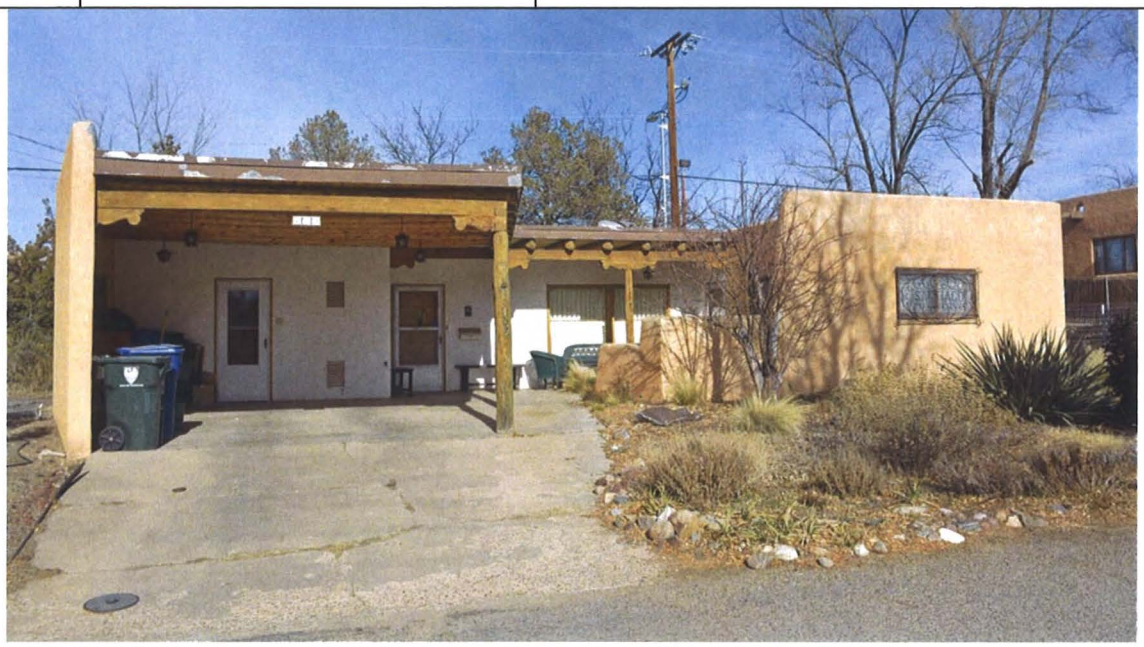
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

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

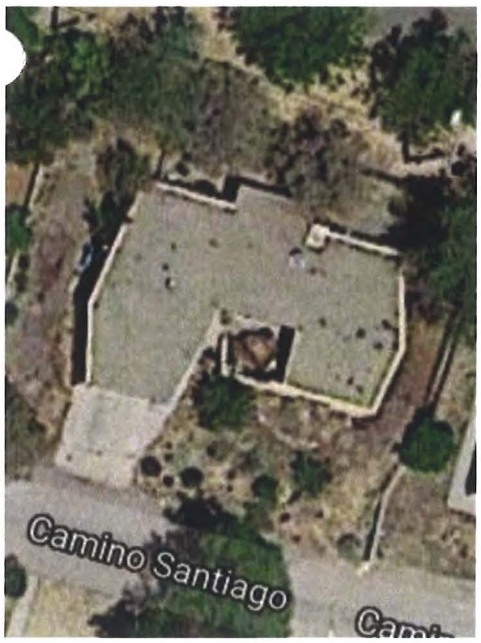
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: *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 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)

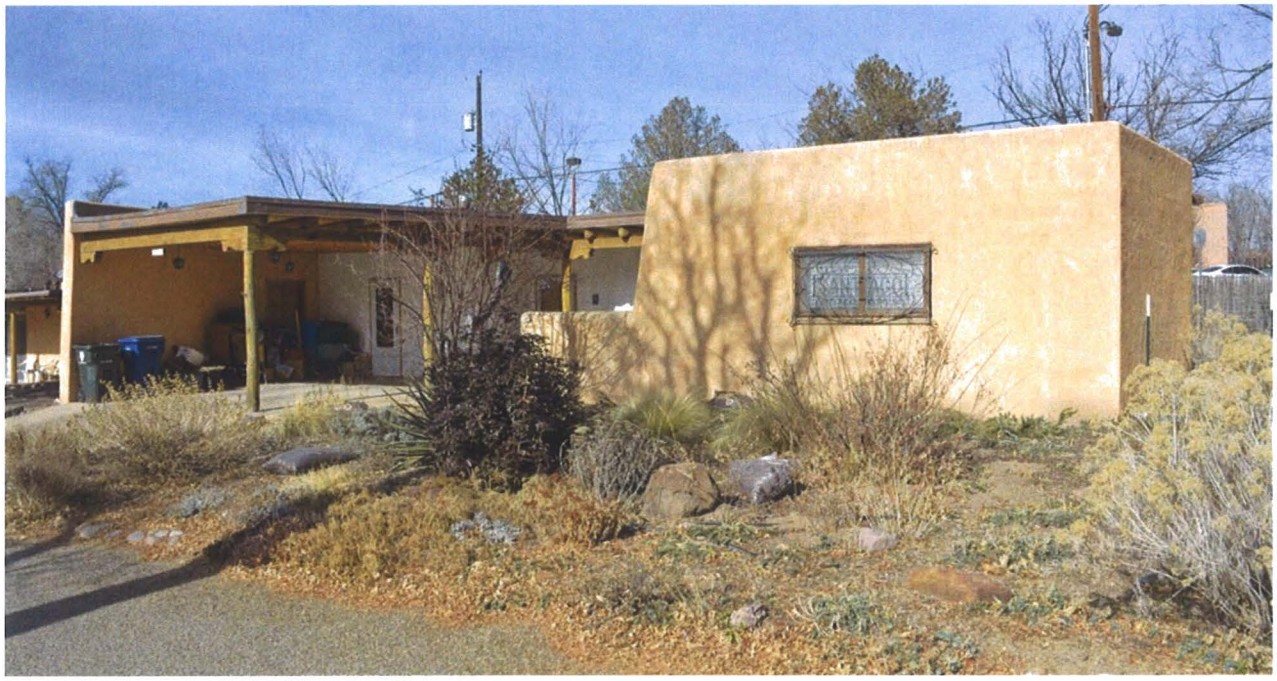


Photo 1: Street and east elevations, facing northwest.

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**



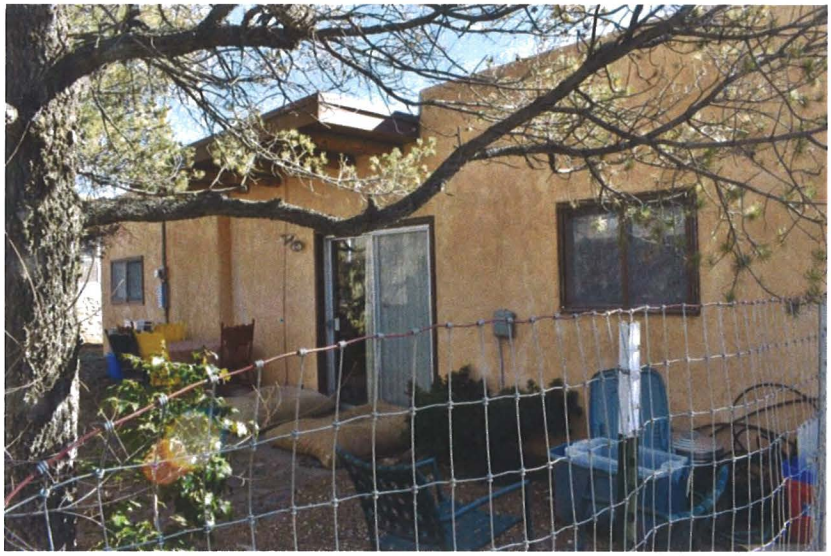


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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



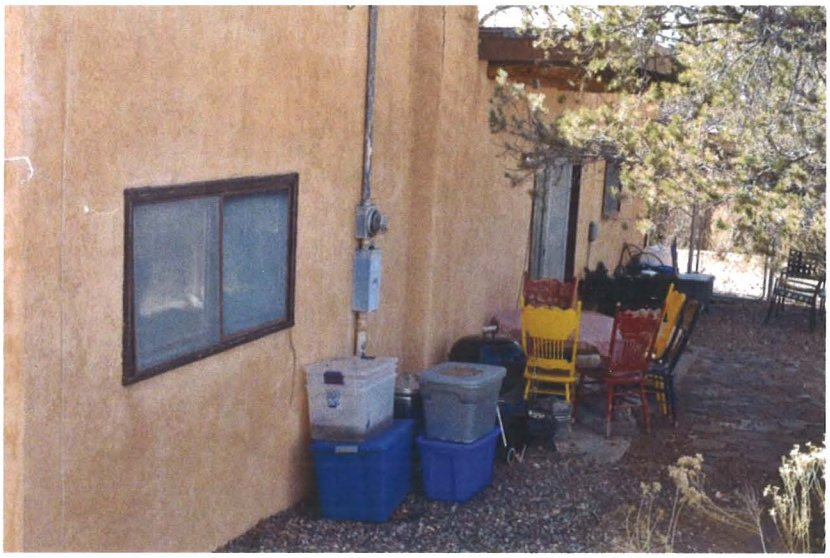


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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* 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

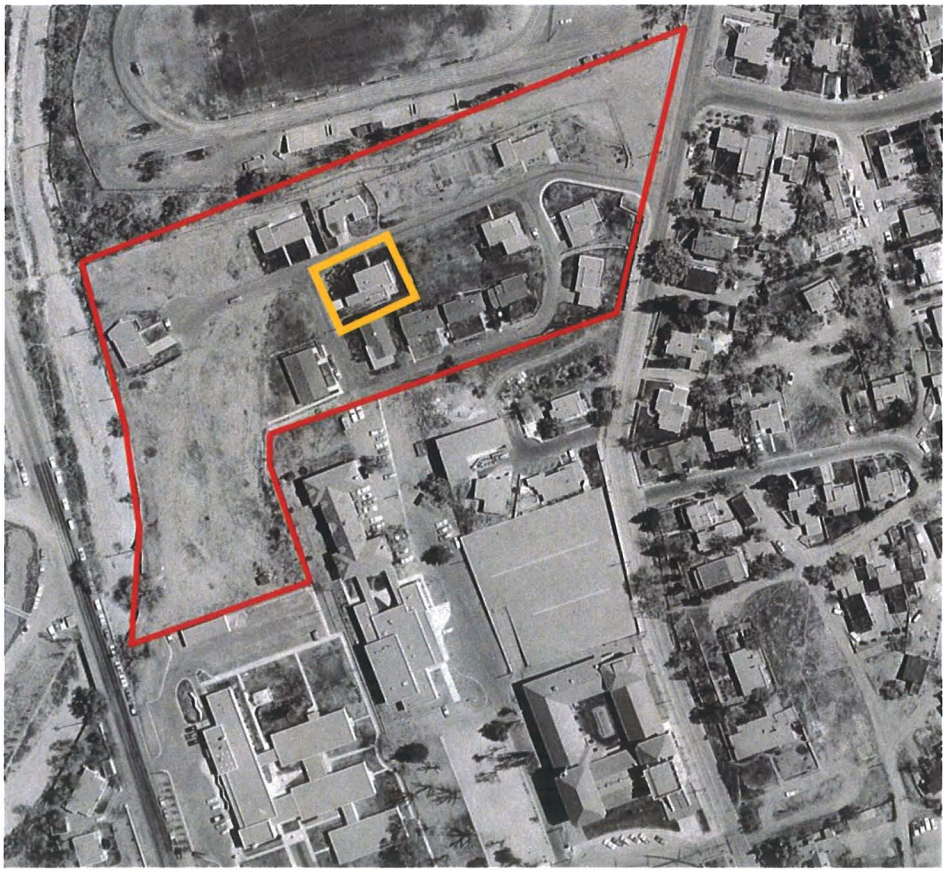


Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

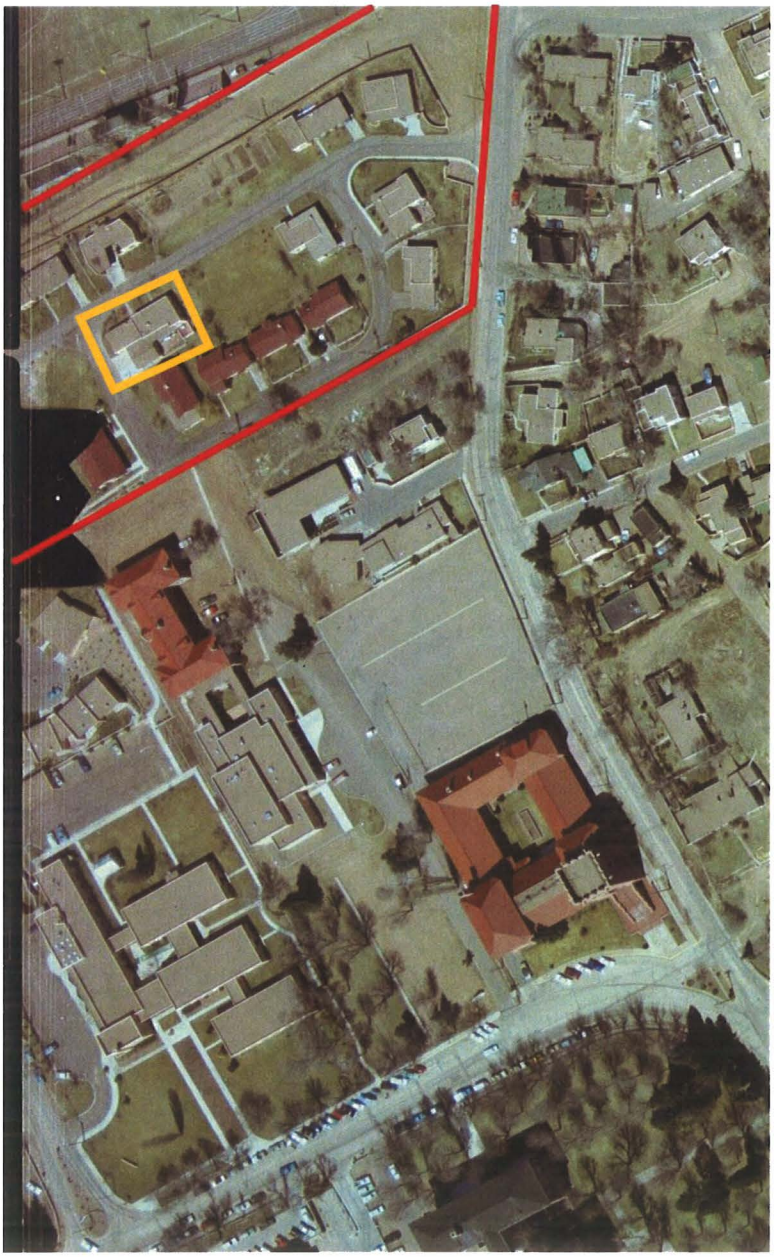


Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

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

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Neva B. Palameter, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
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



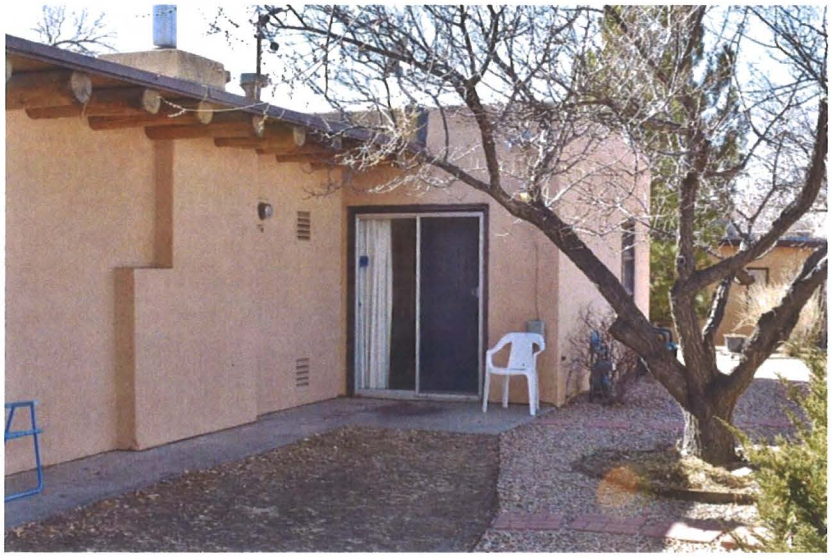


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

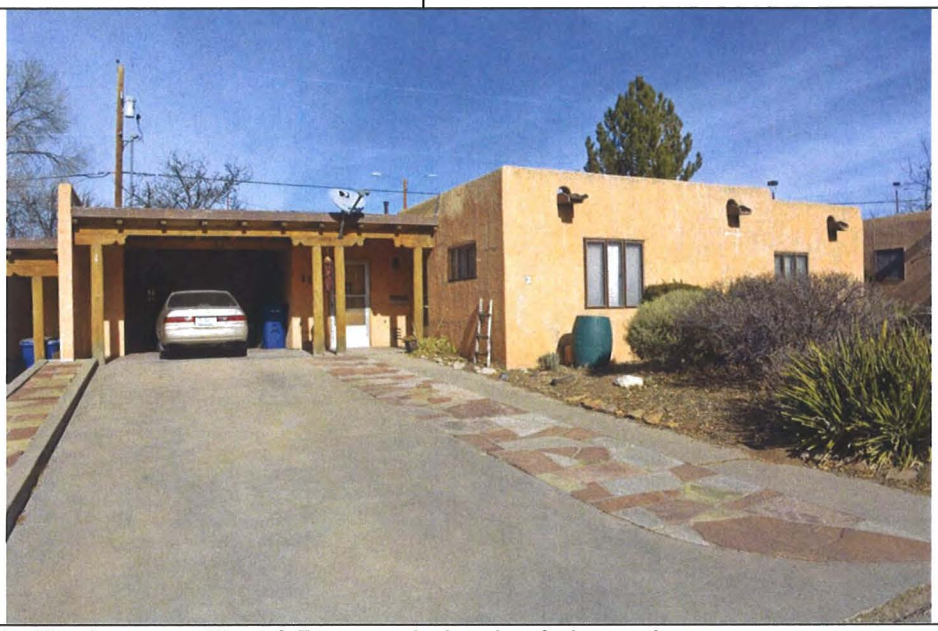
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
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 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
5.693668, -105.936489



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

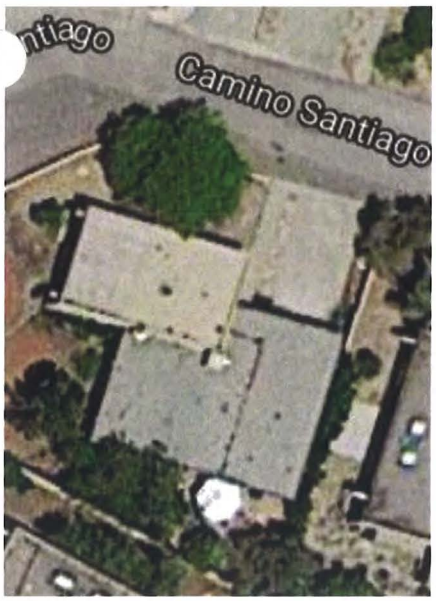
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Square Panel	Wood	2
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

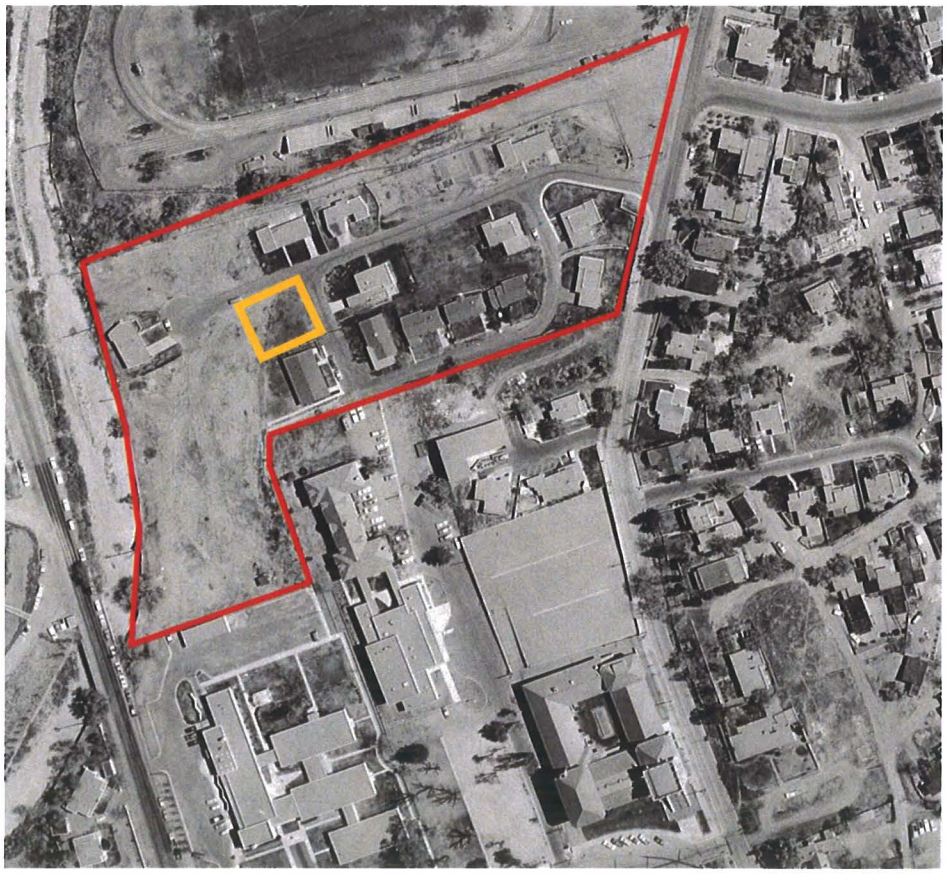


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: East and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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

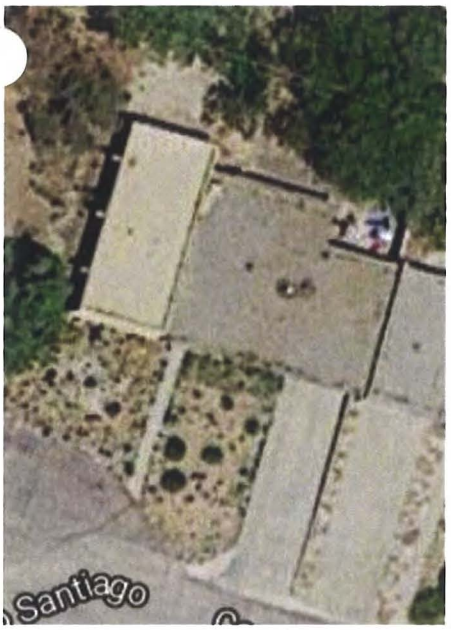
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

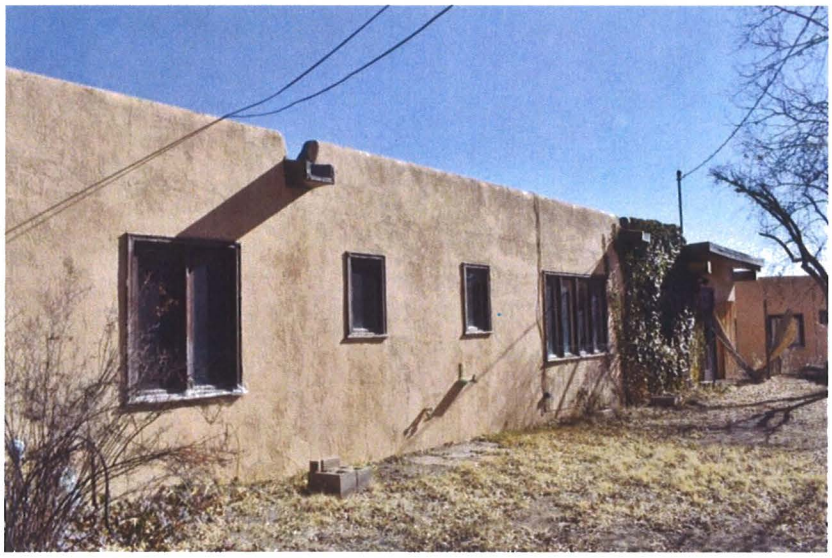


Photo 1: Street, west and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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**



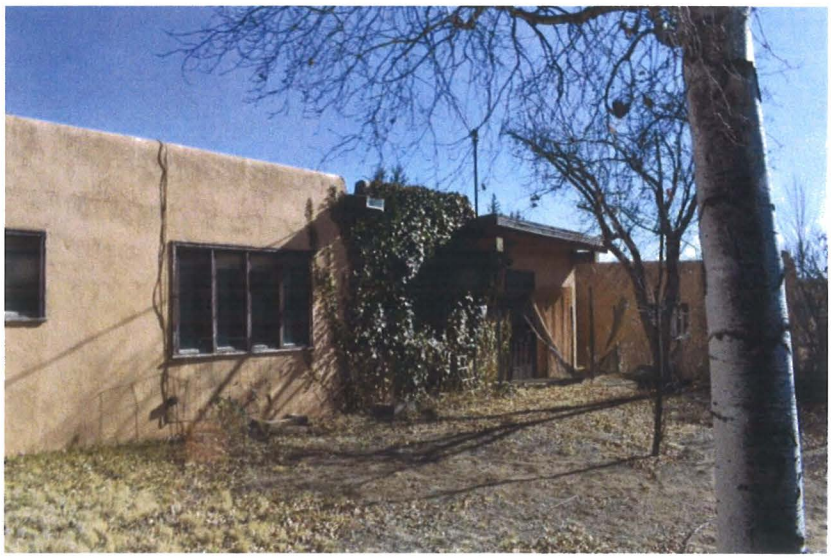


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

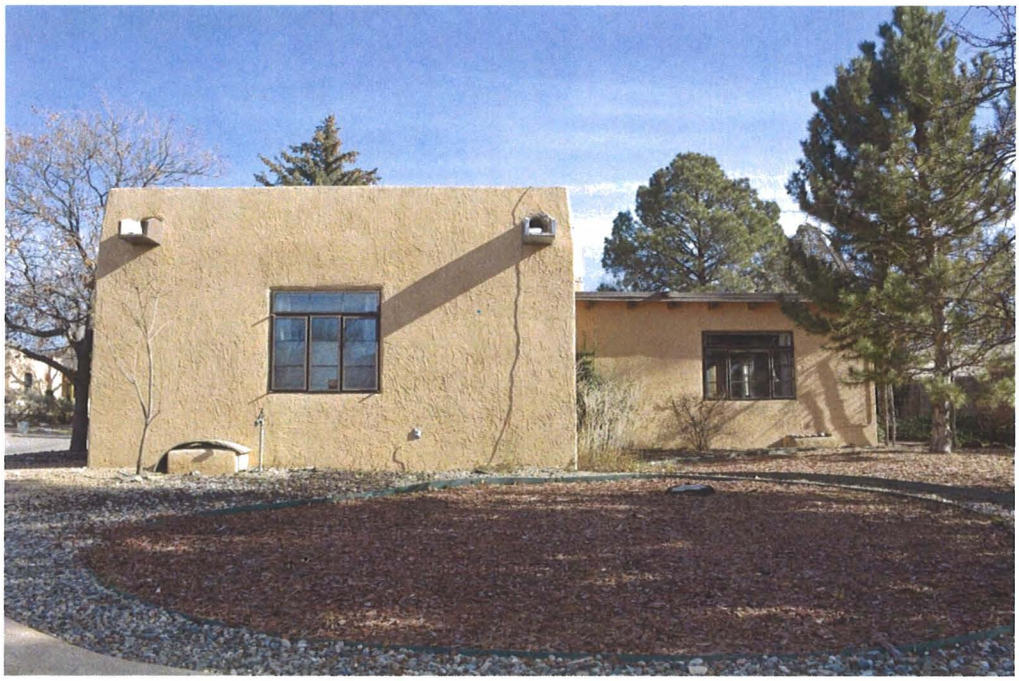


Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double-ended corbels carry the weight to the floor. The roughly 1,485-square-foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Philippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally this feature enclosed a small patio.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

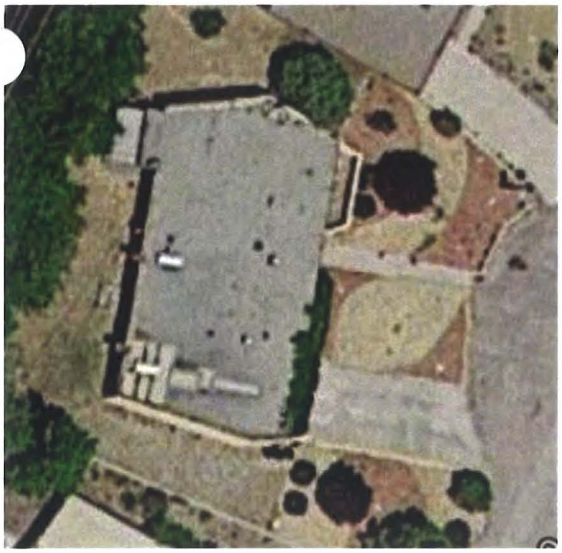
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; partial removal and alteration of northeast angled patio enclosure; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing northwest.
Box indicates removed portion of angled patio wall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 119 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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

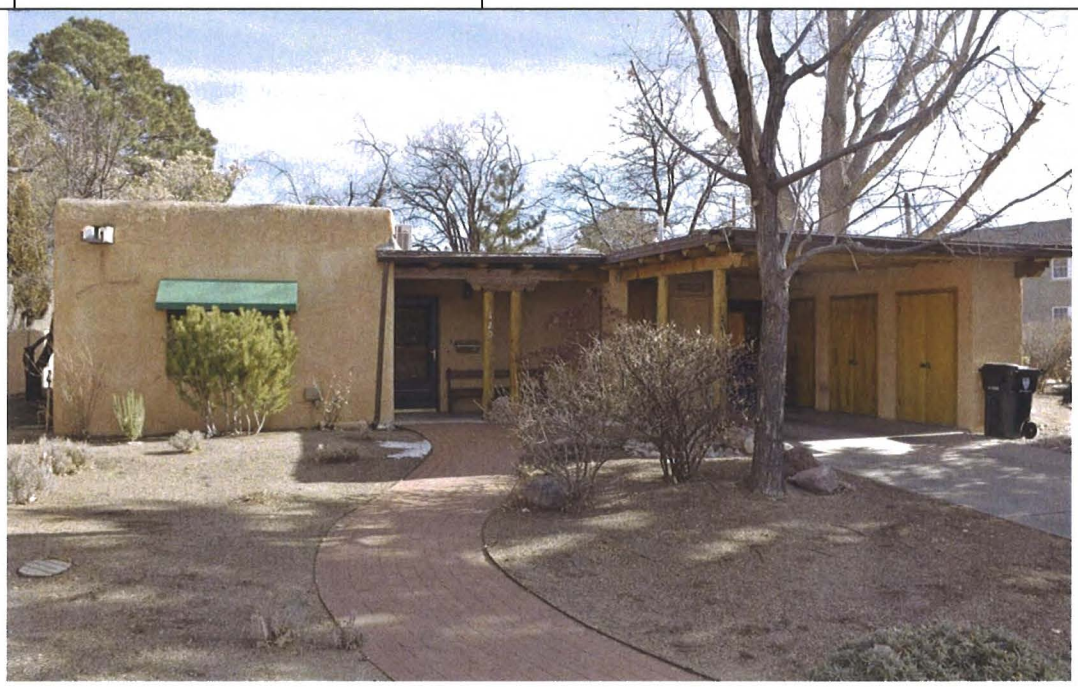
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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: *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

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**

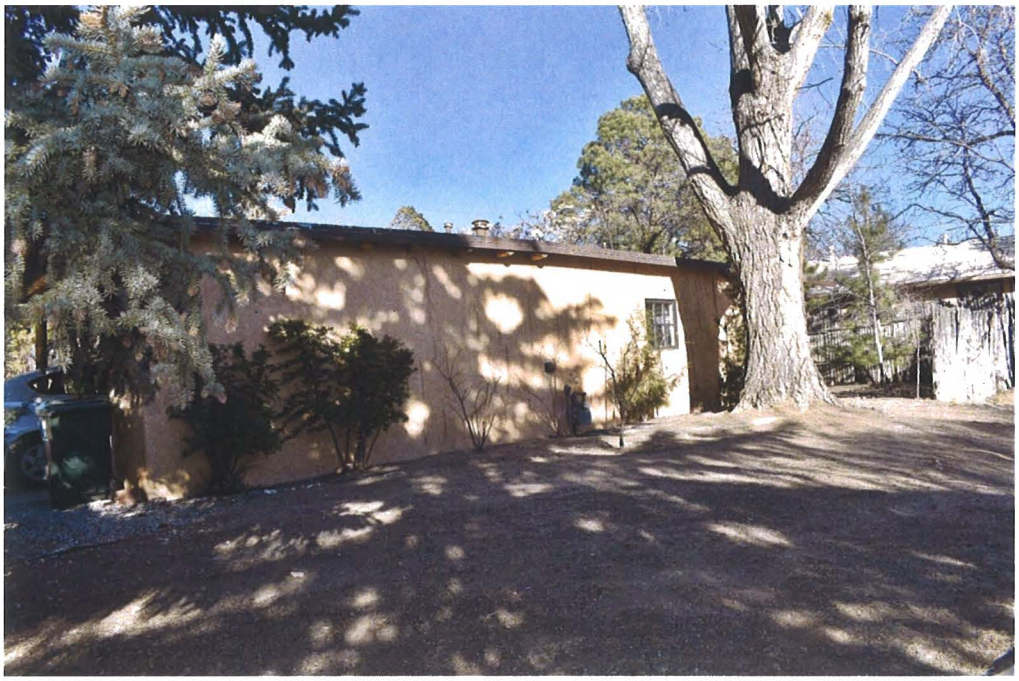


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

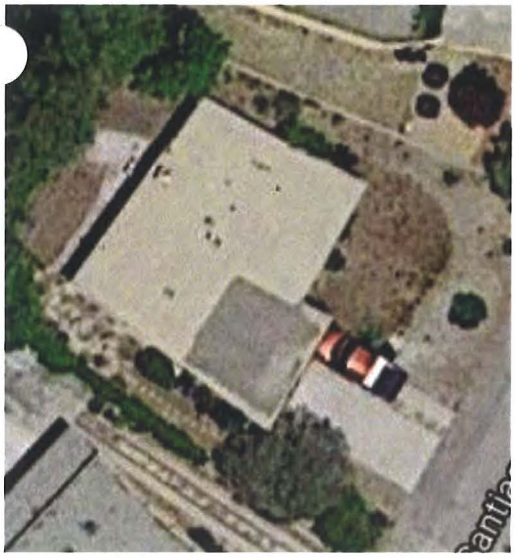
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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

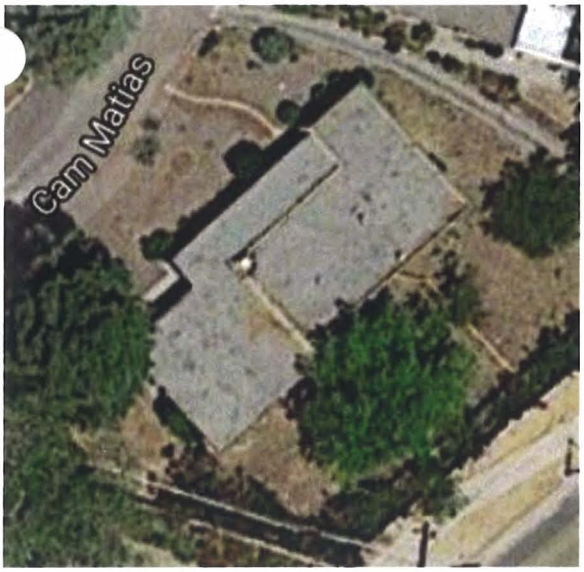
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: ***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

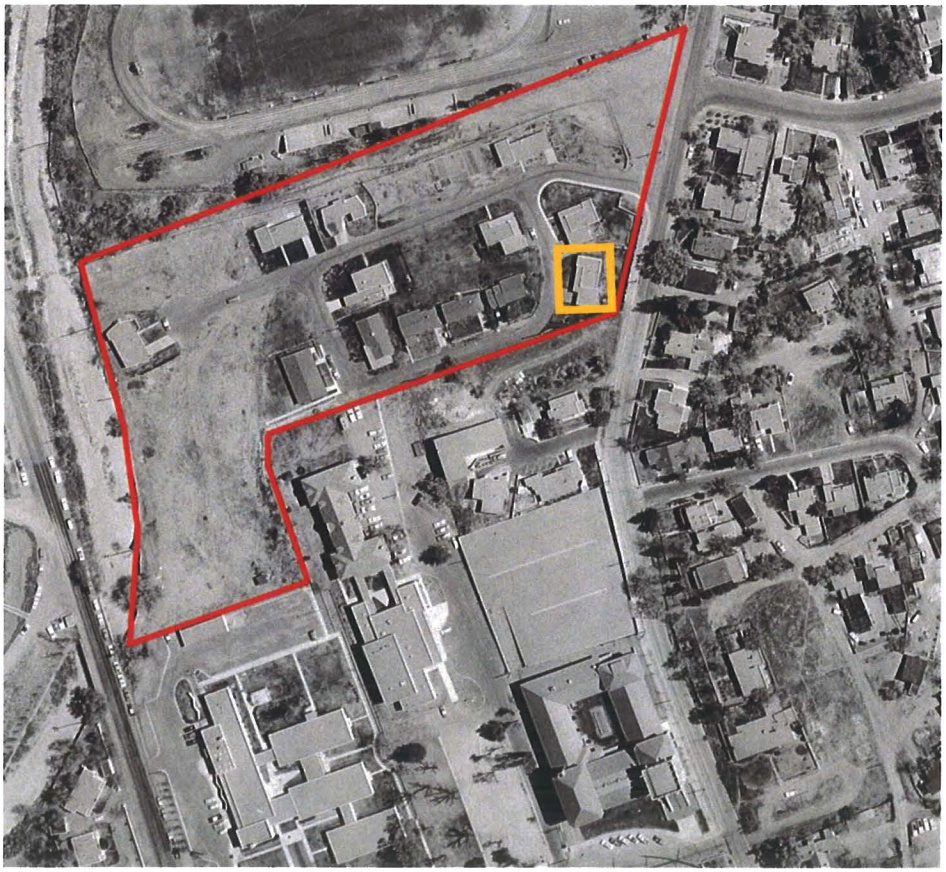


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

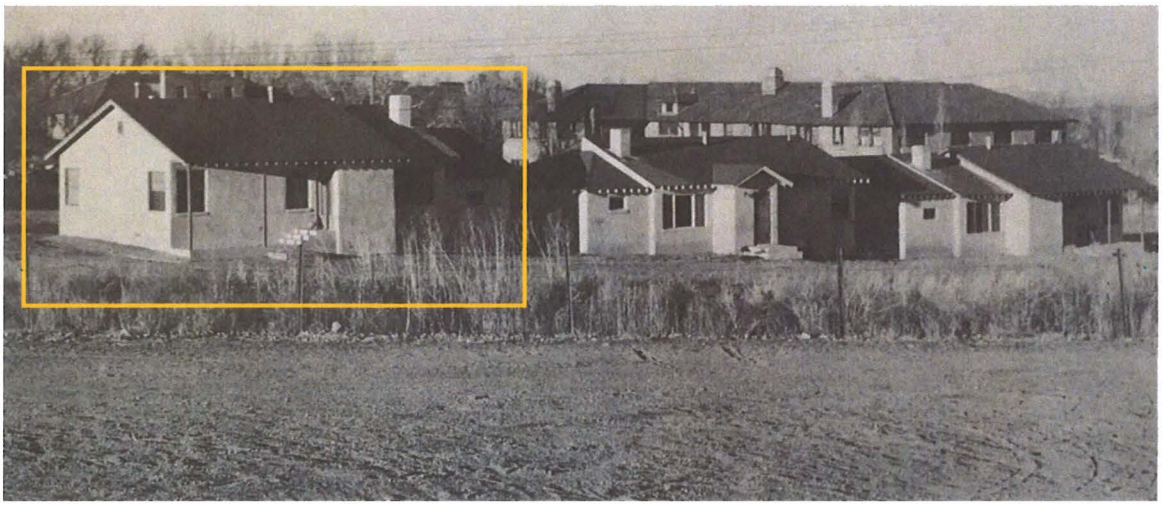


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: west elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	**2. Location:** 105 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

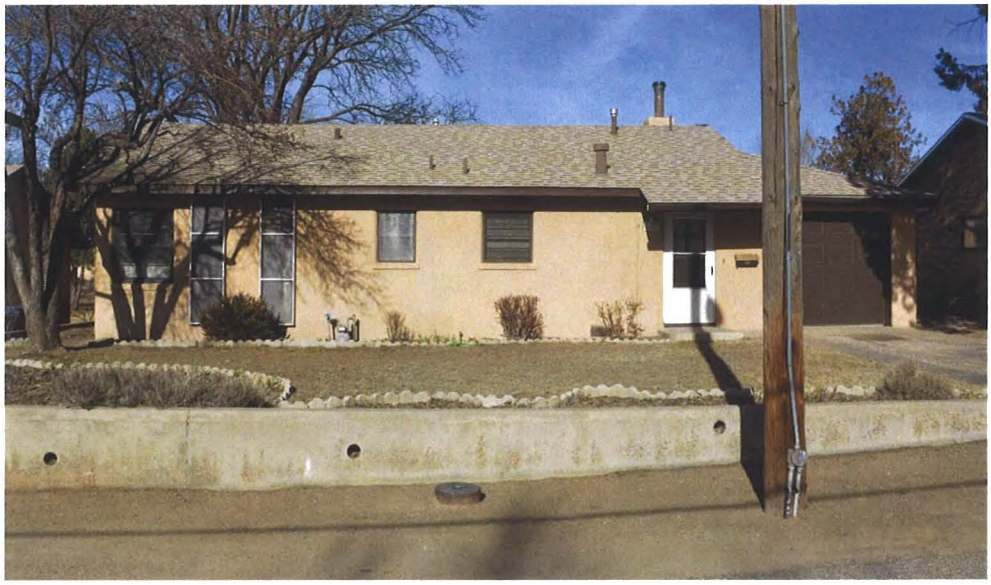
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693289, -105.935797



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a simple side-gable form terminating at the east end with a hipped roof over the garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows and doors. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the façade. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an enclosed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145-square-foot house holds two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

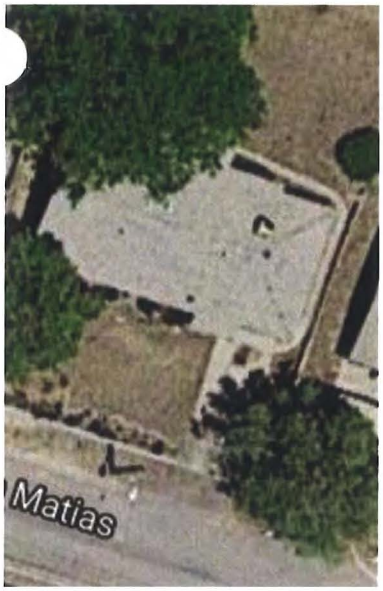
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Adin B. Brooks, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	6
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

1 Date: Post-1969; change of back door opening and enclosure; photograph, aerial imagery and material and visual evidence.
2 Date: Unknown; replaced garage door; material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. It includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 107 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 9**	**2. Location:** **107 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

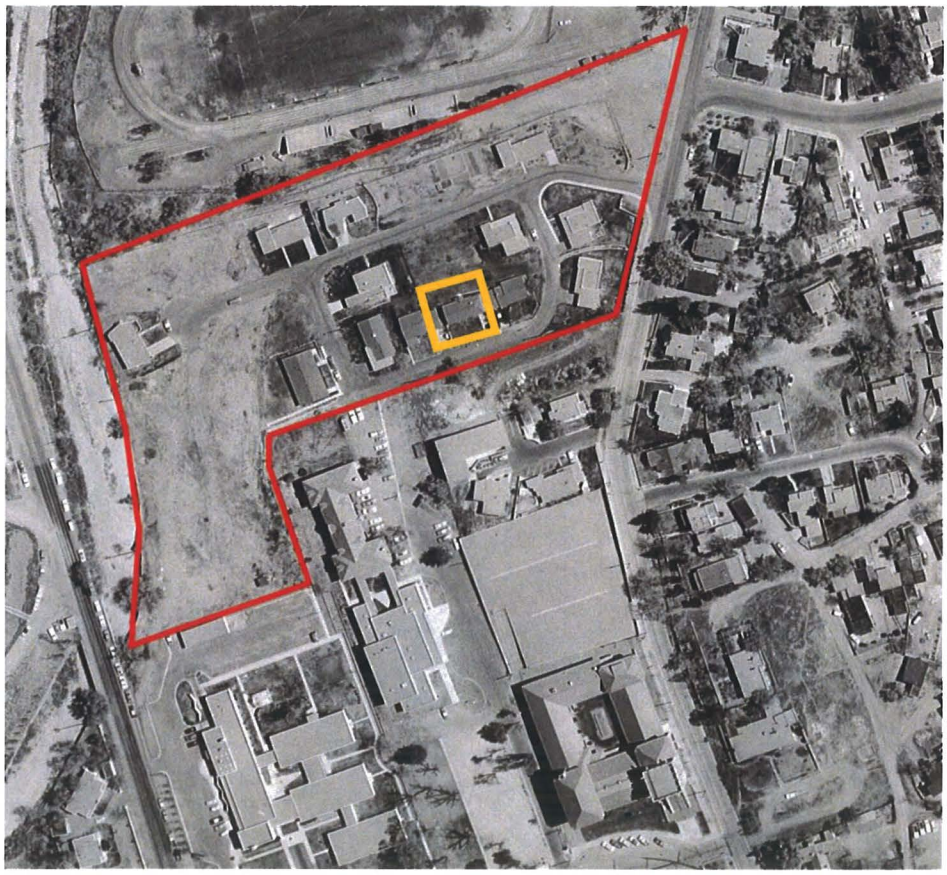


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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

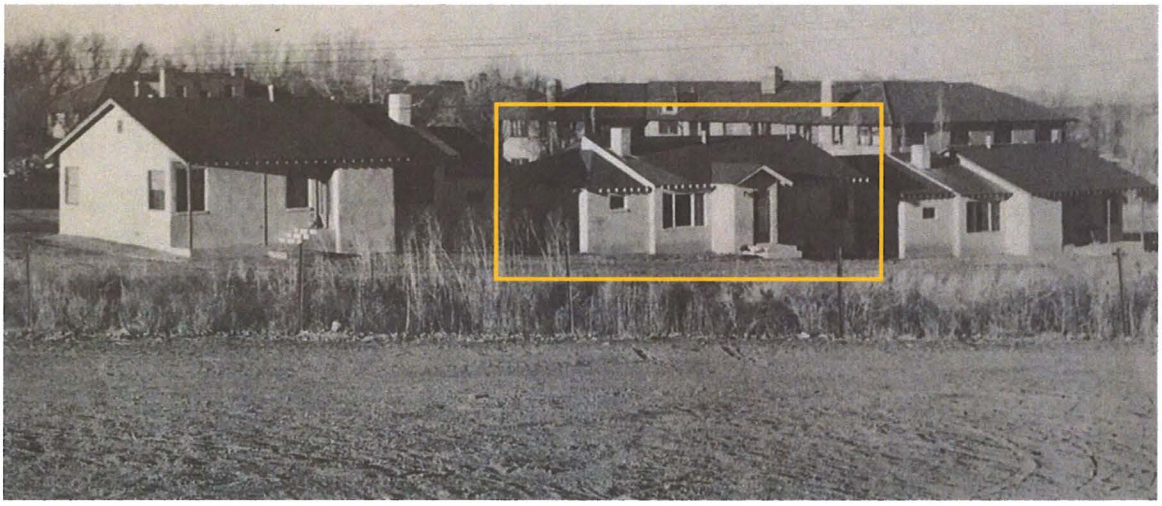


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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**

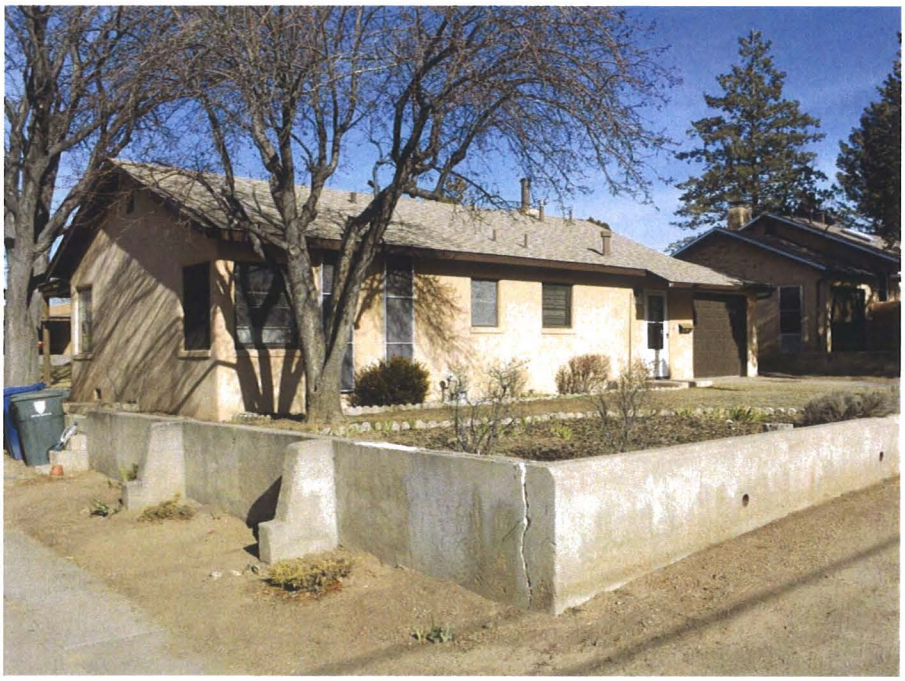


Photo 2: Street west elevations, facing northeast.

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

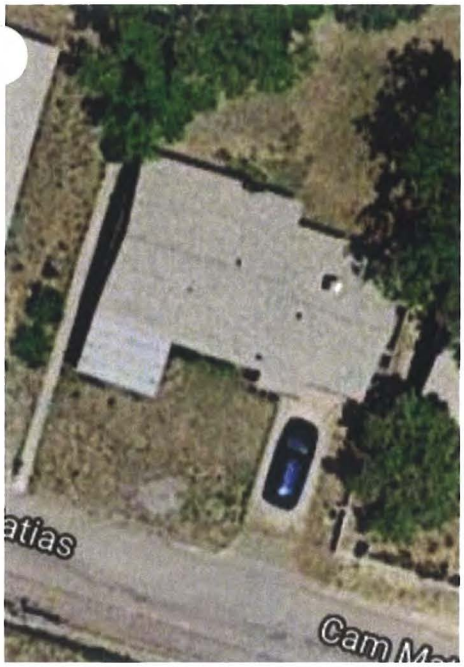
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
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: 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**

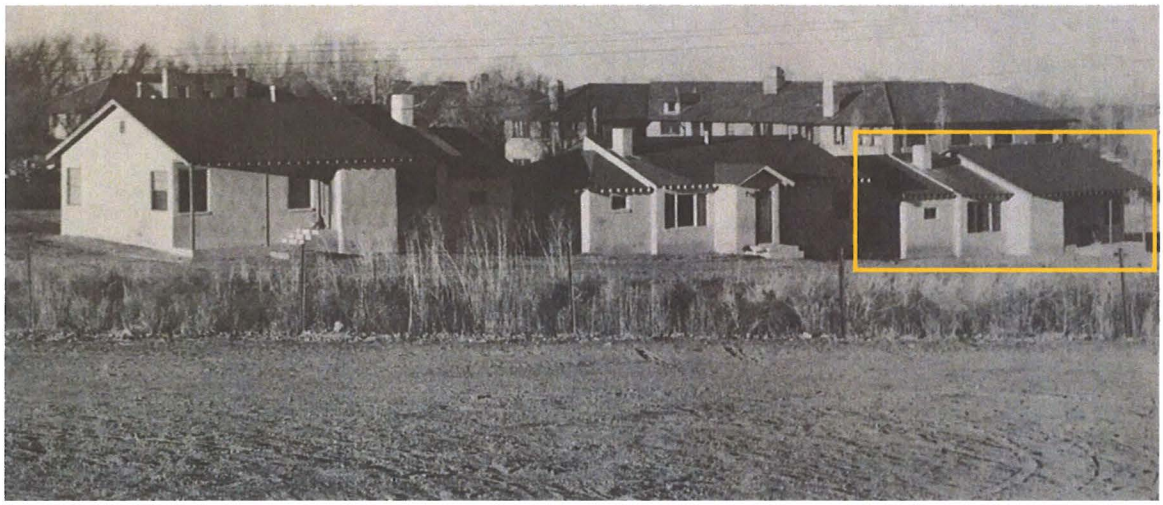


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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:
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	111 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

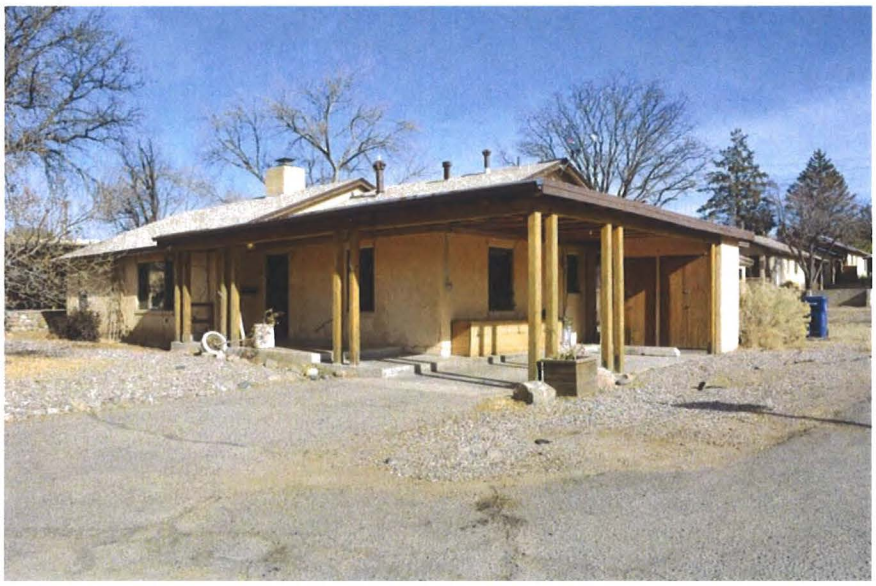
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

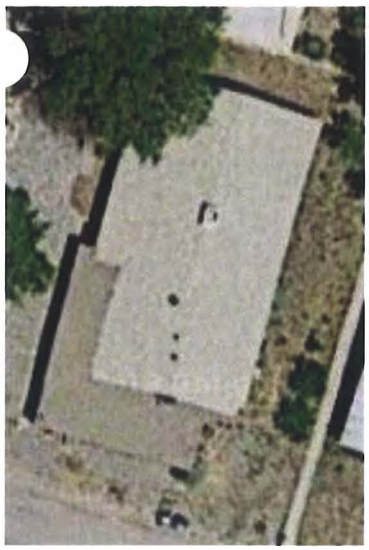
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: HCPI No._____ District No._____	*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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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

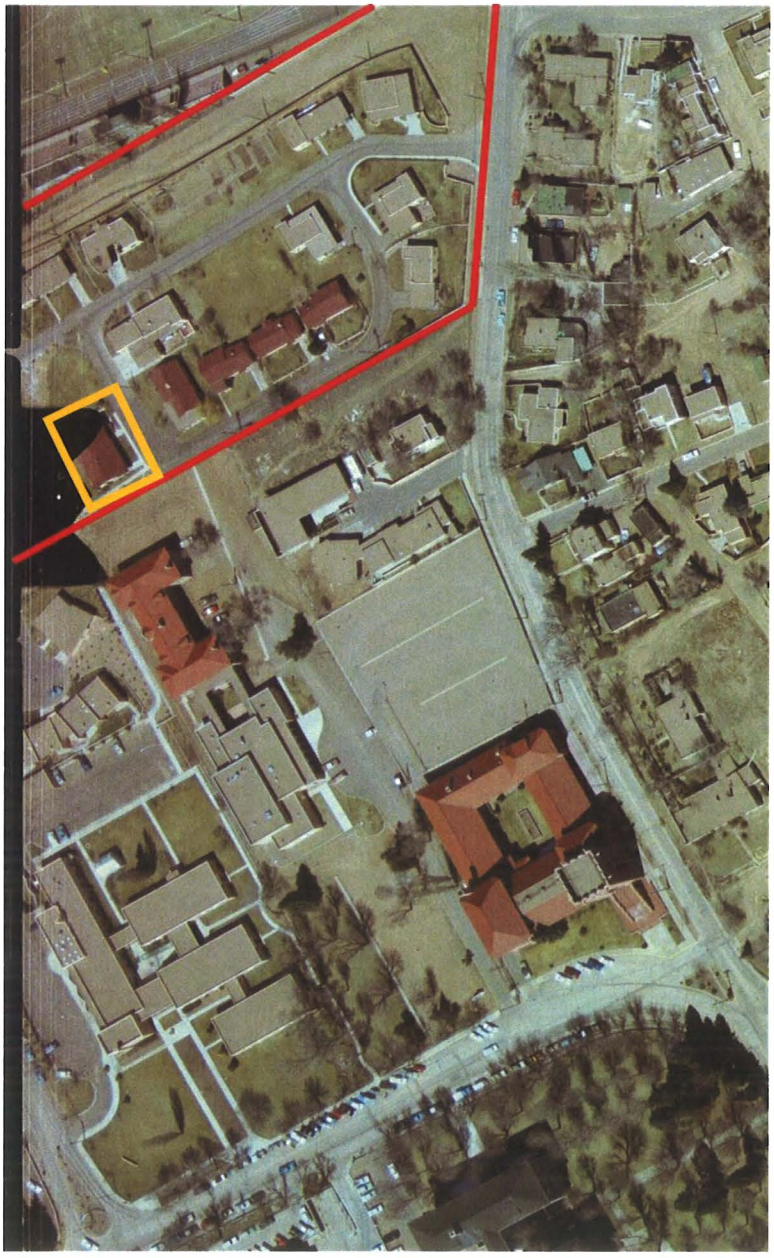


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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)

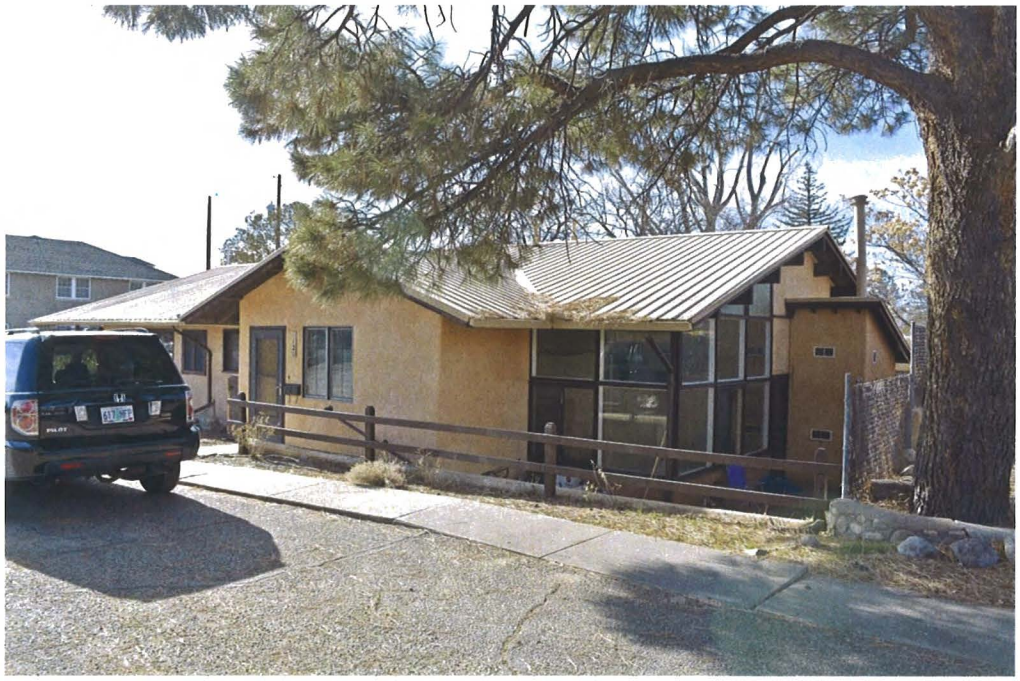


Photo 1: Street and north elevations, facing southwest.

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.

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 25, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 25, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

CALL TO ORDER

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES: June 11, 2019

D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-041. 202 Gonzales Road
Case #H-19-0047. 133 Romero Street.
Case #H-19-045A. 917 Acequia Madre.
Case #H-19-046. 1658 Cerro Gordo Road.
Case #H-19-044. 1011 Camino Santander.
Case #H-19-045B. 917 Acequia Madre.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. **Case #H-19-040. 336 Don Cubero Place. Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)**

2. **Case #H-16-012B. 314 N. Guadalupe Street. Westside-Guadalupe Historic District. Paul Duran, agent for John and Melinda Balling, owners, propose to demolish a non-contributing accessory structure. (Lisa Roach, lxroach@santafenm.gov, 955-6657)**

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)**

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check https://www.santafenm.gov/historic_districts_review_board for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 19, 2019
TIME: 2:22 PM

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 25, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 25, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

CALL TO ORDER

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES: June 11, 2019

D. FINDINGS OF FACT & CONCLUSIONS OF LAW

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RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 7, 2019
TIME: 9:01 AM

SS002.pmd - 11/02

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 25, 2019

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes - June 11, 2019	Approved as presented	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	Comments	3
G. Communications	Announcement	3
H. Action Items		
1. **Case #H-19-040.**	Approved with conditions 336 Don Cubero Place	3-10
2. **Case #H-16-012B.**	Approved demotion 314 N. Guadalupe Street	10-14
3. **Case #H-19-019.** 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.	Approved some Contributing	14-57
I. Matters from the Board	Comment	57
J. Adjournment	Adjourned at 10:16 p.m.	57

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

June 25, 2019

CALL TO ORDER

A regular meeting of the City of Santa Fe 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 Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Herbert Lotz
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. Carlos Gemora, Senior Planner
Ms. Lisa Roach, Planner Manager
Mr. Gabe Smith, City Attorney's Office
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.

Chair Rios asked Mr. Boaz if this was his last meeting with the HDRB.

Mr. Boaz said it was.

Chair Rios thanked him for his service to the H Board.

B. APPROVAL OF AGENDA

MOTION: Member Roybal moved, seconded by Member Guida, to approve the agenda as presented.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES: June 11, 2019

Chair Rios requested the following changes to the minutes:

On page 17, 4th paragraph it should say that Chair Rios asked if there were gabions demolished.

MOTION: Member Katz moved, seconded by Member Guida, to approve the minutes of June 11, 2019 as amended.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-19-041. 202 Gonzales Road Case #H-19-046. 1658 Cerro Gordo Road. Case #H-19-0047. 133 Romero Street. Case #H-19-044. 1011 Camino Santander. Case #H-19-045A. 917 Acequia Madre. Case #H-19-045B. 917 Acequia Madre.

MOTION: Member Biedscheid moved, seconded by Member Larson, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato, PO Box 1601, said, "I too, thank Carl for staffing this Board and others, and for being patient with boards and the public."

Regarding separation of powers and what was supposedly an interpretation of the law by the Land Use Director, she had concern for the H Board. She pointed out an ordinance that says the LUD can interpret the Code. But in the State Legislature, the Executive cannot make the law nor remake law as they want it. There is no wording about "ambiguous." As an attorney, that is probably unconstitutional and not legal.

In my neighborhood, we were told that the City was going to use a less rigorous process in approving variances to setbacks for an administrative process instead of a public process. But when there is a conflict, a more rigorous interpretation must be used. So the underlying zoning says the Board should do it because it is the more restrictive process. "I hope you strongly hold on to that provision."

Regarding administrative approvals, Ms. Beninato said when she learned that a significant structure got administrative approval for a four-foot fence on the street, she was greatly concerned. That should come to the Board before it is finally approved. It could be done like a consent calendar. All administrative approvals should be on the consent agenda so the Board and public would know what was approved out there and that the Board could pull something off the calendar like a significant building for discussion by the Board.

There was no other business from the floor.

F. COMMUNICATIONS

There were no communications.

G. ACTION ITEMS

Chair Rios announced to the public that decisions of the Board could be appealed to the Governing Body within fifteen days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #H-19-040. 336 Don Cubero Place.** Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

336 Don Cubero Place is a non-contributing multi-unit residential property located in the Don Gaspar Historic District. In 2005, the Board approved changes, which included replacing windows, doors, changing fenestrations, removing a south-facing portal, and restuccoing yard walls. On May 28, 2019, the applicant presented a proposal to construct a portal, replace the entry gate, stucco the yard wall and house, and install exterior address lighting. The board postponed the case, asking for changes to the gate design, the portal design, and alternative stucco colors.

Front Yard Wall Gate: The applicant originally proposed replacing the front, entry, antiqued wood gate with a solid steel gate but the board requested more wood, less steel, and more of a "friendly" design.

1. The applicant proposes a gate with a weathered wood finish and a rusted steel frame. Two additional gate designs are provided (Page 3B) with blue-painted wood gates but are not the applicant's preferred proposal.

Front Portal: The applicant originally proposed a 13' deep portal modeled after the existing carport on the property. The Board requested that the applicant redesign the proposed portal as a harmonious complement to the existing house and neighborhood. The Board suggested the applicant consider adding parapets, a smaller size, features to match the gate, more height, and changing the roof design.

2. Preferred Option A: The applicant proposes a corrugated metal, low-pitch shed roof portal at 10' deep instead of 13' with enlarged posts and beams and the addition of corbels.

   Option B: The applicant provides alternative designs for a portal with parapet. The applicant also asks for flexibility regarding canales.

Stucco Color: The applicant originally proposed a "sage green" color of stucco on the yard wall and house but the Board requested color alternatives and that the applicant consider the color of the rest of the two-unit structure.

3. The applicant now proposes a color similar to El Rey "La Luz" (earthtone).

Exterior Light:

4. The applicant proposes a metal, downward-facing light fixture to illuminate the street address and which will approximately match the existing light fixtures.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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(H) Don Gaspar Area Historic District.

Questions to Staff

Member Roybal saw there are two portal options and asked which option Staff approved.

Mr. Gemora said either one could be approved.

Chair Rios asked, in both A and B, what the depth, height and width would be.

Mr. Gemora said it would be 10' plus the overhang and 8' 6" in height. Option B would be 13' deep, and both are the same width (23') and height. The height would probably be about 10' to top of parapet.

Applicant's Presentation

Mr. Rob Hagey, 336 Don Cubero, was sworn. He said, "I like the color. My preference is a metal roof. Corten is used as a substantial roof compound. The depth of the portal is ten feet with the preferred drawing and I'm flexible. It could even be 8 feet deep. The main goal is to enjoy my yard outside with coffee in the morning and wine in the evening. And I will get bids for the cost."

Questions to the Applicant

Chair Rios asked in Option A if the canales go under the roof.

Mr. Hagey agreed. He indicated he spoke with someone at the City who thought both were okay. For drainage, he thought about a French drain. He also thought he could add another inch by lowering it directly at the foundation.

Member Guida asked him to explain the gate design that has three options.

Mr. Hagey asked the Board to pick one. He said, "I wanted a rusted metal gate and a man at the last hearing suggested adding wood to it. I went to Hansen Wood and found some great wood for a wood fence. We can do metal swaling and if it doesn't work, I can paint it blue."

Member Guida saw that as the third option - a metal frame with weathered wood. The first option has a lintel on it.

Mr. Hagey said with the lintel on top, he would move the gate a little back from the wall. "It is possible, and I see about half of the homes have that in the district. I was not trying to do anything unusual."

Member Guida asked for a sample of the stucco color.

Mr. Hagey said, "El Rey is one of leading compounds in New Mexico. The color I chose is El Rey."

Member Guida asked what the stucco color is now.

Mr. Hagey called it Rose. He said he planned to use the same color on all of the house, including the patio.

Member Guida noted there are two colors on the house now.

Mr. Hagey said no. There is a subtle difference. This is about me wanting to change the color. I have not seen a Rose color at all. But it is now a rose color and I don't know the exact name, but I am not interested in that color.

Member Guida asked, "Which surfaces to you want to paint?"

Mr. Hagey said "paint" is interesting. I did not know paint was an option. I don't know the criteria. My stucco has no cracks and there is no issue with leakage. I thought I could paint it, but I was told I could not; that I had to do stucco. I would like some clarification.

Chair Rios asked Staff to clarify.

Ms. Roach clarified that, in the past, the Division Staff's practice was that paint was only allowed on stucco if paint was already on the stucco and if not, stucco is only allowed and cannot be painted.

Mr. Hagey had no problem with that.

Chair Rios said if the gate options, option 1 was the nicest looking for her.

Member Biedscheid asked if he intended to stucco both wall and house.

Mr. Hagey said he did, and he has permission to do that.

Member Lotz liked gate option 3 very much.

Member Larson was concerned with the drainage issue if the roof has pitch. She would prefer the first gate option.

Member Biedscheid asked if he said option one for the gate would require it to be moved.

Mr. Hagey thought moving it would be best, but it would cost more. Right now, he can make it work with the beam on top.

Member Biedscheid did not see a drawing of the lintel.

Mr. Hagey said, "Right now, I just want to focus on this."

Member Biedscheid felt the 10-foot depth would be very deep and overwhelm the house. The HCPI shows a portal on the south that is more in scale and Mr. Hagey said he would consider a shorter depth. The south one was probably 5-6'.

Mr. Hagey was willing to compromise at 8'. To compare it with the carport that is already there and not used often, was not fair. This will be an attractive addition to the home.

Member Katz thought 8 feet would work very well. It is the width of our portal.

Chair Rios said she was having an 8-foot portal being built now.

Public Comment

Ms. Heidi Britt was sworn. She said, "I'm here to represent myself and some neighbors. After leaving the hearing last time, we came to realize something very important to us will be removed - a 60 foot ash tree that we have enjoyed for many years. We (she and her neighbors) have lived there 20-49 years. The tree is a focal point of our landscape and Mr. Hagey moved here less than a year ago. I'm not sure he appreciates that tree the way we do. It was also recommended that he reach out to his neighbors to include them in what he was doing and that has not happened.

"We composed a letter and asked him to include the tree in his design. We think it is a magnificent opportunity to do something creative. I have photos of the tree from each of the properties."

Chair Rios explained that the Board doesn't have purview over a tree.

Mr. Gemora said it sounds like some neighbors talked with LUD about removing the tree. It sounds like there is no barrier to that. But I could be wrong.

Ms. Britt said the tree was originally cited as a Siberian Elm and that is incorrect. The burden of maintenance is a very small excuse.

She added, "I don't see much improvement on the design. One drawing shows a carving but another shows none. One shows thicker than the other. In the design shown, Mr. Hagey wants to create an outdoor living space and only half would be useful for that. Because it is on the north side, it will cut off light. I'm suggesting maybe a beautiful gazebo for outdoor living and using the cost from cutting down the tree to have a center yard gazebo. I think it would be really attractive and add to the value of the neighborhood.

Ms. Britt said she would give him 15 hours of design time free. If the Board would consider some other solutions. I'm not sure many have been thought about. I don't feel he has researched it much. The tree cutting would cost about a thousand dollars.

Chair Rios asked Mr. Gemora about the elevation.

Mr. Gemora said one could see a bit of the portal above the wall. It is not overwhelming to the structure - a small to medium addition and it depends on the angle of the pitch if it a shed roof and not a parapet. There are different ways to think about it.

Mr. Stefanie Beninato, P. O. Box 1601, was sworn. She said, "I am happy the applicant made the portal smaller. I really agree it should be six feet wide but understand his desire. Eight feet is the widest it should be. I'm also concerned about the columns and the detailing at the top. It would look like a carport. It would make it darker there. The minimum slope should be 1.5 inch drop for six feet width. So it needs a different slope.

Regarding the tree, I understand the City has jurisdiction over native species of over 12-inch diameter. So I'm not sure why the City does not have jurisdiction over that."

Mr. John Eddy, 227 East Palace, Suite D, was sworn. He said, "This is very interesting case. Coming back after listening to you and the artistic work he has brought really helps us understand it. As for the gate, Option A was identified by two Board members as their favorite. I installed one just like it on Agua Fria. It is wonderful to bring such good drawings. Thank you.

As for the tree, there may be a solution. The City might have purview because it is probably 12 inches in diameter. Perhaps a ramada with open beams to provide shade and allow some sunlight into the windows would be better. In the summer, it would have breezy shade and air passage. Taking that depth of the shed back to 8 feet is a good solution and allow more light into that area. Bringing down to a steeper pitch is probably good but a ramada would potentially allow the tree to stay there with a ramada through the tree. And that would allow the water to come down to the roots of the tree."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Mr. Hagey said one thing not considered is that the tree is 28" from the house and while putting new flooring in, he saw there is already some damage to the hallway near where the tree is. I have pictures that show it. He passed around the pictures.

Mr. Hagey shared his experience in living in a house on the coast with a palm tree in the bathroom. They encased it in sheet metal and the tree would move the sheet metal. With the tree being so close to the property, he thought perhaps he could plant a new tree and spend some time with the neighborhood. A more mature tree planted might be a nice compromise.

Board Discussion

Mr. Gemora commented on detailing on the drawing. He explained it is not a carving. It is dashed lines and not details. There is also no carving in option A.

When talking about the gate, he hoped the Board recognized that metal with wood was the preferred option in the packet.

Member Guida thought Staff mentioned an option on the canales.

Mr. Gemora agreed. The two canales existing are proposed above the pitched metal roof. It might block off one and it could be moved to the right side. It doesn't sound like both would be moved but one would be moved to the right.

Member Guida concluded there would be no change to the design.

Mr. Gemora agreed.

Member Larson saw in the existing drawing on page 2 that the existing corbels are a little more traditional and it might be well to incorporate that same design.

Member Guida said it was important to him in the submissions to get clarity in the work. The owner brought this portal design and the full scope is expressed. The gate is either in the same place or it is not. That scope needs to be clear to the Board. It is necessary to get accurate quality drawings to eliminate ambiguity.

The quality of the drawings is to allow the Board to understand that what is built will line up with those drawings. That is a big deal for him. He did not see a tremendous improvement, but it would be nice to have more detail.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-040 at 336 Don Cubero Place, to approve the front portal, option A at 8' deep with wood columns equally spaced and revised updated design drawings submitted to Staff, and stucco color be approved with the understanding the stucco will be on both wall and house; approve the exterior light and for front gate the Board approve either option 2 or 3 because there was no clarity on #1.

Chair Rios asked for a friendly amendment that the stucco color is La Luz.

Member Larson asked for more clarity on the corbels that they be like the original corbels.

Member Guida accepted both amendments as friendly.

VOTE: The motion passed by majority 5-1 voice vote with Member Biedscheid voting against.

2. **Case #H-16-012B. 314 N. Guadalupe Street.** Westside-Guadalupe Historic District. Paul Duran, agent for John and Melinda Balling, owners, propose to demolish a non-contributing accessory structure. (Lisa Roach, lxroach@santafenm.gov, 955-6657)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

314 North Guadalupe Street is a large lot with a single family residence and a free-standing garage. The residence was constructed before 1930 in the California Bungalow style and is listed as Contributing to the Westside-Guadalupe Historic District. The north and west façades of the main residence were designated as primary at the March 8, 2016, hearing of the HDRB, and the garage structure was assigned non-contributing historic status at the same hearing, due to extensive non-historic modifications and insufficient historic integrity.

As is described in the attached HCPI form, the garage was originally constructed before 1930 as a rectangular structure with a shed roof sloping to the west, a vehicular door on the east elevation, and white painted historic 6-lite hopper window on each of the north and south elevations. After 1966, an addition was constructed off-center on the east elevation, where the vehicular door is now located.

Now, the applicant proposes to demolish the non-contributing garage structure, as its

location interferes with a proposed lot-split, which will facilitate the proposal of infill housing units on the proposed rear lot.

RELEVANT CODE CITATIONS:

14-3.14 Demolition of Historic or Landmark Structure

(A) Summary of Procedure

(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.

(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required

(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.

(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.

(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.

(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.

(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

(1) A report on the historic or architectural significance of the structure;

(2) A report from the city building inspector on the state of repair and structural stability of the structure;

(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.

(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
(a) The historical importance of the structure; and
(b) The state of repair and structural stability of the structure.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed demolition and finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structure.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Paul Duran was sworn. He thought Staff explained the proposal very well and he would answer questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn), said, "I know it is noncontributing. But since there is no degradation of the building, what are the criteria for demolition? If Staff could explain that, it would help."

Chair Rios said they did see degradation of the building on the site visit.

Ms. Roach said section G outlines the standards. She read them aloud.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach explained that there is no stipulation that the application has to meet all three criteria for demolition.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-16-012B at 314 N. Guadalupe Street, to grant the demolition application.

VOTE: The motion passed by unanimous 6-0 voice vote.

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

Ms. Roach presented the Staff Report. She explained that there is no applicant. It was initiated at the request of the Board for these properties. We did get a letter at 5:00 indicating concerns that the City has denied due process and requesting to withdraw the application and stating the applicant has been preparing an application for development. There was no application for status review so there is no application to withdraw. It is the position of the City to proceed.

Chair Rios asked if the owner has to give consent.

Ms. Roach said no. The Board can initiate a status review and the only requirement is that the proper notification be made to the owner and that was done properly. Staff did follow all proper procedures and felt this was important.

Member Katz said it was ingenuous of owners to not have status of buildings before the plan.

Ms. Roach said she would not give the entire report but background and comments on the 50-year rule. And then as the Board considers status, suggested we go property-by-property and discuss and make a motion on each. She wondered about moving public comment earlier- perhaps after she reads the staff report.

Chair Rios suggested that also. Maybe the public will have general comments but could single out specific addresses.

Member Roybal asked where the status recommendations were taken.

Ms. Roach explained how Staff considered each individual property.

Member Roybal pointed out that eight months have passed since their first review.

Ms. Roach said the original application was submitted two years ago and we opened a new case in February.

Member Roybal asked if those recommendations were different.

Ms. Roach said they are.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

	Construction Date(s)	Current Historic Status	Recommended Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam.	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam.	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1]historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd rescission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE2

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas,

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Significant Structure:

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

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural

design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old, but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. 3

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance).

That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

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[3] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History.*

Ms. Roach read the definitions of contributing and significant structures from the Code before reviewing each address. She consulted with City Attorney, LUD and State Historic Planner. She read from the 50 year rule.

She explained it was an approximate guideline and up to the Board to determine if they were significant enough to be designated Contributing and some are less than 50 years old but there is not a rule that the Board could not designate a 47 year old as Contributing.

Chair Rios said the homes are 47 to 69 years old. What is important in the review is the contribution the Presbyterian Church made to this community and those occupations of retired church individuals were an important group. So it was not only representative of time and place but also its association to the City.

Ms. Roach agreed and noted it was not an important theme by John Murphy.

Member Roybal said his concern was with the rule but also that they do not meet Santa Fe Style criteria.

Ms. Roach replied that we have many examples of buildings that don't meet Santa Fe Style like the Cathedral and Scottish Rite Temple. And whether the Board feels mid-century does fall into that category. It is also on impulse of the ordinance in 1957 to counter the introduction of mid-century and is why we don't have a lot of examples of that style. When Plaza del Monte was approved, the HDRB felt it did comply sufficiently with Santa Fe Style to allow its construction.

Member Roybal said he was just concerned in applying the 50 year rule without consideration of design.

Member Biedscheid wanted to consider them as a compound. The value is that they are part of a conceived compound and wondered what criteria they might use for that.

Ms. Roach referred to Section K of the Code. It has not been utilized frequently. There was an effort in 2005 and 2006 to follow through and a survey took place at that time, but we are having trouble finding if the register of compounds was ever created. She would talk in general terms about the criteria and the innovations of the property for any potential designation. She read that section of the code to identify compounds.

Ms. Roach said this compound would not have been considered at that time since it was not near old enough and the criteria said half of the buildings must be designated as contributing.

Member Biedscheid asked, if the Board designates 50% or more as contributing, whether a separate motion should be made to consider historic compound status.

Member Roybal asked, since we don't have an applicant here, if they have a right to appeal.

Ms. Roach said the owner does have that right.

Member Guida asked if there is anything about what we might call a compound that would exclude it from consideration.

Ms. Roach believed this development would qualify in its plan for development and location of the buildings and they are historically related. A compound is more about spatial relationship and intent. There are four different types mentioned in the code.

Member Katz pointed out that it is all owned by the same person and always has been and the people rent their units. He asked if the lots are separate lots of record.

Ms. Roach said there are separate lots of record, but all are owned by the same individual.

Mr. Gemora said regarding the 50-year mark, that the contributing definition says "is approximately fifty years old and has the design features..." So it doesn't have to be of the style but add to the qualities of that district so other different styles could be added.

Ms. Roach said she actually didn't know for sure that they were separate lots of record and would have to research that.

Member Larson said in moving forward, this has a very important part in the context of our City and environment.

Mr. Smith pointed out in Chapter 14-1.9, under construction, that all expressions shall be considered in the context. Approximately is not defined. In accordance with the General Plan, "approximate" would not have a definite number.

Member Katz looked at "approximate" to cover when you did not know when something was created. There are aerial photos that are dated. He thought it needs to be 50 years, but when you don't know it, is where approximately comes in... except if it has great importance.

Public Hearing

Chair Rios asked for general comments at this point and would later ask for public comment at each one.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She read her testimony statement. She is 85 years old and has lived joyfully in Plaza del Monte for 20 years and in Santa Fe for 50 years. "I've spoken to you many times about the beauty and camaraderie of our Plaza del Monte community, so close to the center of our City. I understand the developers have the financial resources to destroy all of our community completely, probably to put up condos and you have the power to tell them to go away and develop some other town. What do you want in downtown Santa Fe? A cluttered city just like any other old city center. Or a beautiful special area with tall trees and old houses cherished in value by many who long for living in a town like ours? You know what is right and do it and do it as soon as possible. Thanks for listening to us."

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I've spoken here on numerous times and tonight, I ask you to find all of these to be of contributing status and halt the ongoing assault by the developer on this beloved community, by recognizing the historical value of the houses which belongs together as an integrated and unified whole. Please, remember also that this community has for many years provided affordable housing for the people of Santa Fe recently for senior living and now including young families. I ask you to save all of it in its entirety by designating all buildings to have contributing status."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She welcomed the new Board members who were appointed after her last testimony. She said, "I'm very interested because I lived there at Plaza del Monte for 11 years until required by the present owners to leave. The apartment I lived in was declared noncontributing because it was only 49 years old. I'm going to ask that you consider adding all the structures recommended as non-contributing due to age as contributing. They are all almost 50 years old. Philippe Register designed them and the seven on the list Mr. Murphy recommended noncontributing were all because of age - not quite 50 years of age and four as of contemporary design and no reason for 101 Camino Santiago. But Register designed all of them.

"On the five homes that were recommended as part of the Allison James School for teachers and not designed by Register, when it was transitioned from Allison James to Presbyterian retirement - they have features that are quite charming. They are on Camino Matias.

"I was surprised when reading the second amendment to the March 24, 2018 report, on page 4, that because of timing issues he (Murphy) did not have a chance to review the First Presbyterian Church Historic Library or the Menaul School Historic Library.

I don't know if that was important or not or whether he since reviewed it or not.

My basic request is that you accepted those who were recommended noncontributing just because of age because they are approximately fifty years old. And look at what he considered contemporary design because of the significance of this

community and of the architect Register, who did it.

"There is one inaccuracy in the review on the home at 121 Camino Santiago, because he got the bedrooms wrong. Thank you."

Ms. Natasha Torres, Creston Colorado, was sworn. She said, "I lived at 116 Camino Santiago for 6 years. I loved that community and I loved all the architectural and history of the district. I loved the teachers' homes by the same architect. It is not good to break up the whole area."

Mr. John Eddy (previously sworn) was grateful that a decision was made to rescind a previous decision on this property because the due diligence undertaken is now very important. When it first came two years ago, I suggested at the first hearing that it needed to be considered as a whole - of a piece, because this neighborhood was a single concept by Clark and Register. They were very respected architects in Santa Fe. And it was on the wishes of the Presbyterian organization and most unique in Santa Fe. The most salient feature - many other developments came about through a vernacular approach with individuals designing their own home. This was conceived for a specific use for giving people a place to live that was affordable. It has gone through different changes - when mid-Century came along - influences coming in and will become a very accepted part of our conversation. A beautiful example for mid-century is the building across from old St. Vincent hospital. Modest homes that do not shout out we are experts of mid-century modern so the architectural historian might have called out they are not classic mid-century but in the direction Santa Fe was going. You had one up on Camino Santander. This property was built with a big concept in mind and that is most salient to take away in the process.

I think the idea of time and approximately close to 50 years, means you do have wiggle room here. I also think because they developed over time, that continuum has to be recognized as a whole not just houses plopped down. They were placed very deliberately.

The idea of classification as a historic compound is very important and I hope you find that is a classification that can be applied on this property and it will belie the fact that you understand that."

Ms. Linda Payne, 414 Bishops Lodge Road, was sworn. She said, "I look down on Plaza del Monte and, for the last 48 years, have been a neighbor. I remember it in its heyday and hope as you go house-by-house that you will consider it historic. It is a cohesive neighborhood and ties in what Mr. Eddy just said. It is a peaceful community and we are losing a lot of neighborhoods with condos and Air BnB's. New people are coming in and renting and older families leaving. And I hope you consider it a historic property."

Ms. Stefanie Beninato (previously sworn) agreed with much of what has been said and everyone who speaks, talks about it as a community and a unified holistic design to be considered as a whole. I am happy that Member Biedscheid suggested considering it as a whole. And acknowledging the integrated design. I think you could consider it together. And the Presbyterian Church had no intent to divide it up to sell.

It is too bad several were already designated as noncontributing and sad you could not reconsider that. The ones to the north are more modern but this was approved when HDRB was in existence and thought it was an appropriate design to embody the traditional and contemporary and we need to acknowledge it. The approximately 50 year rule is helpful and when part of a whole, we need to preserve the whole and a 47 year old structure would contribute to that whole.

It is also important because it has a strong historic association with the Presbyterian Church, which, in New Mexico, has done a lot of positive things in the community to create a compound where ministers and missionaries could have a place to retire for people who contributed greatly. It is so beautiful on some level.

There were no other speakers from the public regarding this part of the case and the public hearing portion was closed.

Board Discussion

Member Guida asked if the Board could make general comments before going to each unit.

Chair Rios agreed.

Member Guida said Staff made recommendations in two broad categories on those for contributing and a distinction with those on Camino Santiago on the 50 year rule. It is a problematic distinction that classifies later Register designs as contemporary. That doesn't work for me and the later ones are a better interpretation of mid-century style. I'd like to know where the Board members are as an overall opinion. Should Significant be on the table for these, although they are humble structures?

Member Larson thought the beauty of the National Register is that it is up to the experts and we are looking at a master-planned community. We see a lot of highlights and the fact that it is master-planned. I would have to agree that it is the big picture we are looking at. I'm not sure I agree with the recommendations of the historic surveyor.

Member Katz looked at the GIS and it is a single lot that emphasizes that it is of a piece.

Member Biedscheid said her intent was to see this as a historic compound and she thought it was eligible and does contribute to the historic district. The streets were

conceived in the current situation and locations were all planned and still are intact today.

For consistency in making a decision, of the five already applied, should hold to the 50-year rule. We've already gone down that road. And she also disagreed with many of the results of the historic evaluation.

She pointed out that the Code does not address contemporary design and the influence on architects at that time does not affect historic status."

Member Roybal said his concern was with the evaluation of John Murphy. And he did not think the Board should go down each individual structure if it is considered as a compound. He thought the Board should designate it as a full compound.

Ms. Roach explained that the Board is required to designate each status before considering it as a compound. She added that the association with Presbyterians and Register are relevant.

Member Roybal asked if those built in 1973 or 1972 would not qualify.

Ms. Roach said they could, however the Board interprets the 50-year rule. And as Member Biedscheid mentioned, five already have had their status designated. Her intent was to stick with that designation.

Chair Rios asked how many members felt they must stick with the exact 50 years.

Three members raised their hands and three did not. Member Katz, Member Roybal and Member Biedscheid wanted to stick with exactly 50 years.

Member Katz thought all the Board accepted it as a planned community - all of a piece. And as a compound, it protects all structures through the compound designation. And several of them are 2-3 years away from the 50 year mark and we don't have to stretch to make those historic if 50% of them are historic. That would then allow us to proceed with the compound process.

Ms. Roach said regarding compound protections, that there are things to assist. If the compound continued to be owned by a single owner, that the owner would come forward with what the compound plan is for any proposed changes and if divided with multiple owners, the new owners would still have to comply with limits on height, total additions added, similar materials and style of the compound and any blockage of the spatial nature of the compound. So with the protections of the compound status, the Board would not be compelled to make every structure have a contributing status.

Chair Rios noted that if the whole was determined to be a compound, at least 13 would need to be contributing.

Ms. Roach said they would need 14 to be a majority.

Chair Rios observed that obviously harmony would play a huge role but not as strictly for noncontributing.

Ms. Roach, in interpreting Section K, said that there would be similar restrictions as with contributing buildings and limitations on new construction. Spatial relationships and form are considered part of the compound (harmony). So there are standards that would apply to modifications and a little more strict - height regulations, etc.

Member Lotz felt it was a complex issue for him and he might have to abstain.

Member Guida did not want to beat on the 50-year rule but he did not understand why the Board should be so strict about it. We are making an argument about the compound being of a piece - and of design integrity and consistency and challenged by the limitations of contributing. We could go about it with a focus on view. We are also designating façades as primary. Some of them are visible from different angles.

He said the piecemealing at a macro level concerned him. But all are individual structures, to be consistent with the ordinance. They are bringing it philosophically.

Chair Rios agreed on that interpretation because each building relates to one another to create the compound.

Chair Rios thanked those who came out for this case.

Member Larson said- the 50-year rule is so important. At the National Park Service, we are handling it as a specific movement, not restricted to the 50 year rule. Like Member Guida said, we are looking at a master plan very common in that area. With the National Register, there is flexibility in making evaluations and is why it is there. The 50-year rule was created to manage nominations for the National Register when it was coming of age.

Ms. Roach said as she looked at the evaluations and at the time, tended to agree with recommendations. But now, she has shifted. She would present John Murphy's recommendations, but the Board should have the privilege to decide. She said she would participate in the discussion but refrain from a specific recommendation. She also explained that the packet has two façades photographed for each individual property.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and

garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

The recommendation of John Murphy was Noncontributing because of contemporary design. If it is considered to be Contributing, the south façade is recommended as primary.

Board Discussion

Member Guida asked which façade is also shown.

Ms. Roach said it was the north elevation (rear).

Chair Rios asked Ms. Roach is she would agree all of them have had no footprint changes, but some window openings have changed.

Ms. Roach said this is the original footprint. The garage door is recent. She was unclear if windows were original, but it appears they are the original openings.

Public Comment

Ms. Beninato (previously sworn) asked for its age.

Ms. Roach said it was constructed in1968.

Ms. Beninato felt this property is Contributing. The footprint is original. The Board should accept the garage door and should find it Contributing with the south façade as primary. That one is probably typical.

Ms. Roach, commenting on that issue, said if the intent is to consider this as a compound, there are sufficient protections relating to building form and stylistic elements that the Board could deny an application that would substantially change it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 101 Camino Santiago, that it be Contributing with the south façade as primary and in that photo you would not find a mid-century house like it anywhere else but in Santa Fe. It is a wonderful adaptation the way they incorporated it into this home.**

Member Biedscheid added that the portal over the garage is a novel approach and use of timber posts. Member Katz agreed.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a room block-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

Board Discussion

Member Guida said the carport seems very significant. His concern would be on the significant changes to that façade.

Ms. Roach commented on the rule that new construction shall not block. There is sufficient justification to deny contributing with that factor.

Public Comment

Ms. Beninato (previously sworn) said she would like to see it designated Contributing but would want more than one façade designated primary. Garage doors are significant, and the design has setback. All three should be primary. Even though we have the rules about setbacks from primary façades, people come in and cry about getting an exception and get to crowd up on the primary façade.

Mr. John Eddy (previously sworn) asked if in the photo outlined in yellow, it is in a plane with the vigas and lintel above it - there appears to be no setback in that façade.

Ms. Roach thought that was correct.

Mr. Eddy thought that was infill of a substantial portal.

Chair Rios asked Ms. Roach to identify the elevations.

Ms. Roach said the front façade is facing northeast. The building faces Camino Matias and the rear faces east.

Chair Rios wanted to make sure.

Ms. Natasha Torres (previously sworn) said the layout shows it clearly.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 102 Camino Santiago, to designate the structure as Contributing with west and south façades as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet;

the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the room block bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

Public Comment

Ms. Beninato (previously sworn) said she was happy this is recommended as Contributing with the south façade as primary. She suggested the Board might consider the vigas side also. It does contribute to that house and has more Santa Fe character and the beginning prototype.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-019, at 103 Camino Santiago, to designate the structure Contributing with the south elevation as primary.

Chair Rios asked mover to be specific why it should be Contributing.

Member Katz said it follows the Staff recommendation and follows the L-shaped form that is characteristic.

Member Larson asked for a friendly amendment to add that side elevation as primary.

Member Katz declined.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-

dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting room blocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

Board Discussion

Member Guida pointed out that both photos are of the south façade.

Ms. Roach agreed. She said page 143 shows the HCPI photos. Photo 2 shows south and east. And also the north in Photo #1.

Member Katz noted it is a very interesting Santa Fe style with large block masses. It is classic Santa Fe style. He thought it was sufficiently Santa Fe style that he would want to make it Contributing, but it is not an exceptional building that we could make 47 years be 50 years. He recommended noncontributing due to its age.

Member Roybal agreed with Member Katz.

Member Guida countered that the Board is also making the point about the association with the architect. And it is the work of a significant architect. He recommended Contributing by association.

Member Flynn agreed with Member Guida that it is the work of a significant architect for an exception.

Public Comment

Mr. Eddy (previously sworn) asked if we could see the picture of the other façade.

He respectfully disagreed with Member Katz. This building makes a very strong impact on the streetscape. It really does exemplify what the architect is doing here with his design.

Ms. Roach showed the other façades.

Ms. Beninato (previously sworn) thanked the Staff for correcting that it is 48 years old. She understood the consistency with 50 years actual because the owner is likely to appeal.

This clearly embodies the Santa Fe style in vernacular design. It mimics one that was done by John Gaw Meem and she felt it was appropriate for it to be Contributing.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Flynn in Case #H-19-019 at 105 Camino Santiago, to designate the structure as Contributing with south façade primary because of association with Register and the quality of expression here that is clearly of Santa Fe Style.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Lotz and Member Flynn voting in favor and Member Katz, Member Biedscheid and Member Roybal voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped

casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

Ms. Roach added that the reasons for Contributing are in the report and the Board can just refer to those, if desired.

Board Discussion

Member Katz agreed with the Staff recommendation, "but looking at the photos, to have the historian say some are contemporary style and then say this is real Santa Fe style makes my head spin."

Member Larson described this as a modernist building and not contemporary. Contemporary is not even a relevant term.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 106 Camino Santiago, to designate the property as Contributing with north and east façades as primary for reasons stated in the Staff report.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The

house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) thought the south façades should be primary. In the bottom photo, Staff referred to it as a viga roof.

Ms. Roach said it is a viga canopy.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach said there are multiple façades on the south and wanted to verify.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-019 at 109 Camino Santiago, to give the structure a Contributing status with south facing façades 1, 2, 3, 4, and 5 as primary.

He did not agree with John Murphy recommendations and saw this as one of the best examples of his work.

Member Larson added that the original features are still featured such as carport and that adds to the reasons why it is contributing.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

110/112 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

Ms. Roach showed additional photos.

Board Discussion

Member Katz said, in looking at the two façades, the top was classic standard, but the bottom seems totally Santa Fe style.

Member Larson didn't see integrity but contemporary on the north façade, so she agreed with Mr. Murphy.

Public Comment

Mr. Eddy (previously sworn) thanked staff for the other photos. He agreed with

Member Larson that the north façade degrades the house. But all the others show interesting character strengthening a Contributing status. And the portal work is important. He would consider that Contributing, excluding the north elevation.

Mr. Ken Rawie, 112 Camino Matias, was sworn. He pointed out that most of the pictures are of 110 and not 112. There was no picture of 112 Camino Santiago - north and south. The bottom photo shows the background of the carport. The resident there moved out just recently.

Ms. Roach said 110 and 112 are joined physically, so there is only one status for both.

Chair Rios understood, but as Mr. Eddy pointed out, if it is made Contributing, The Board could identify non-historic façades.

Ms. Roach agreed - or designate primary excluding nonhistoric portions.

Member Biedscheid did not believe there were any nonhistoric portions.

Ms. Roach agreed but asked the Board to consider 110 and 112 as one structure though from two different architects and thinking about harmony that they would work.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 110/112 Camino Santiago, to designate 110/112 as Contributing because it has the original footprint and the alterations are historic, because it is associated with Register and recommended that the south and west façades be designated as primary.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is marked by a long portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised

wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

Member Guida saw that this is virtually the same as 103.

Ms. Roach agreed.

Public Comment

Mr. Eddy (previously sworn) pointed out the sidelights on the entry door. He would like to see it contributing because that angled element contributes greatly to the whole development.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 111 Camino Santiago, to assign Contributing status for reasons in the Staff report and designating the south façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two room block-like volumes penetrated by horizontally oriented

aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Board Discussion

Member Larson disagreed with historian evaluation. She believed it is contributing for mid-century modern and, in comments, the flagstone is very characteristic.

Ms. Roach noted in looking at it and previous action on 110/112 - that 113 and 115 are actually joined, as well. Each footprint is quite distinct. Jointed by a party wall. So you might assign status to the structure as a whole.

Member Guida said, at 115, he would argue in favor of considering duplexes as one.

Ms. Roach said the description of 115 is almost identical and the rec was the same - slightly under 50 years as the primary reason for noncontributing status. Otherwise is almost identical.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure

due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Member Biedscheid asked if they were constructed together.

Ms. Roach thought so.

Public Comment (on 115)

Mr. Eddy (previously sworn) considered 113 and 115 as one structure. He was pleased with term "party wall" which is really applicable here and he would like to see them considered as one.

Ms. Pryor (previously sworn) said, in looking at the construction date on the report, that "c" means around or circa. On the second amendment by Murphy, it looks like, and he states there that 113 is c 1970 and doesn't appear on the 1969 aerial. So he thought it was built in 1970 because it did not show up on the aerial, but it is pretty close.

Ms. Roach showed added photos - first of 113.

Mr. Eddy pointed out on the east elevation, that it showed a vertical fenestration on the windows which was a prominent element in the big Casa Grande that was demolished. That was a classic element in that building and replicated here.

Member Guida commented this as very interesting, with buildings very close and massing for four units with a slight variation.

Member Katz thought this was approximately 50 years old.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 113/115 Camino Santiago, to designate them Contributing with south facing façades as primary.**

VOTE: **The motion passed by majority (4-2) voice vote with Members Katz, Guida, Larson, and Lotz voting in favor, and Members Biedscheid**

and Roybal voting against.

Ms. Roach asked for reasons to be included.

Member Guida said it is approximately 50 years old and represents mid-century Santa Fe style and is the work of Clark and Register.

Member Larson added that it exhibits character-defining features of the flagstone paving to the carport and the vertical divided windows.

Ms. Roach added that it has block massing on both sides.

Member Katz added that the aerial photograph was from February 1969, so it was probably being built in 1969.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson said, although under the 50-year rule, we see the same elements repeated and the picture window, which is one example of mid-century modern and she would recommend contributing.

Public Comment

Mr. Eddy (previously sworn) pointed out an element that recurs in these buildings and Register's work. It is the use of double and triple posts under corbels and he assumed it was Mr. Register's innovation that probably was controversial.

He added, "When my father did a remodel of our house on Camino del Monte Sol, he did that too. So it really stuck as an innovation and adds to our vernacular style over time."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach showed photos of the north, street-facing and east side containing the portal feature.

Member Larson appreciated Mr. Eddy pointing that out.

Action of the Board

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 114 Camino Santiago, to designate the structure as Contributing because of mid-century modern exhibited through picture window and carport and designate north and east as primary.

Discussion on the Motion

Ms. Roach said the south elevation contains the picture window and the east.

Mr. Rawie clarified, as the next-door neighbor, that the north façade is on Camino Santiago and the east façade is facing Camino Matias. So the bottom photo with picture window is on the east side and the top picture is the north side.

Member Roybal commented that we are really pushing the 50-year rule on this house.

Member Biedscheid thought the Board should have justification for the age.

Member Larson argued that this exception is in character-defining features such as picture window, car port and double posts.

VOTE: The motion resulted in a tie vote with Member Larson, Member Guida, and Member Lotz voting in favor and with Member Roybal,

Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

Ms. Roach said this building has an interesting modified L plan on an angle, not 90 degrees.

Public Comment

Mr. Eddy (previously sworn) said it is not truly an L-shape but a deliberate statement of the architect whether to the landscape or the way it fits but makes for an interesting house. The viga canopy in the lower photo contributes to the neighborhood architecturally.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach believed the lower photo was the rear elevation and the upper was of the east façades #1 and #2. The recommendation for primary is 1 and 2 on the east. The south is 7, if the Board wants more carport.

Member Guida thanked Mr. Eddy for pointing out the modified L. While it is not the most beautiful or compelling design, it is interesting to look at the development as kind of laboratory. As a consequence, we have a span of how the architect figured it out and particularly one who is exploring what is possible with the limitations in Santa Fe. So a really compelling example of Santa Fe style. Not the prettiest but important.

Member Larson said the new windows diminish the character. But thanks to Mr. Eddy for pointing out the boomerang shape. In the aerial view you can see it is quite specific and balancing with the landscape. That would necessitate Contributing status.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 117 Camino Santiago, to designate the structure as Contributing with the east façade as primary for the reasons in the Staff Report, that it is a significant expression of mid-century design and that it contributes to the plaza complex.**

Member Biedscheid requested the south façade to be primary to capture the carport (#7). Member Guida accepted the amendment as friendly.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian,

due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson asked if it is a planter in the bottom photo.

Ms. Roach believed so.

Member Larson thought since it is a last completion, it is an evolution and she had not seen a planter. That planter does harmonize with the landscape.

Member Katz did not think it is of exceptional importance. It should be part of the compound, but he did not see it as very special. It fits in but is not the Guggenheim Museum.

Mr. Gemora believed they had planters on Camino Matias.

Public Comments

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 118 Camino Santiago, to designate the structure Non-Contributing.**

VOTE: **The motion resulted in a tie vote with Member Roybal, Member Katz and Member Biedscheid voting in favor and Member Lotz, Member Larson and Member Guida voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote to designate 118 Camino Santiago as Non-contributing.**

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The

south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Chair Rios noted this one is 54 years old.

Member Guida said this is an exceptional one in the community and echoed what we say with 109 in plan. And in particular, it is an expression of long and low with carport and it projects across the front of the house.

Member Larson pointed out that they used a lower wall along the front to shelter the entryway and that is characteristic of mid-century and also a shelter. So it is part of Santa Fe style and mid-century modern.

Public Comment

Mr. Eddy (previously sworn) mentioned for the record in previous testimony that the Presbyterian organization, in planning these structures for residents, gave input on what they wanted to see in the house. So it was a contributing element at the patio wall and might have been the case here.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 119 Camino Santiago, to designate it Contributing with east (#1) and south (#4) as primary elevations. It is more than 50 years old and represents a clear expression of mid-century modern architecture.**

Member Biedscheid added that the east façade has a low projecting viga element.

Member Larson said the wall in front of the entry is part of the façade and significant in design.

Member Guida accepted both statements as friendly.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

Chair Rios considered it nonconforming and noncontributing.

Member Guida highlighted the carport and outdoor storage rooms as period-defining elements.

Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-019 at 120 Camino Santiago, to designate the property Non-contributing, based on its age.**

VOTE: **The motion failed (3-4) with Members Larson, Guida, Biedscheid and Chair Rios voting no.**

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 120 Camno Santiago, to designate the property as Contributing because it presents a clear expression of mid-century modern style with carport, storage rooms and overall massing and is approximately 50 years of age, and designating the west facing façades #1 and #2 as primary.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Member Roybal was concerned with this recommendation. We are really pushing the 50-year rule.

Member Larson noted the casement windows with three divisions are really unique and she has only seen them twice - just to take note of that.

Public Comment

Ms. Pryor (previously sworn) said this house is not one big room. It has an extra room that might be a library, a den or a music room.

Ms. Roach showed the south elevation and the low angled pitched roof, and the west elevation.

Mr. Eddy (previously sworn) pointed out the storage cabinets within the car port we've seen before.

Member Larson noted the south elevation with the portal is a theme repeated throughout town and is an interesting feature to take into account.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 121 Camino Santiago, to designate the property Non-contributing because of its age.

VOTE: The motion failed (3-4) with Members Larson, Guida, Lotz and Chair Rios voting no.

Chair Rios asked for another motion.

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 121 Camino Santiago, for Contributing status with east (#1) and south (#4) façades as primary. This is an exception to the 50 - year rule because of exceptional design as mid-century, use of casement windows, and storage features reflecting the era and its association Register.

VOTE: The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) said, although it appears unremarkable, it is very important that it represents the original template from which the others grew.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach corrected that the front façade may be misrepresented. It is #1, for the front and façades on Camino Matias (Northwest). It is shown correctly on page 32 of the packet.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 104 Camino Matias, to designate the property Contributing for reasons stated in the report and with façade #1 as primary.**

Member Biedscheid asked for #4 to also be primary as unique to the property. Member Katz accepted #4 as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

Member Guida said this one and the next few properties are all associated with the school. He asked if that was correct.

Ms. Roach explained that 105, 107 and 109 Camino Matias are associated with the Allison James School, but 111 was moved to this site prior to 1960 and is not part of the same construction episode.

116 and 120 Camino Santiago were also associate with the school but later in 1957.

Member Katz considered this property a tough one. They have a similar history with the Presbyterian school and were incorporated. It maybe is not the same style but shows the history.

Member Larson appreciated seeing this in the neighborhood that showed the immediate style - much simpler and vernacular from the others. But she was not seeing character-defining elements here. So she recommended Non-contributing status.

Member Biedscheid observed there is a mix of original windows. It is an anchor for the compound around green space. And associated with the Presbyterian Church to provide living facilities and she thought it should be Contributing.

Member Guida said one strong argument is the stature of the architect and quality of design on Camino Santiago. On declining blocks and post war architecture. Its connection with Santa Fe Style is pretty weak and they don't read as connected with the rest of the development. It doesn't have all the points to make.

Public Comment

Ms. Pryor (previously sworn) said, according to her notes, they were all associated with Allison James teachers. She asked that the Board consider that association. It is what these houses represent. When they were here, those other houses were not built and their front porch was on the north-facing side, not the street-facing side.

Mr. Eddy (previously sworn) had to agree with all that has been said. They are conflicting but the points of view are valid, and the historicity is what is important. They are associated with Allison James School and what detracts are the alterations. The footprint and pitched roofs are important. It is the pitched roofs here that are important and derivative of the pitched roof of the Allison James School. So he recommended Contributing with their historicity and association with the school and he stated for the record that these other photos show a lot more character to be explored.

The Presbyterian organization was important for Santa Fe and throughout northern New Mexico which has a very detailed history in Chimayo.

Ms. Carol Rawie was sworn and mentioned "As you can see from the map. the façades on the green area is what you see when you walk around from Bishop's Lodge Road and what most people see, which is different than along the alley in the back."

Chair Rios did not think those were meant to have Santa Fe style.

Member Larson agreed. "After seeing more images, I agree that this style - they were just trying to do it as part of the school."

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 105 Camino Matias, to designate it as Contributing, based on age of the structure and the defining character of concrete sills, pitched roofs, windows and orientation as reference points to streets and spaces and with the north façade as primary.**

Member Katz added that it clearly is not Santa Fe style but an important historic style for this area and the history of it.

Member Biedscheid mentioned association with Allison James School.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 107 Camino Matias, to designate it Contributing. based on its association with Allison James School, pitched roof, concrete sills and large picture window similar to 105 and 109 Camino Matias, with the north façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

Mr. Eddy (previously sworn) suggested Contributing except for the addition on the south elevation.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Larson moved to designate the property as Contributing due to age of building, association with Allison James School and primary be the #4 - north front of the building, and on the south - 1 and 2.**

The motion died for lack of a second.

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 109 Camino Matias, to designate the structure as Contributing, based on age, character of pitched roof, sills, association with Allison James and with the north façade as primary.**

Member Larson added the casement windows as character-defining.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Member Larson commented that moved structures are always tricky with many different angles. I am not sure where I stand. It exhibits characteristics that are interesting but not sure it needs to be contributing. I'd like to hear from others on it.

Public Comment

Mr. Eddy (previously sworn) said what is interesting is that the portals were added after it was moved here. He asked if this was the first iteration of double posts. He wondered if it was before Register got his license.

He pointed out that the roof line is classic northern New Mexico style. The other thing is the little storage cabinets under the portal. Could it be Philippe Register before he got his license.

Ms. Roach said they are post-1966 so he had his license then.

Mr. Eddy (previously sworn) felt they were interesting details there.

Ms. Pryor (previously sworn) stated that this was the Principal's house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 111 Camino Matias, to make it Contributing with the west elevation and south as primary (front entire portal).**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Board Discussion

Member Larson would be interested in knowing the further association with the school. It is in harmony with 1950s.

Member Katz felt it was modified too much in 1980's to qualify for contributing.

Member Roybal agreed with Member Katz. The whole house seems out of character.

Public Comment

Ms. Pryor (previously sworn) said this was teacher housing and on the east side, there is a notice above the door that it was Auburn Cottage even though divided into two apartments.

Mr. Rawie clarified that it is two bedrooms, not three.

Mr. Eddy (previously sworn) was sorry we are at the end of this because it has been very enjoyable. He would encourage nonconforming or noncontributing because it does not have double posts.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-2019-19 at 116/120 Camino Matias to designate the property as Noncontributing due to 1980's modifications.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor, and Member Larson voting against.**

Consideration of Compound Status:

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias, to direct Staff to prepare an evaluation concerning compound status.**

Ms. Roach proposed a subcommittee of the Board should create the recommendation.

Chair Rios said no to a subcommittee.

Member Guida asked if it would come back as a case.

Ms. Roach believed it could.

Member Katz asked if it would be a recommendation to the Governing Body.

Ms. Roach said Staff could bring back an evaluation as Case #H-2019-19B.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

H. MATTERS FROM THE BOARD

Chair Rios thanked everyone for staying through this long meeting.

I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:16 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

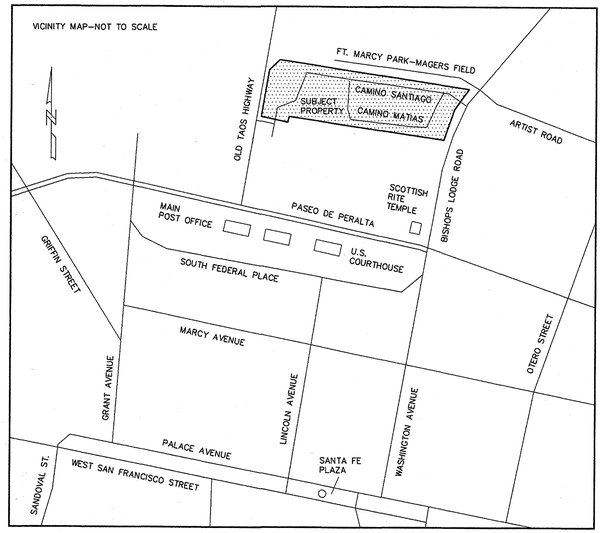
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

~~SANGRE DE CRISTO WATER COMPANY~~ CITY OF SANTA FE WATER DIVISION — DATE 10-13-2022

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

89[illegible]

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

SHEET 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Dec. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17.
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 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'

DRIVEWAY EASEMENT LINE DATA
L1-S72°23'21"E 24.52' L5-N20°11'00"E 30.00'
L2-S52°56'40"W 35.08' L6-S69°47'37"E 6.31'
L3-S17°11'14"W 68.70' L7-N17°11'14"E 38.79'
L4-N69°47'37"W 33.18' L8-N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°34'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°34'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

TRACT A
PLAT BOOK 207, PAGE 035
DOCUMENT NO. 701,830

NOW OR FORMER OWNER: THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH DEED, MISC. BOOK 167, PAGE 530 DOCUMENT NO. 241,274.

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: LINDA ANN PAYNE PERSONAL REPRESENTATIVE'S DEED MISC. BOOK 805, PAGE 348, DOCUMENT NO. 769,419

RECORD SURVEY MONUMENT NOT FOUND IN THIS LOCATION NEW MONUMENT SET BY THIS NEW SURVEY

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

SSMH TIE TO CENTER OF SEWER MANHOLE COVER FOUND. CITY OF S.F. SEWER MANHOLE NO. X5-5.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

F:\RICK\1-PROJECTS\ARMIJO\PLAZA DEL MONTE\dwg\2022-08-03 PDM PLAT.dwg, SUBDIVISION PLAT, 8/3/2022 10:17:53 PM

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 205, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

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°08'19"	12.02	24.50	N59°55'32"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	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

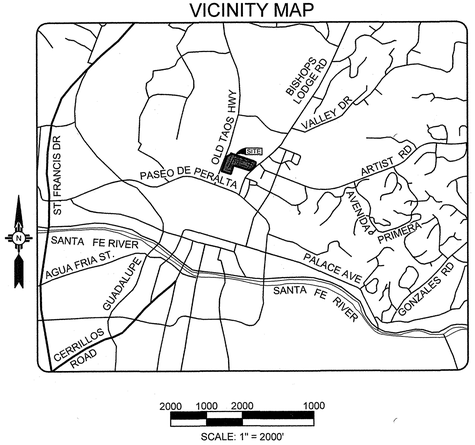
10-4-22

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

8C3023 83-0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

OCTOBER 8, 2023
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan
THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

10.8.2023
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

DEPUTY

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

2021-4548
CASE # 2021-4549
CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

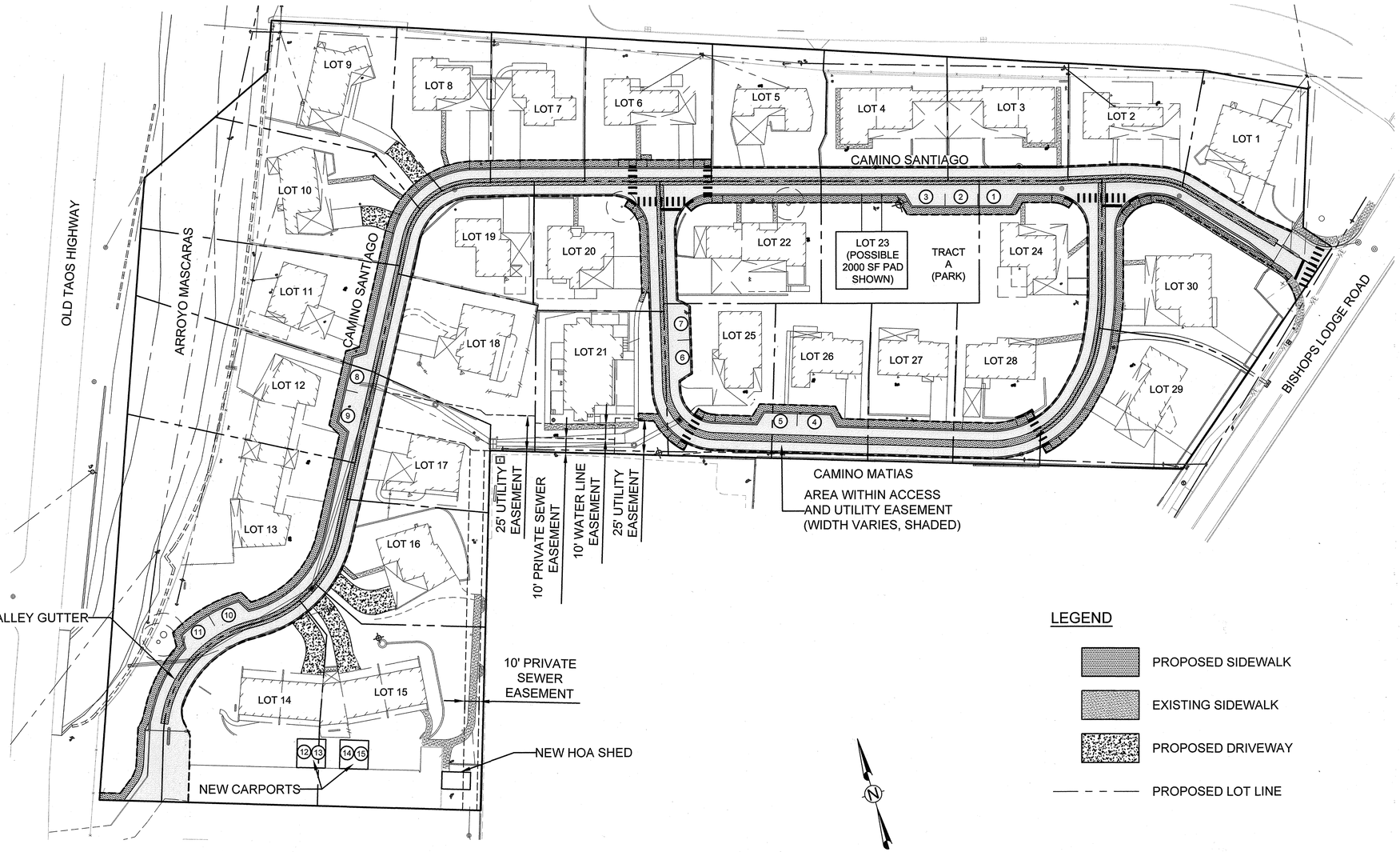
DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

8090.24

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

CITY REVIEW		
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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

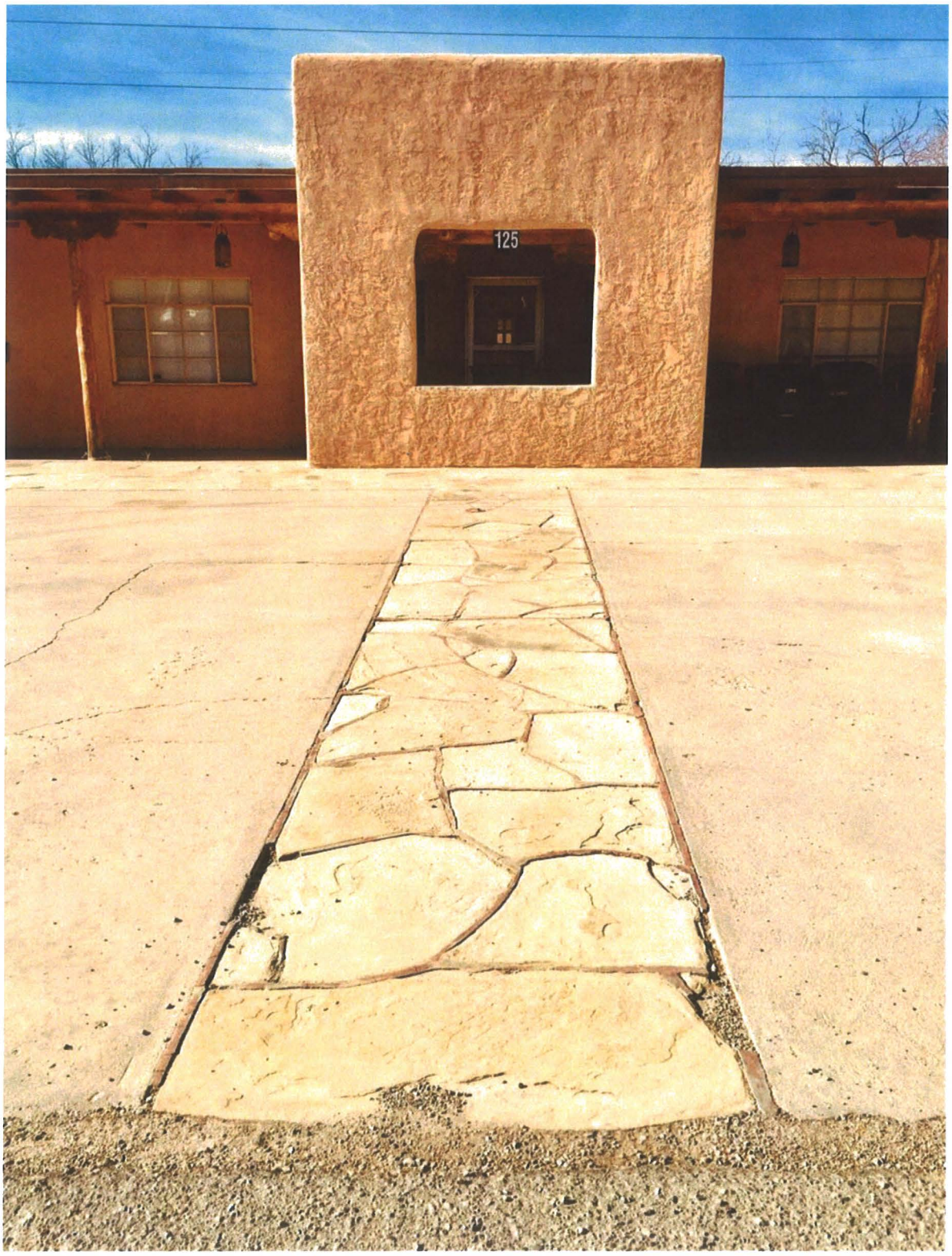
Historic Resources Evaluation



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.

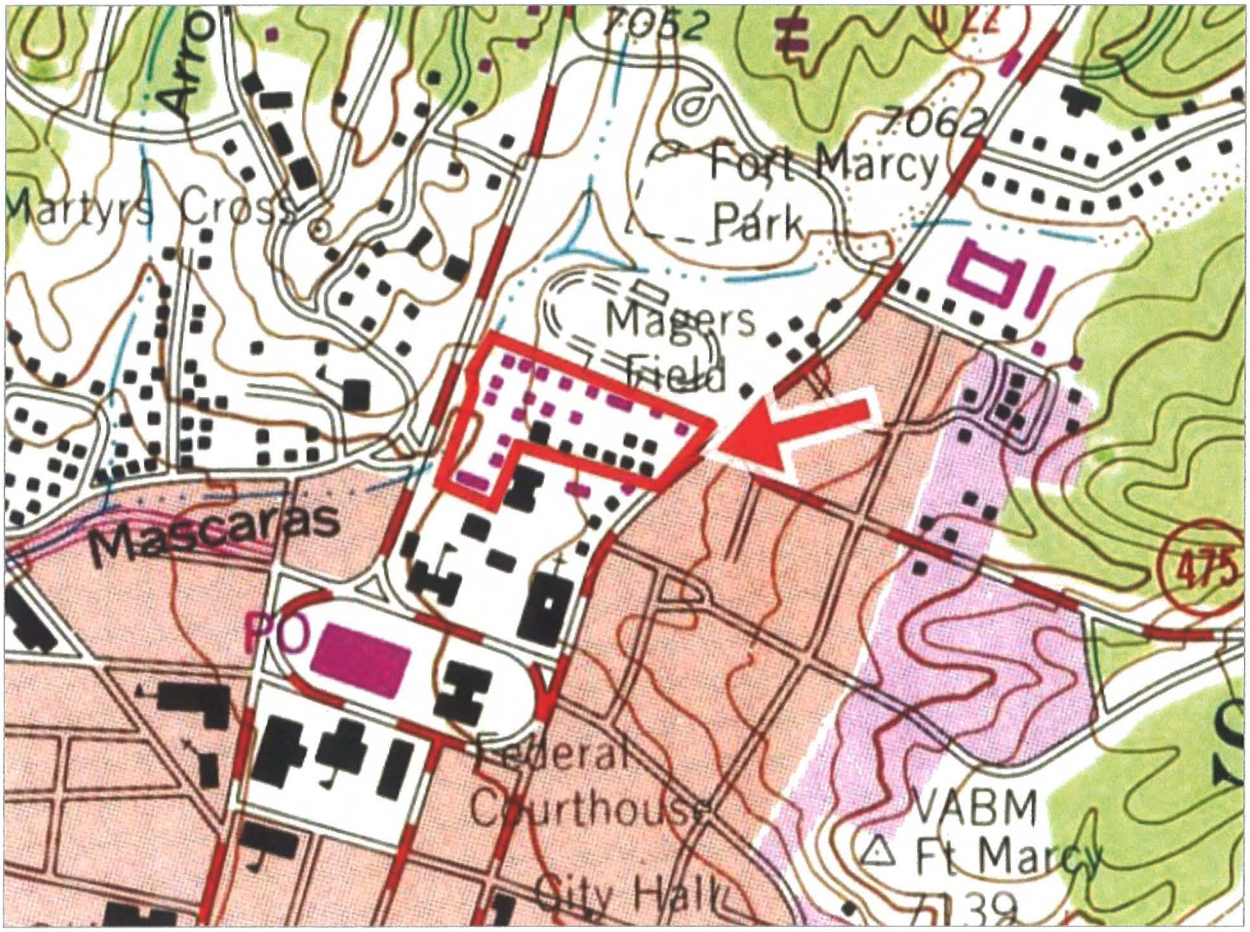

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

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]

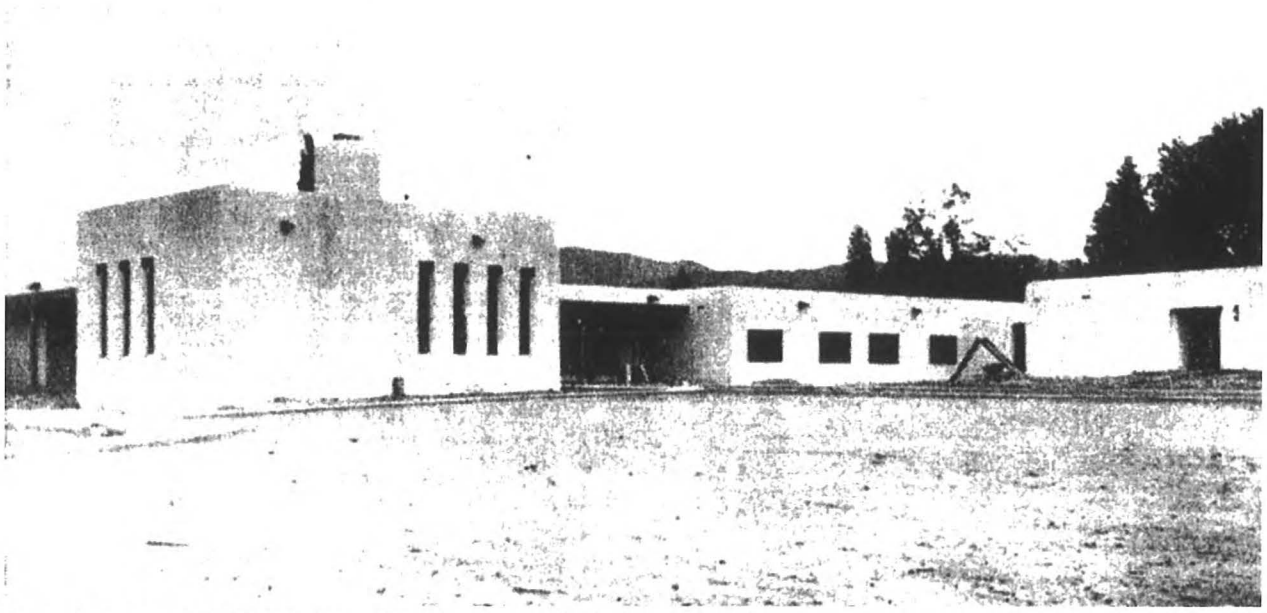


Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

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.

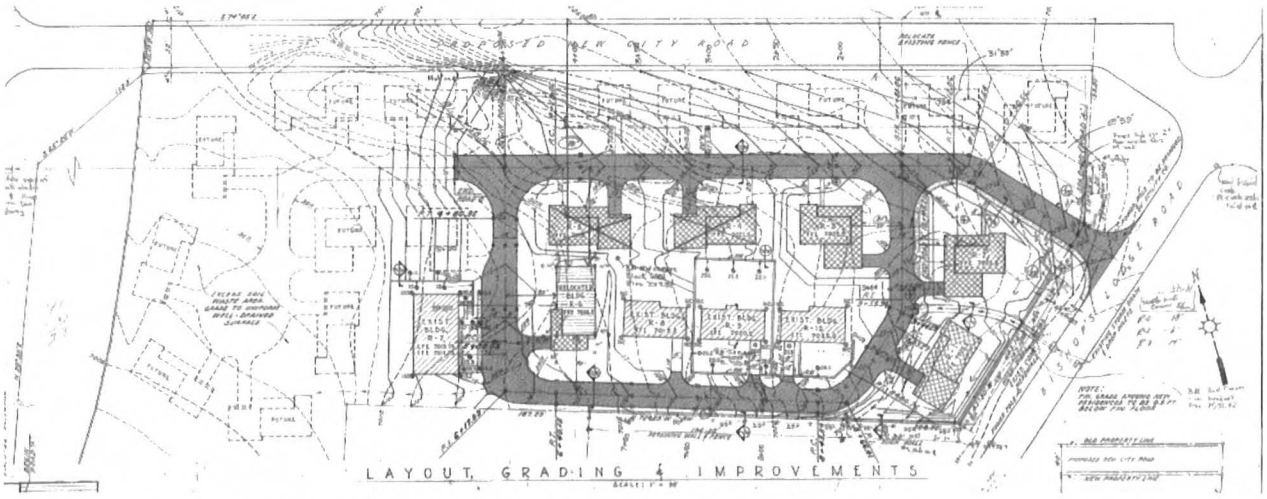


Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

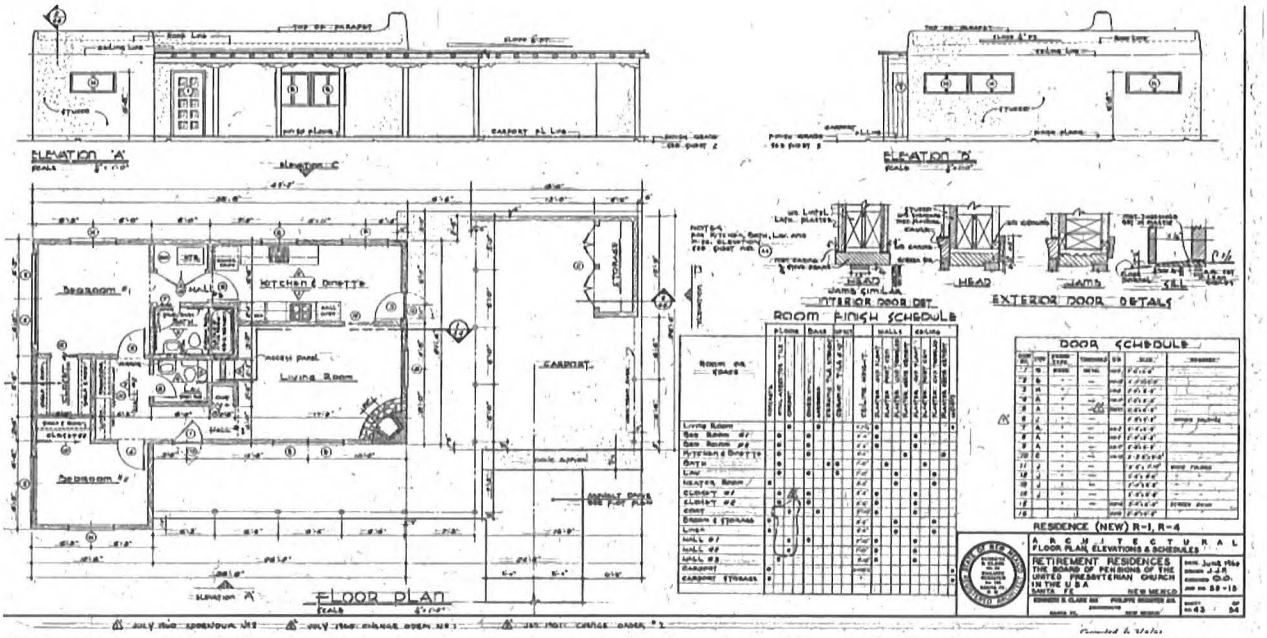


Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

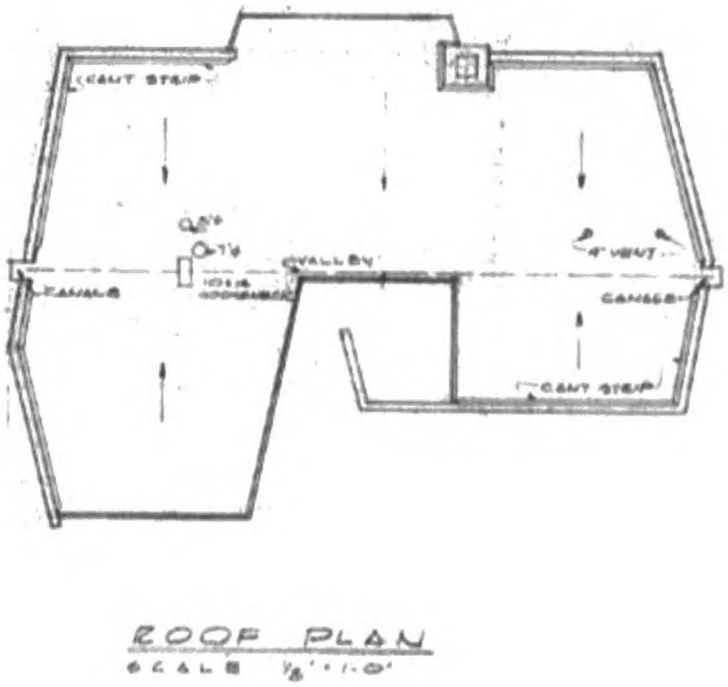


Figure 9: Roof plan for 109 Camino Santiago, 1963.

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.

Bunting, Bainbridge. *Architecture in New Mexico*. Albuquerque: University of New Mexico Press, 1976.

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.

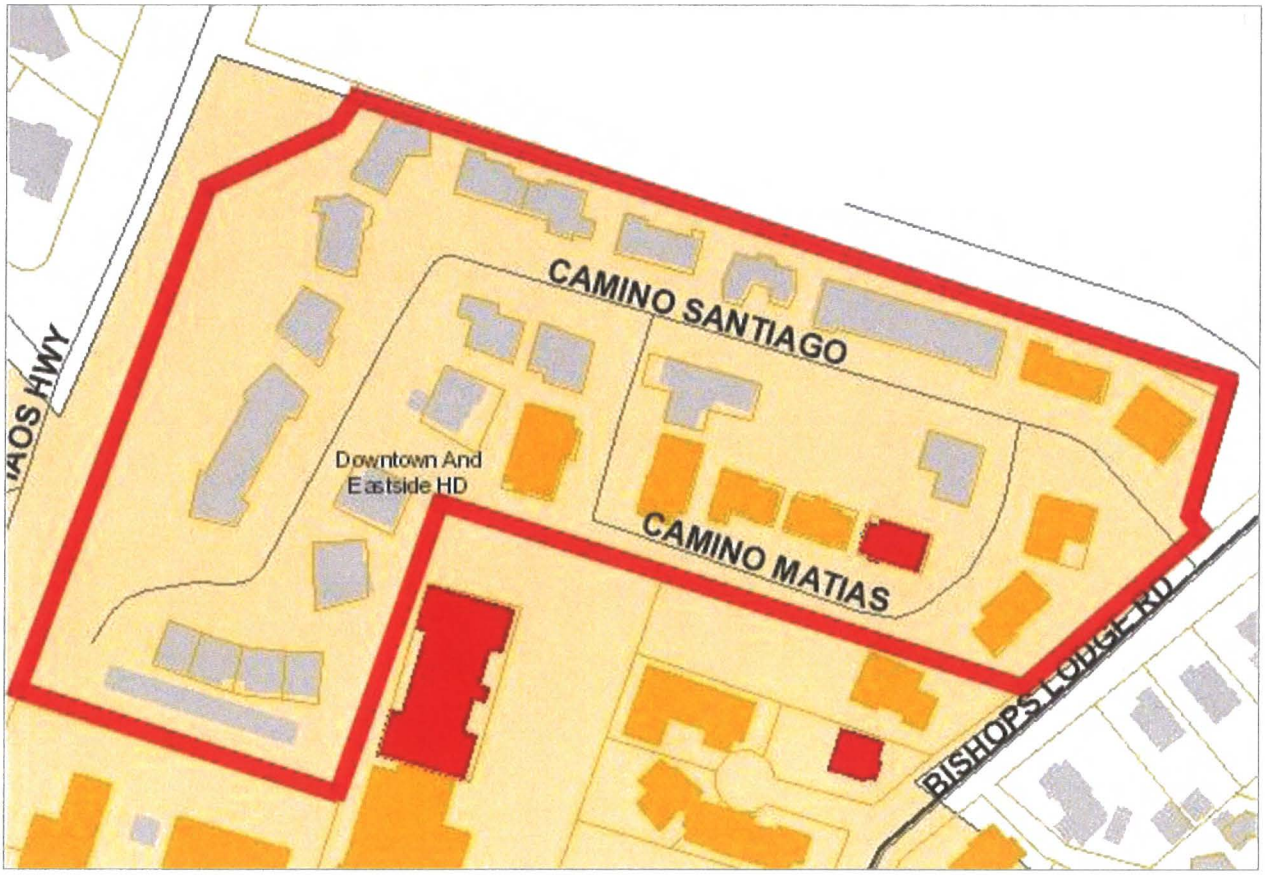
Mathiasen, Geneva and Edward H. Noakes, editors. *Planning Homes for the Aged*. New York: F.W. Dodge Corporation, 1959.

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.

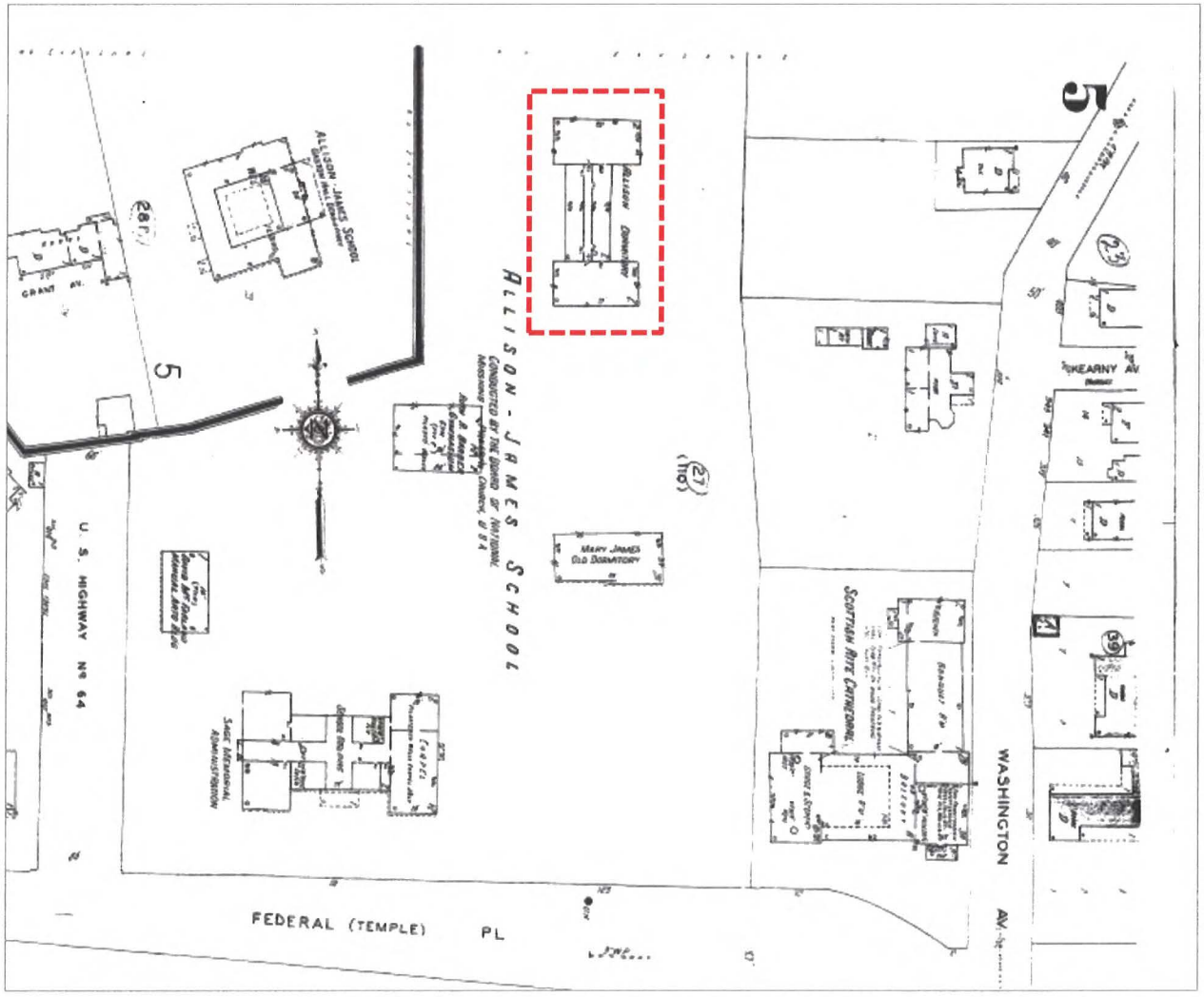
X. Maps and Aerial Photographs



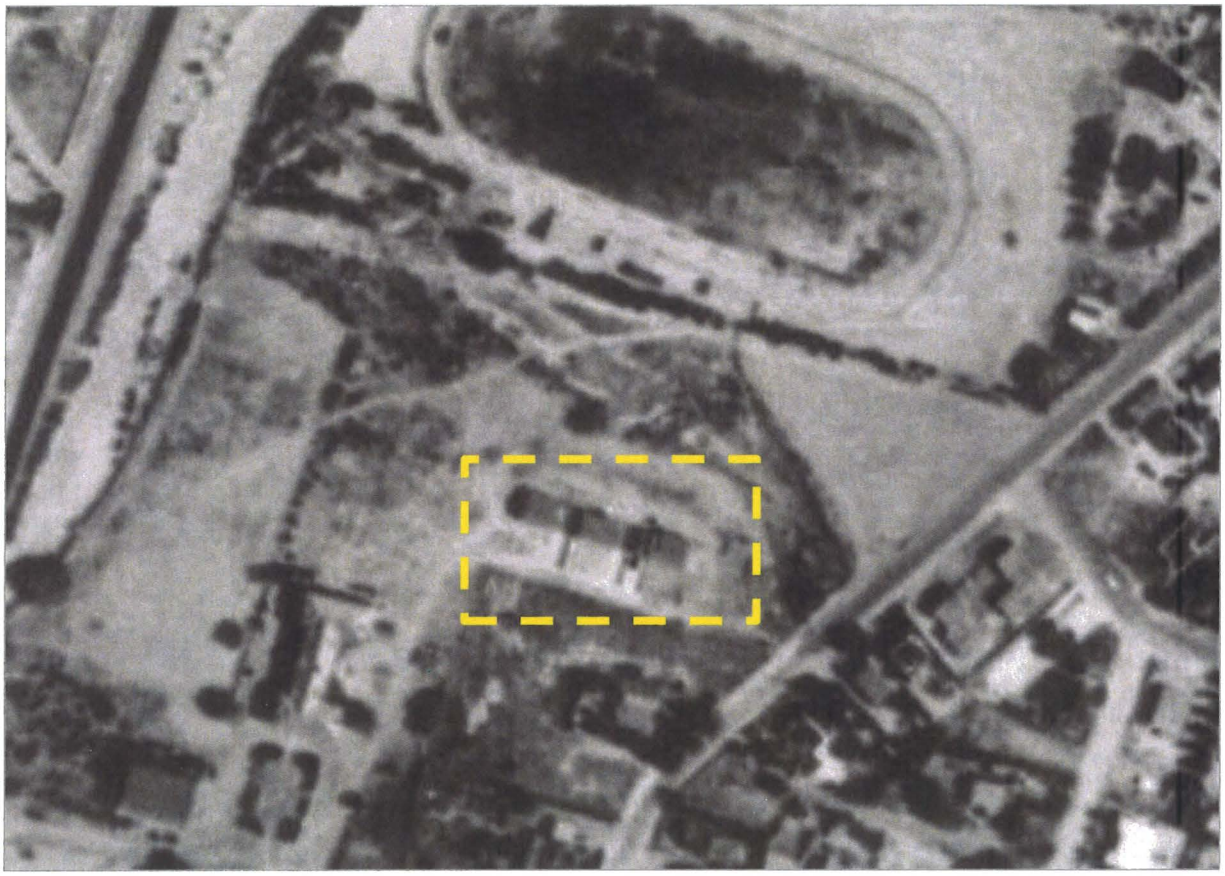
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



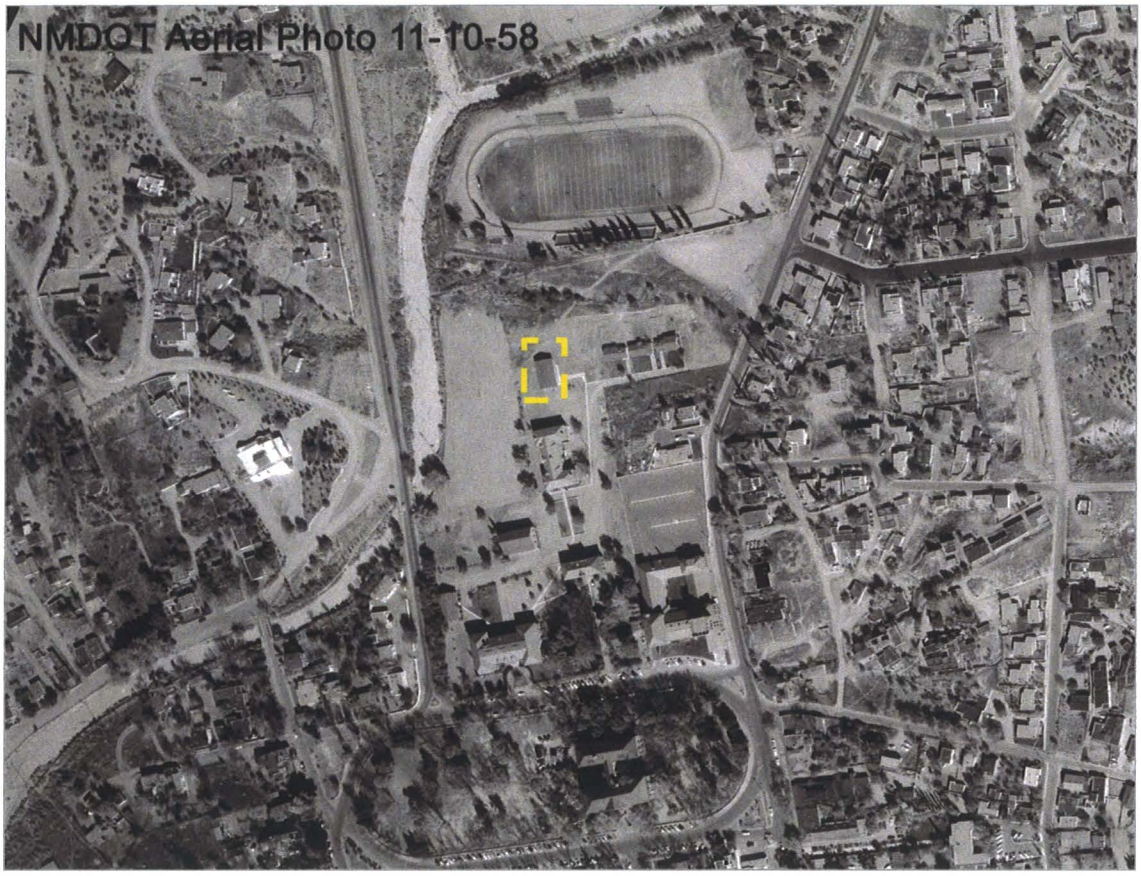
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



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

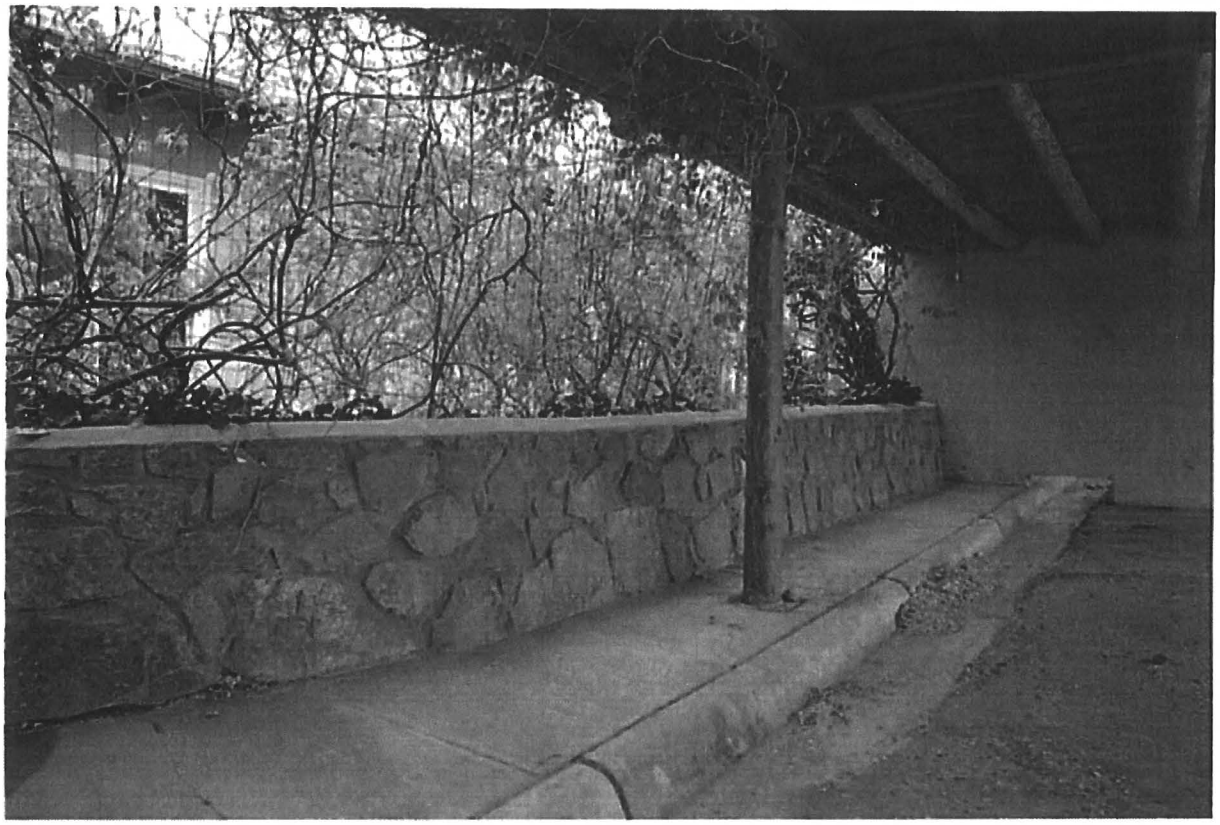


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



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

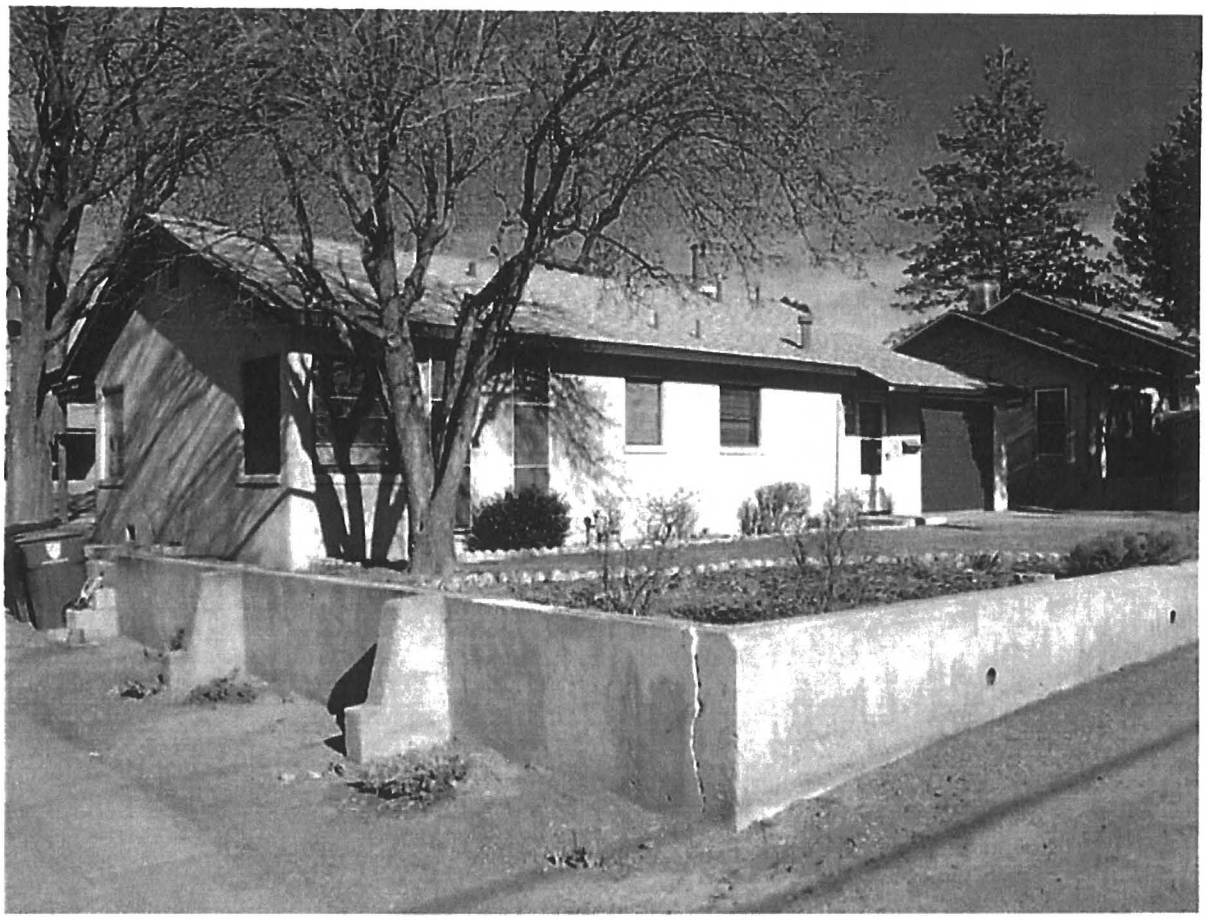


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

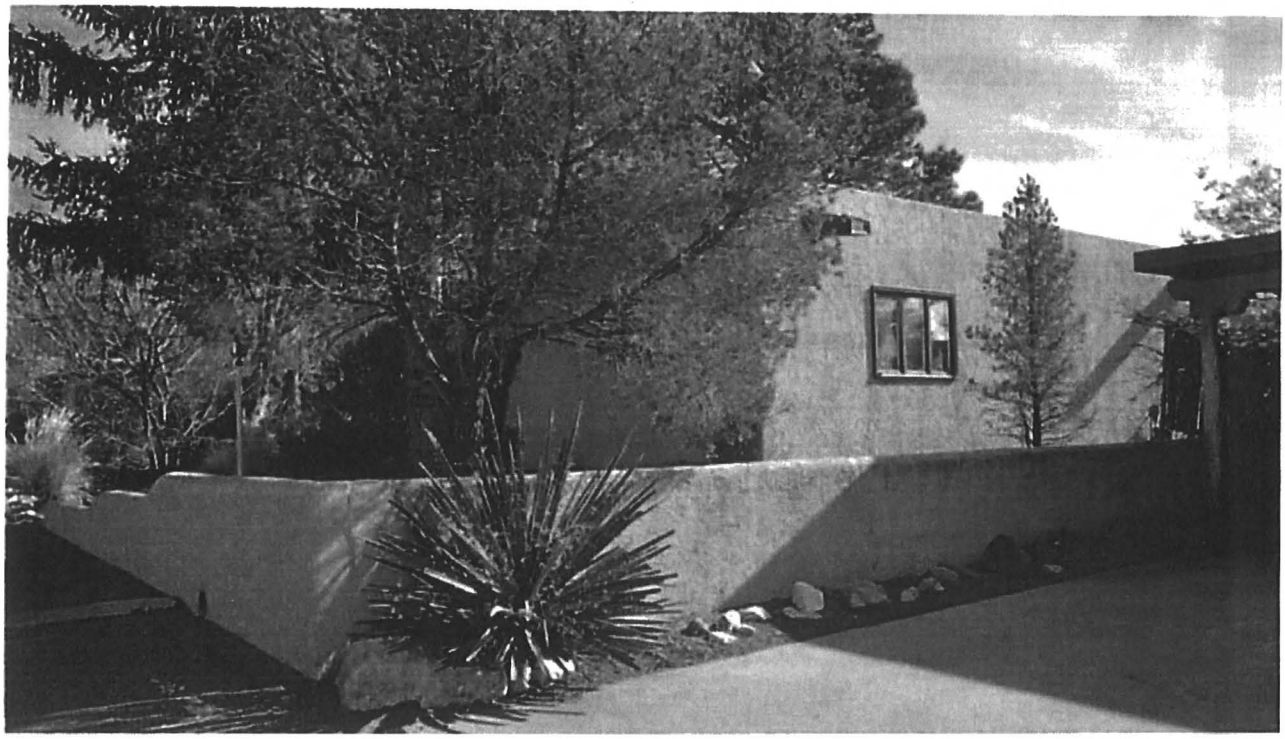
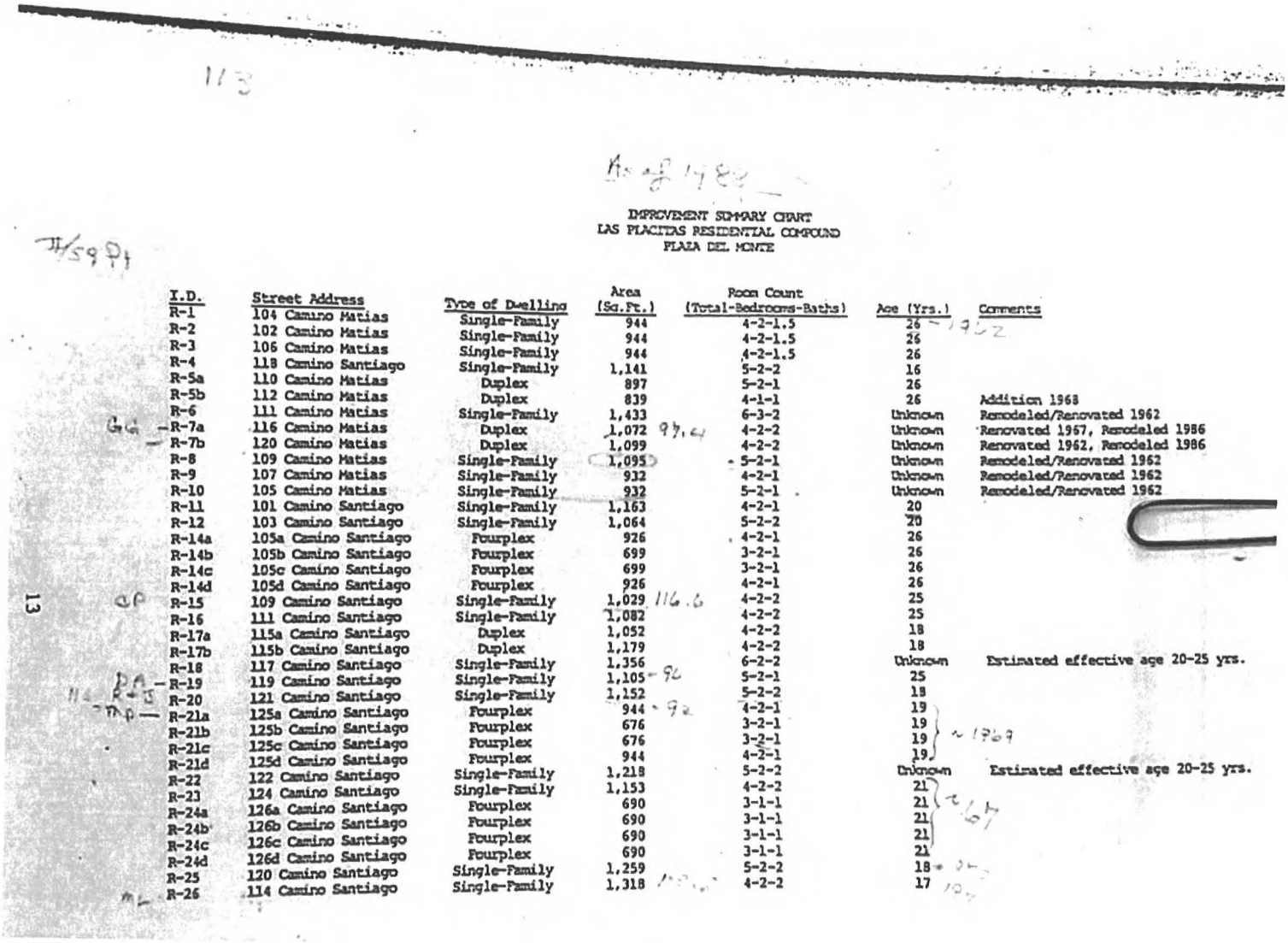


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	

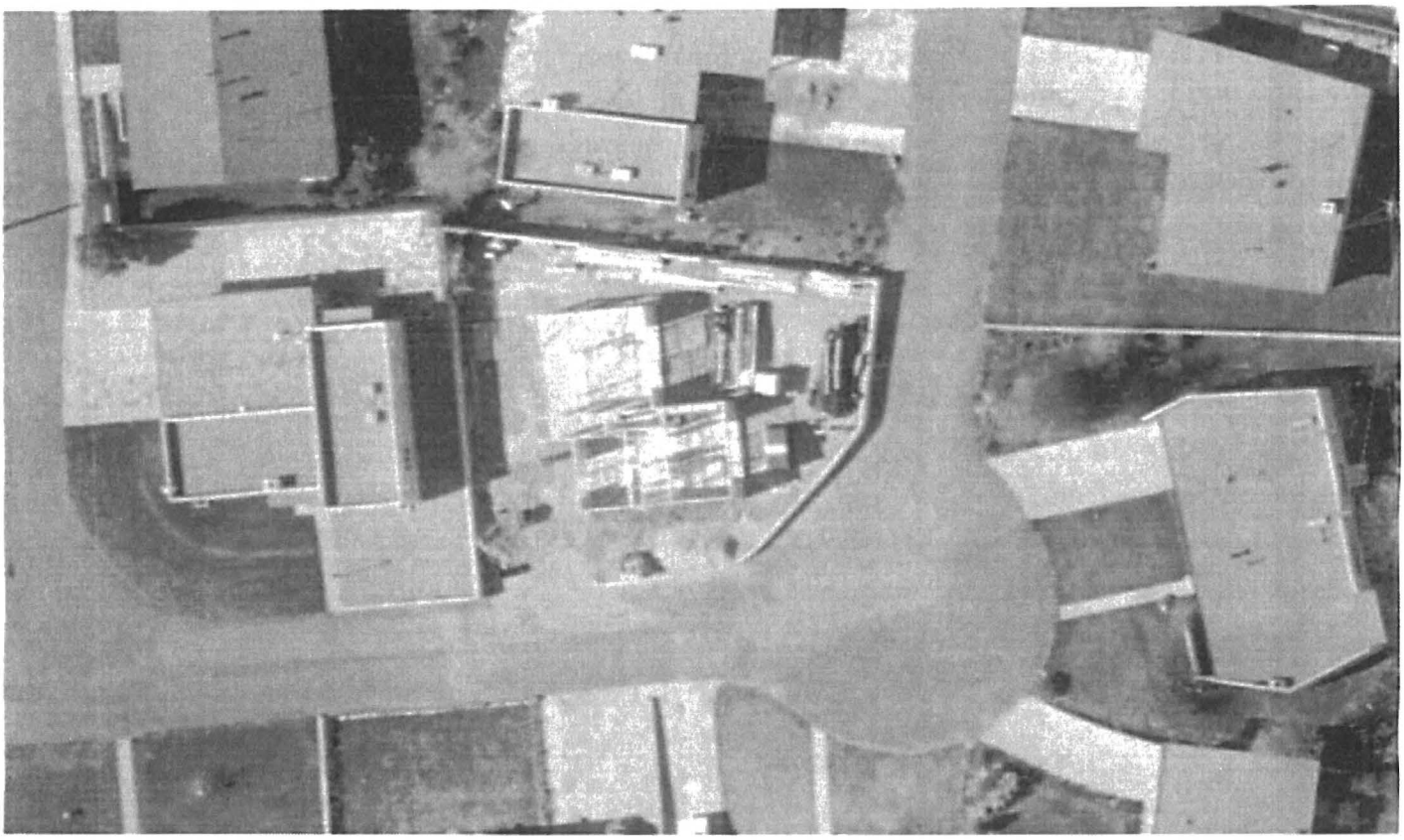
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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.



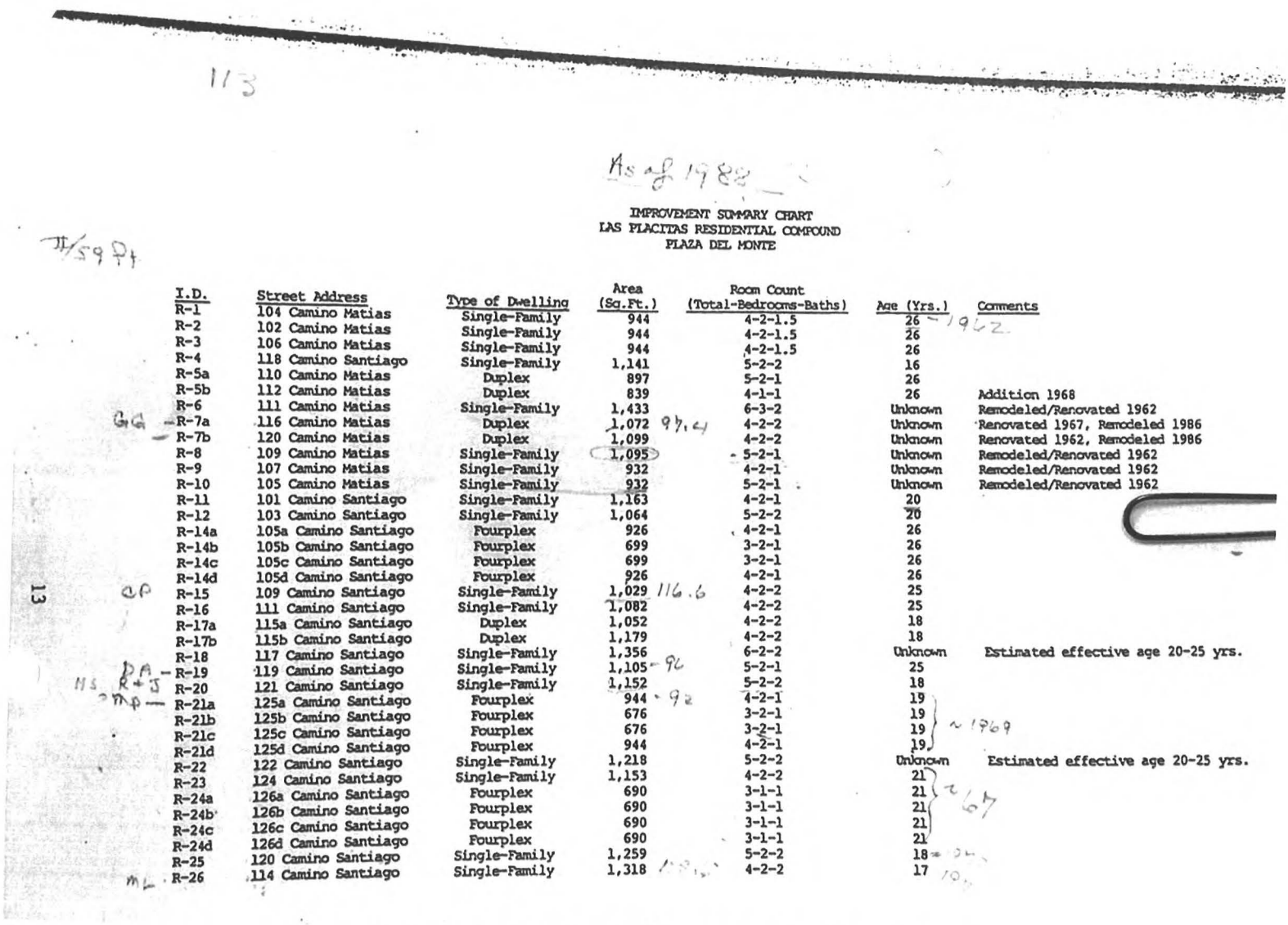
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



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



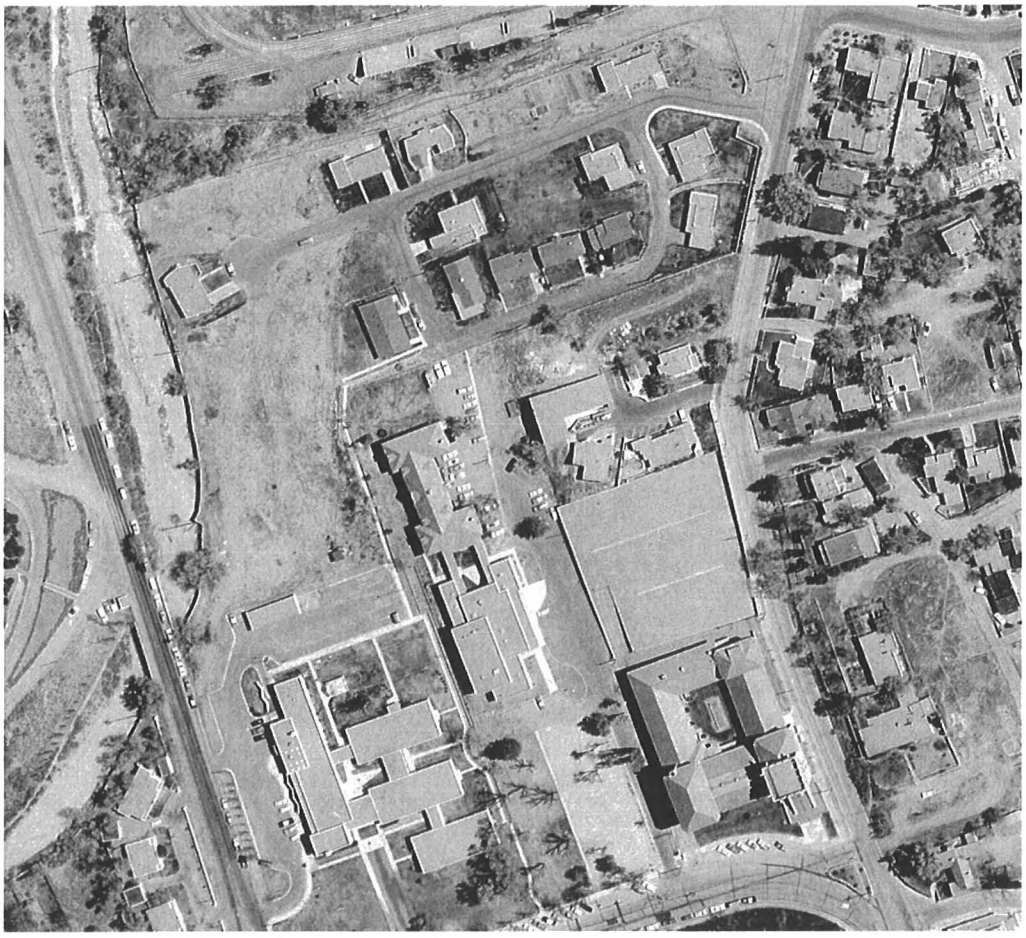
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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

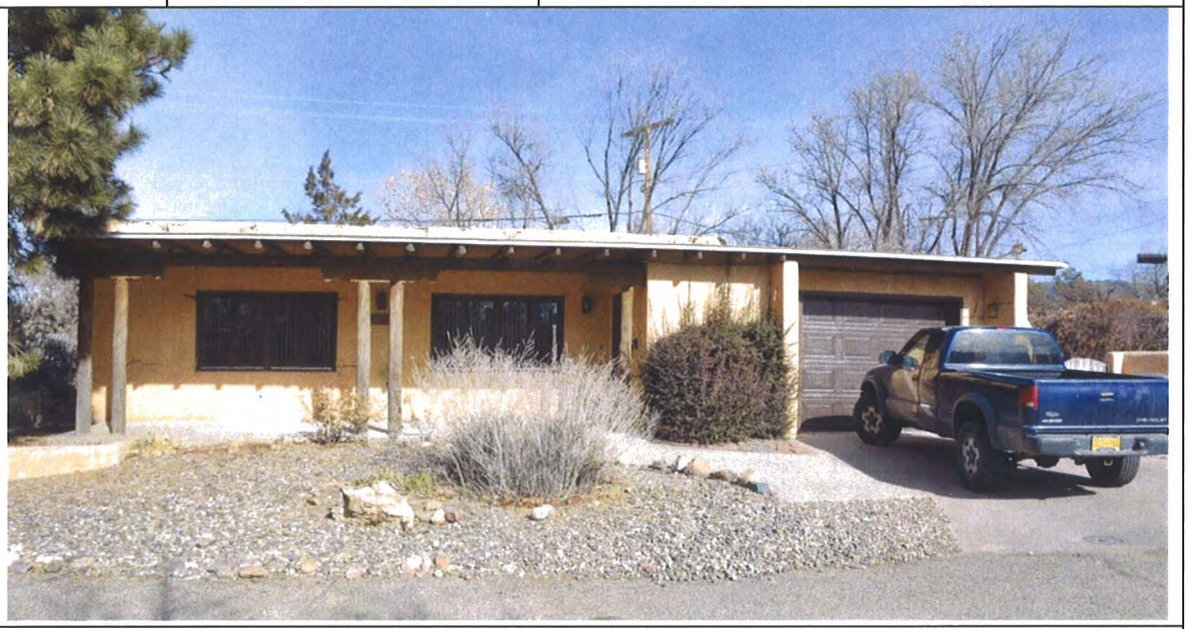
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

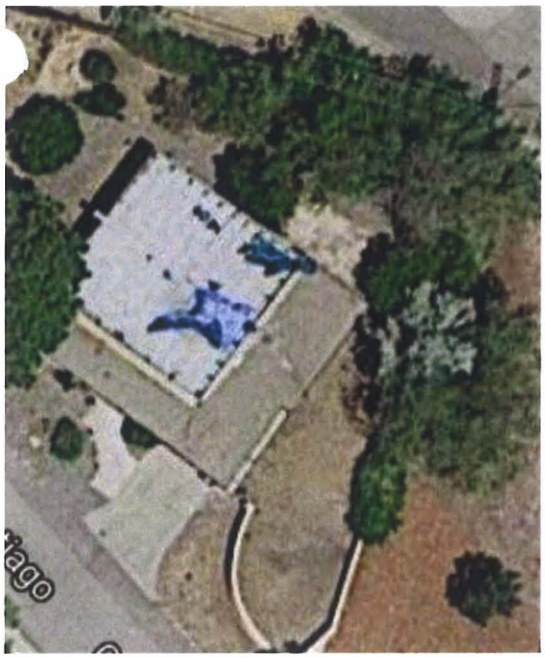
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 101 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **101 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

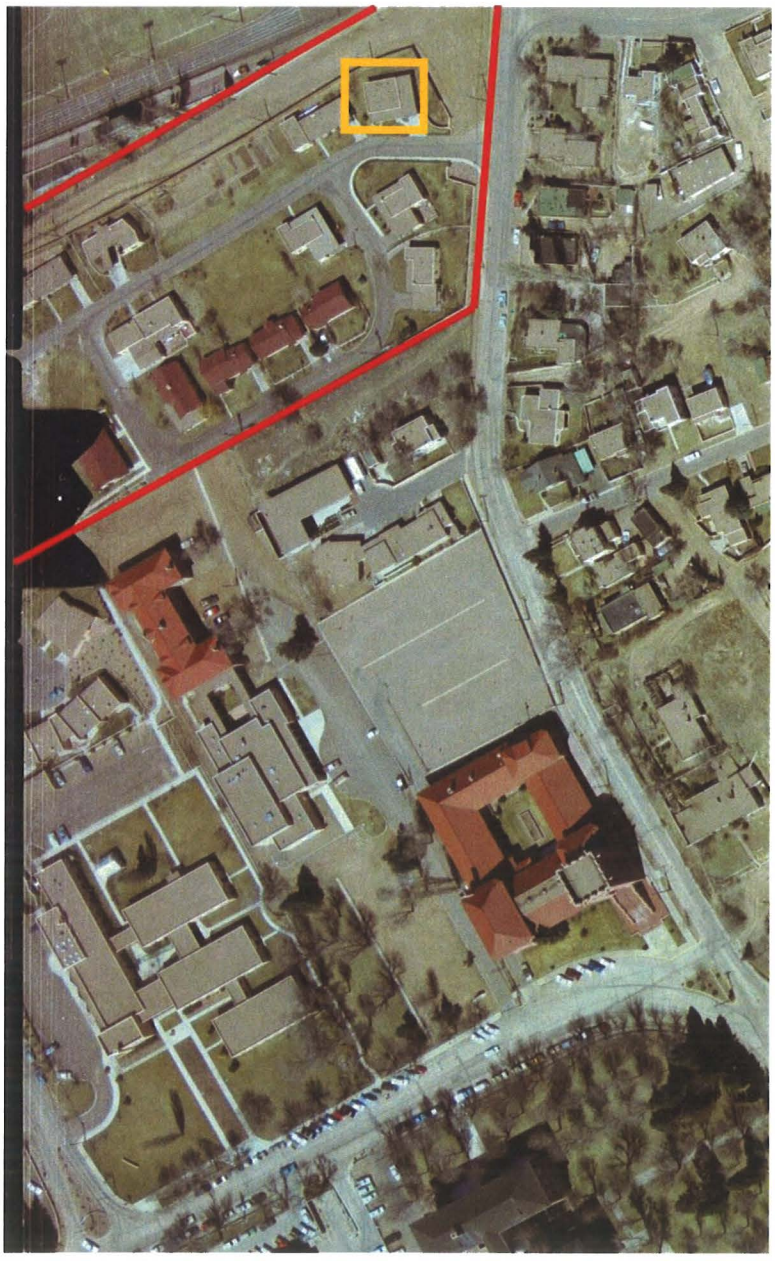


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 101 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

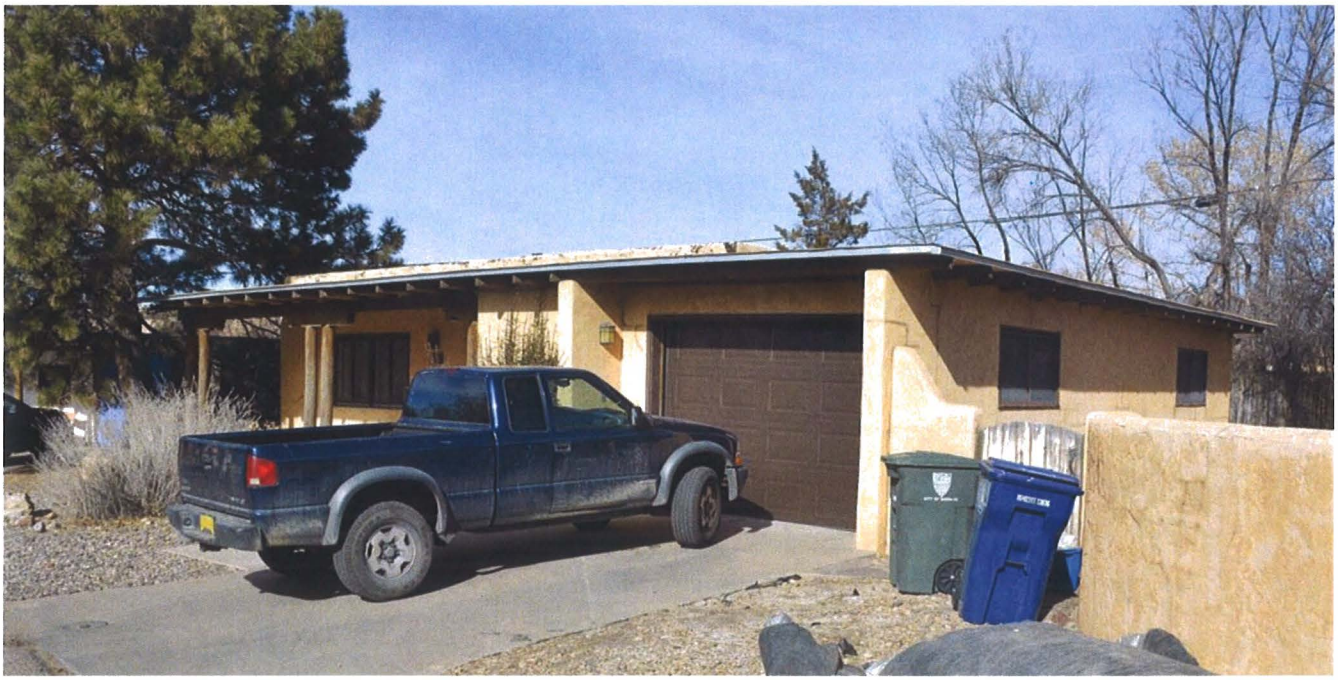


Photo 1: Street elevation and north elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**

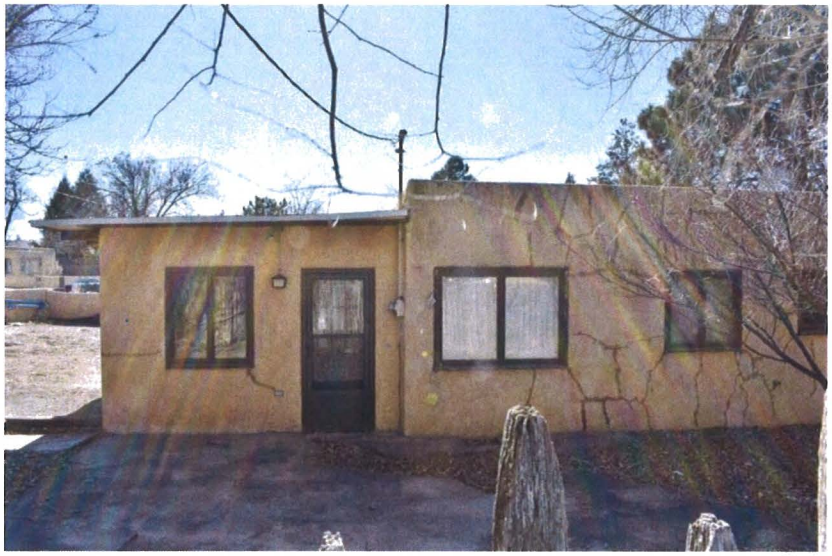


Photo 2: Street and west elevations, facing northeast.

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



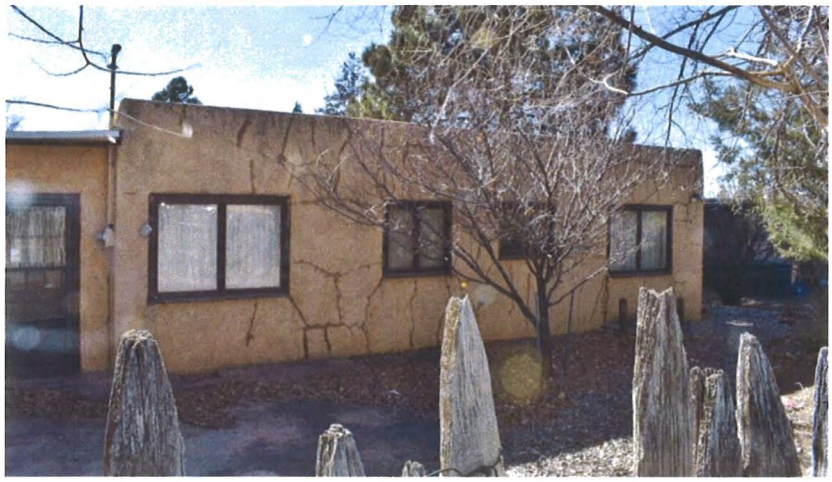


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

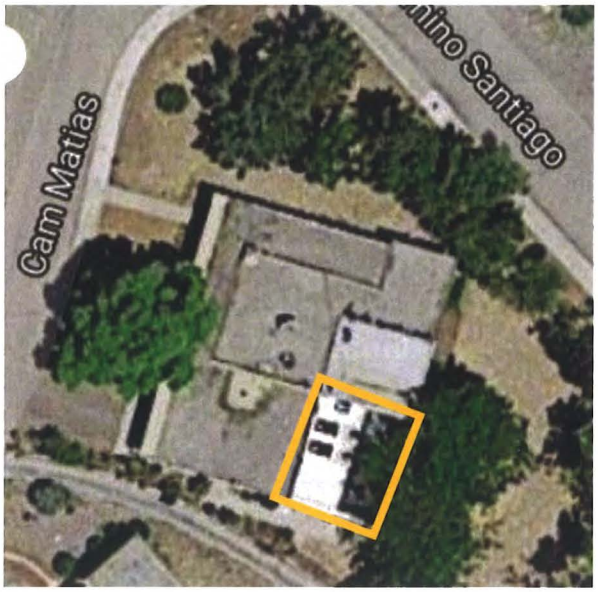
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

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 Gaylord Knox, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	9
Fixed	Aluminum	Single	3
Fixed	Aluminum	Single, flanked by Casement	1
Fixed	Aluminum	12	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	Full-Light	Aluminum	1
Double	Carport Storage Doors	Wood	2

12. Chimneys
One, stucco-clad inside parapet

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1969; addition to rear, northeast corner; aerial photographs and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 102 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

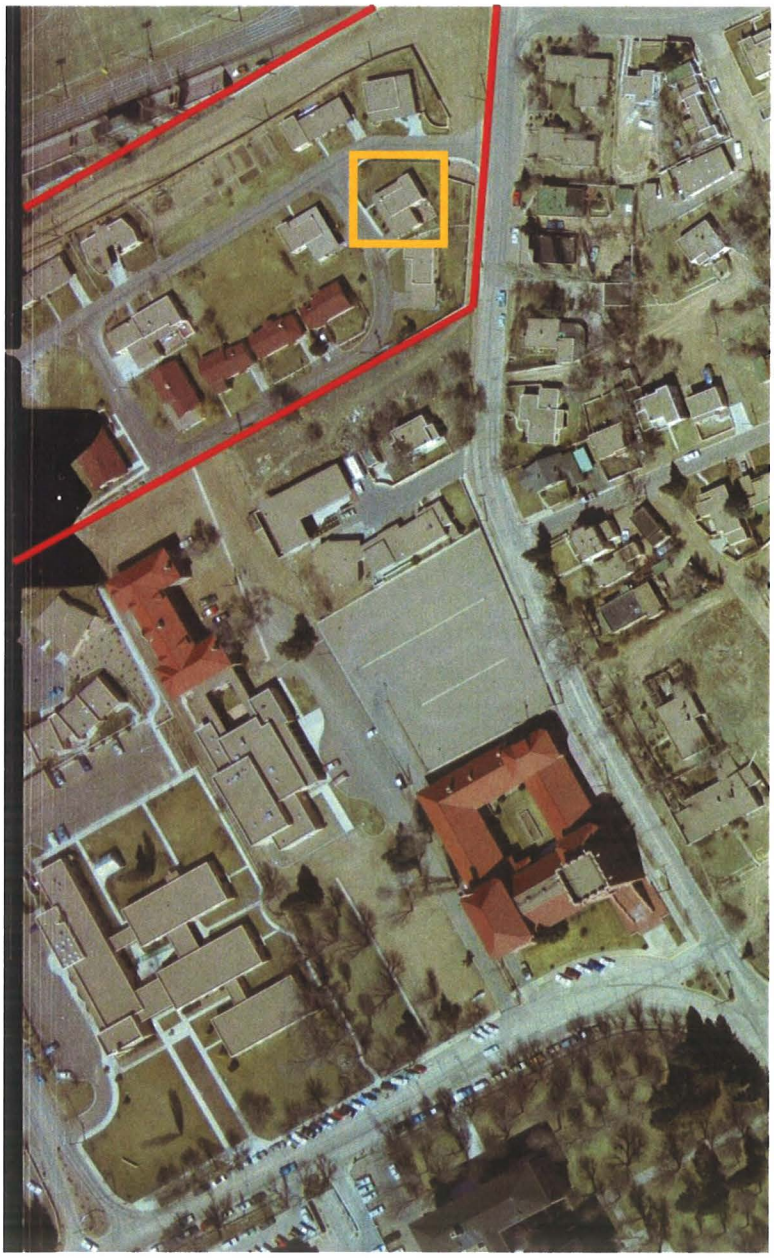


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street elevation and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 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

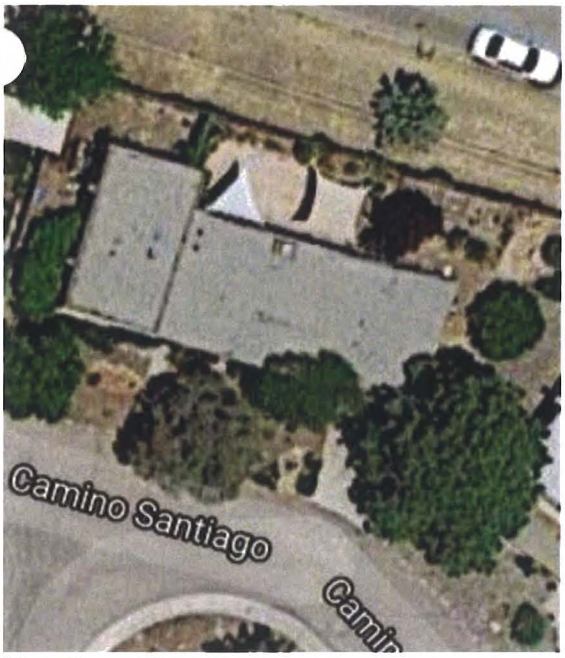
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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: HCPI No._____ District No._____	*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

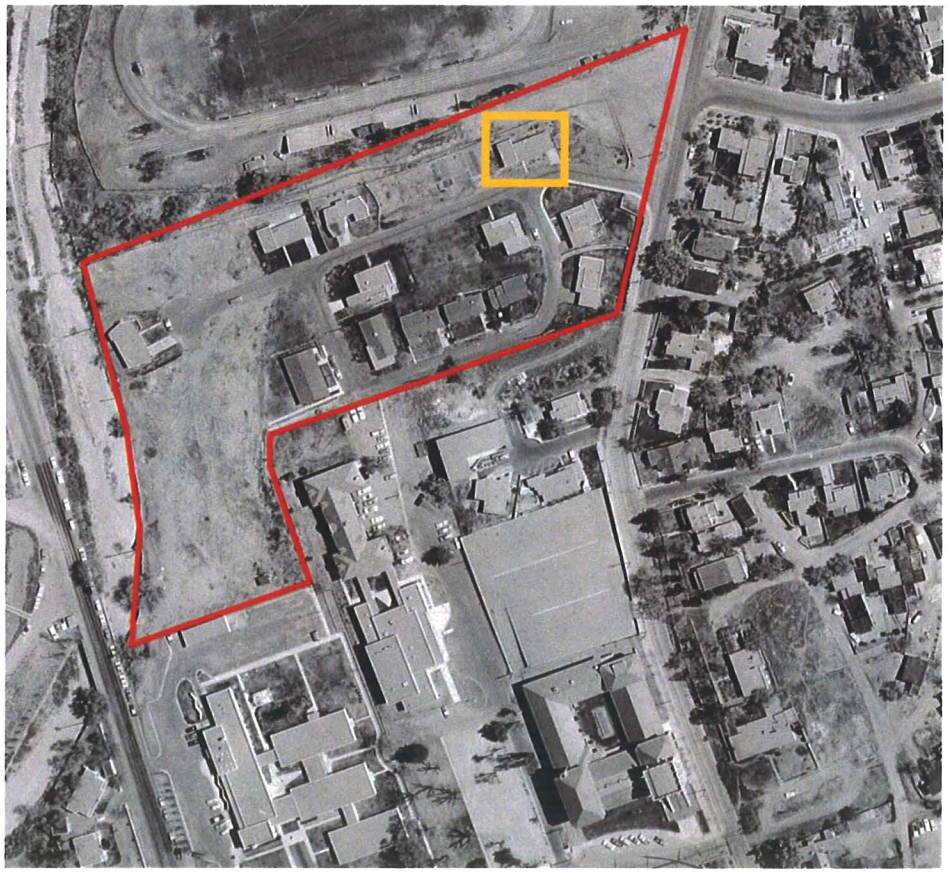


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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**

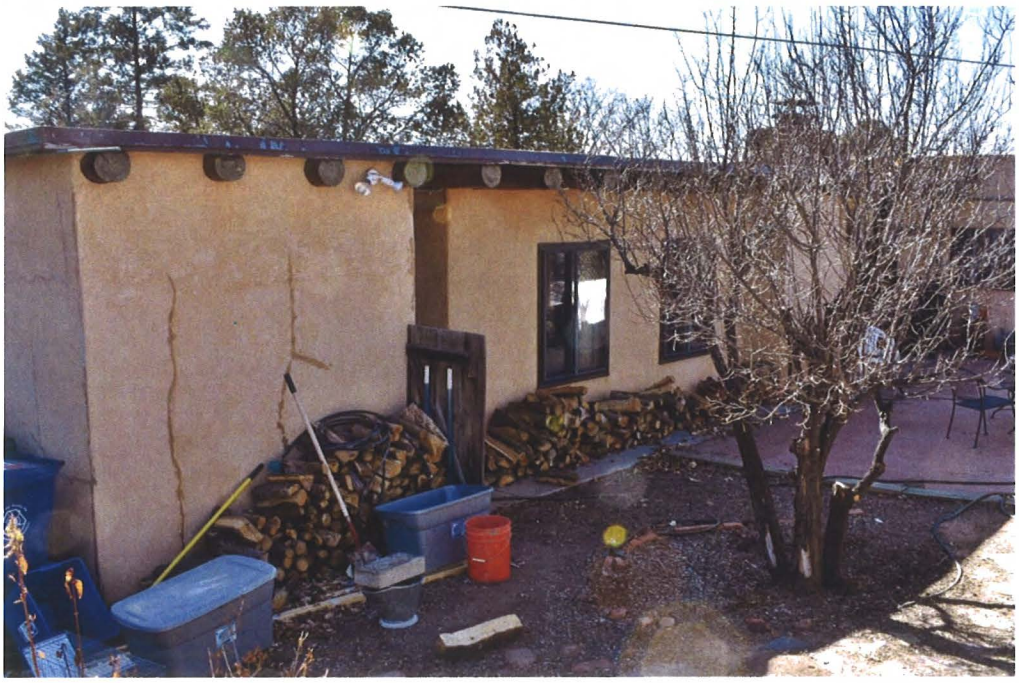


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

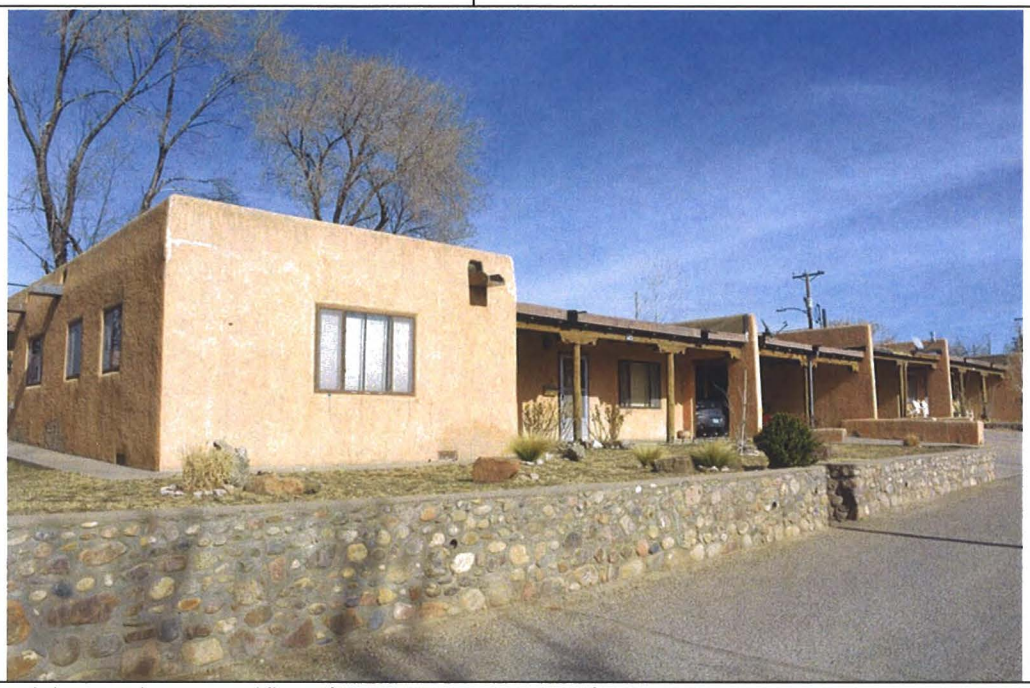
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

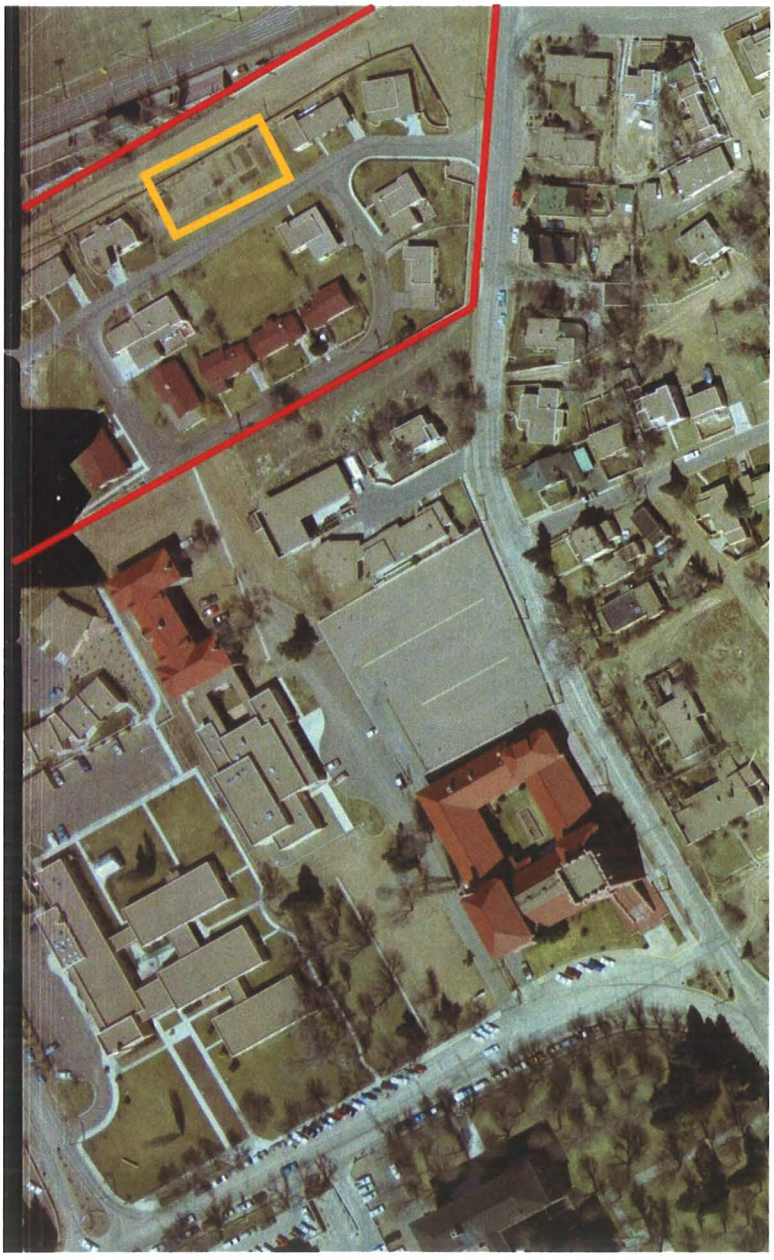


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street elevation and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

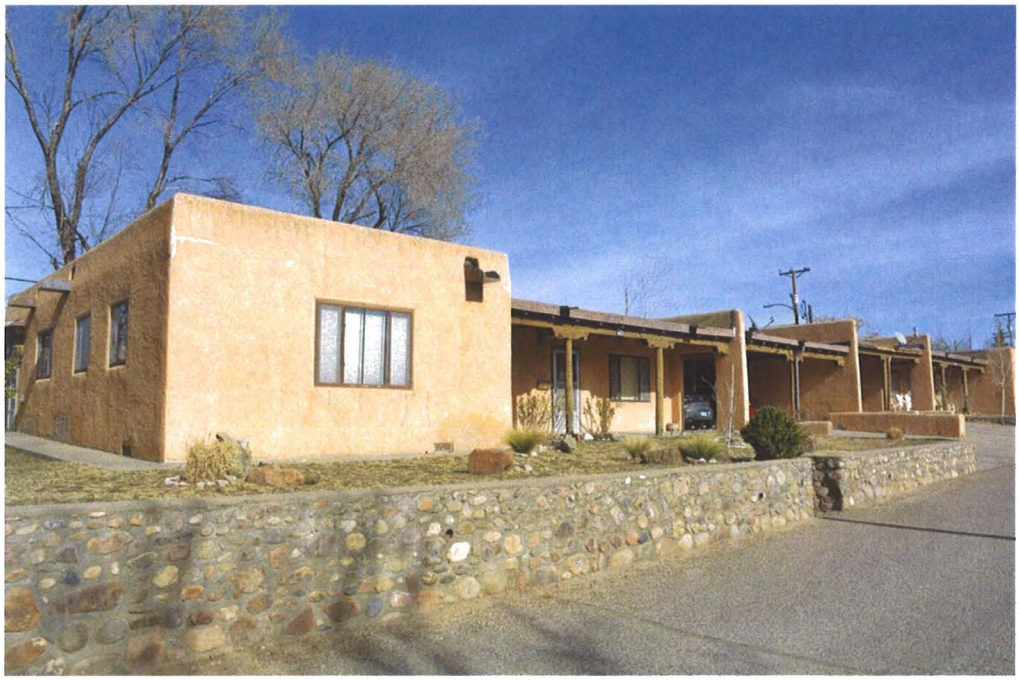


Photo 2: Street and west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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

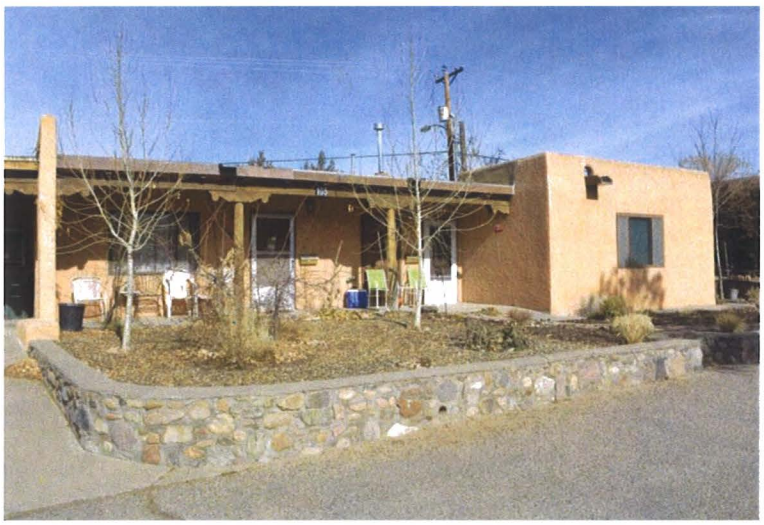




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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

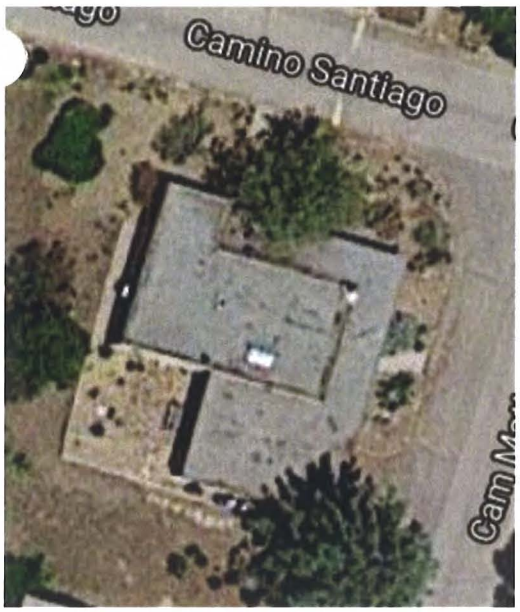
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: HCPI No._____ District No._____	*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

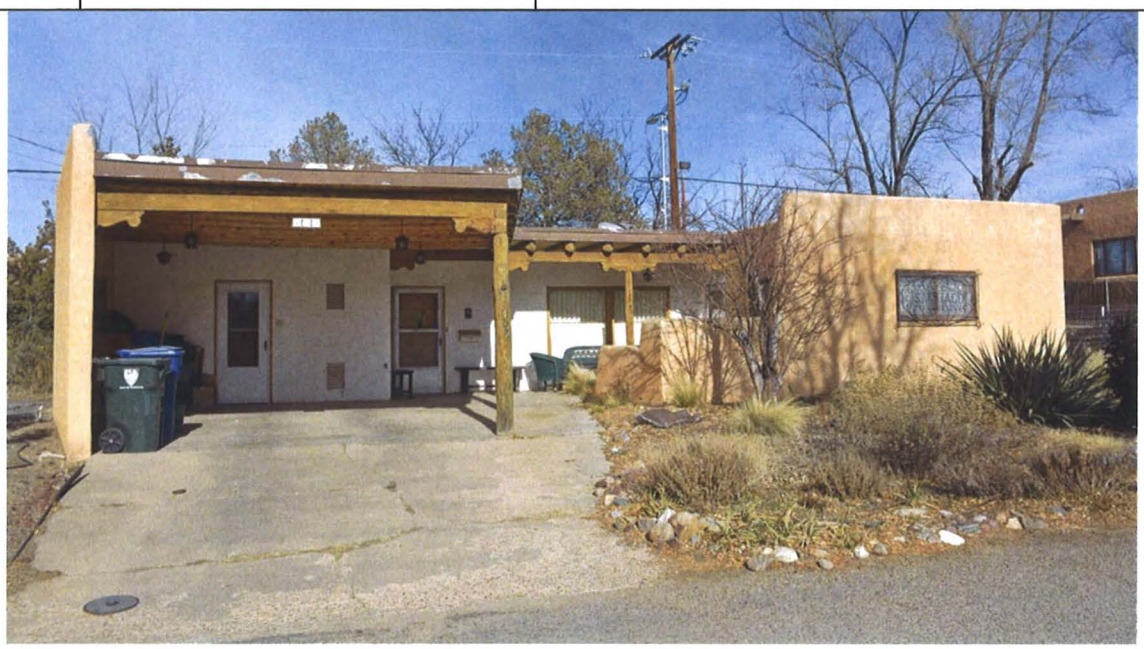
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

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

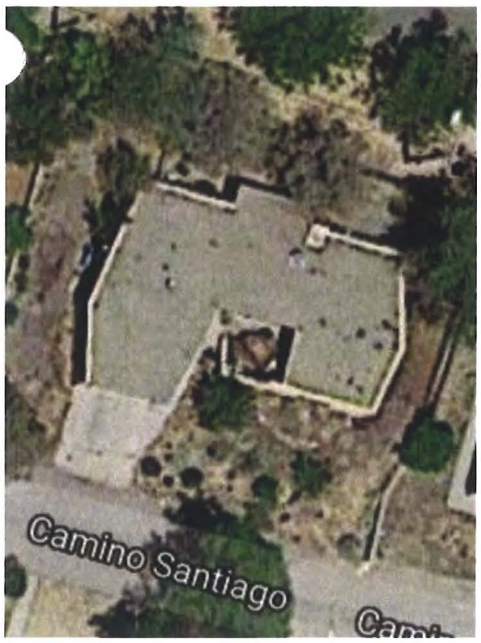
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: *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 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to designate 109 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

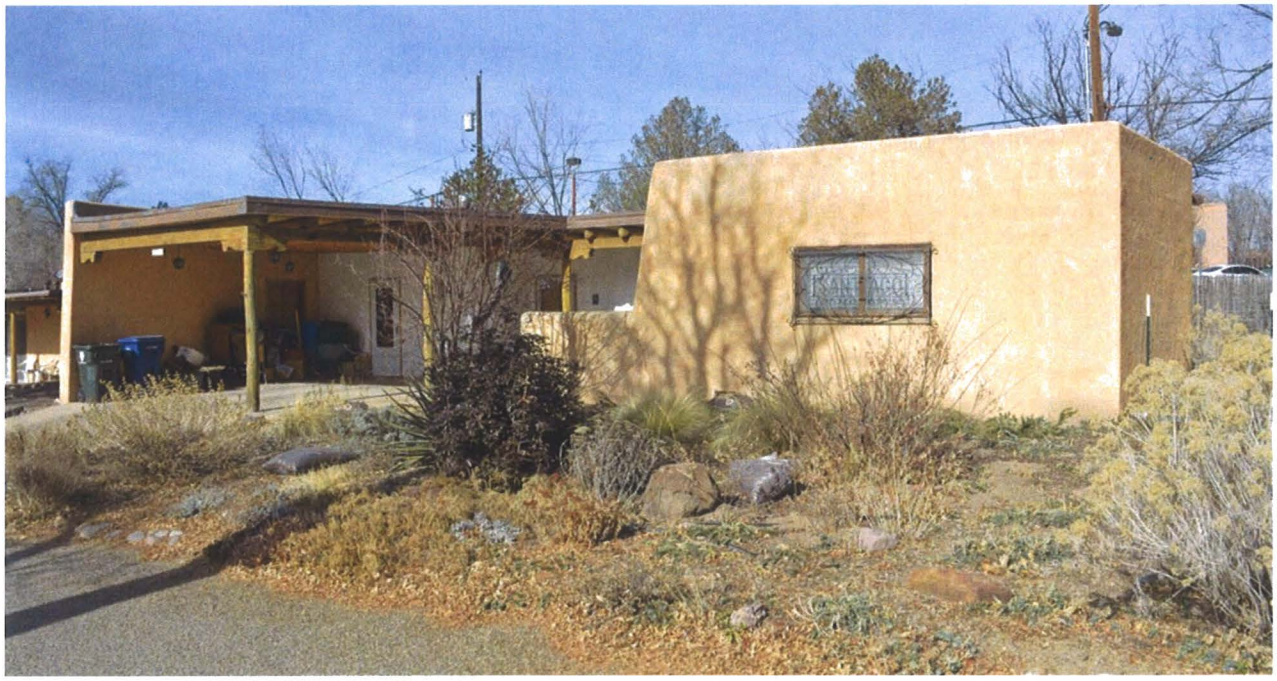


Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	**2. Location:** 109 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



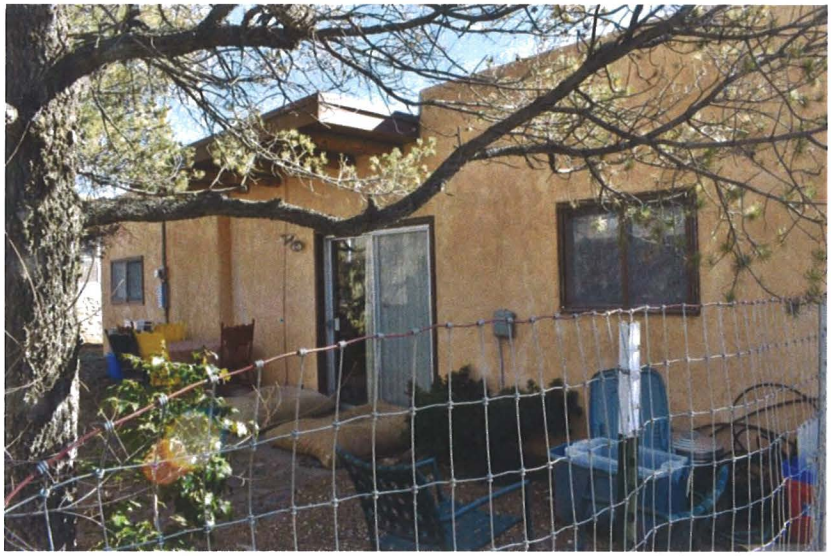


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



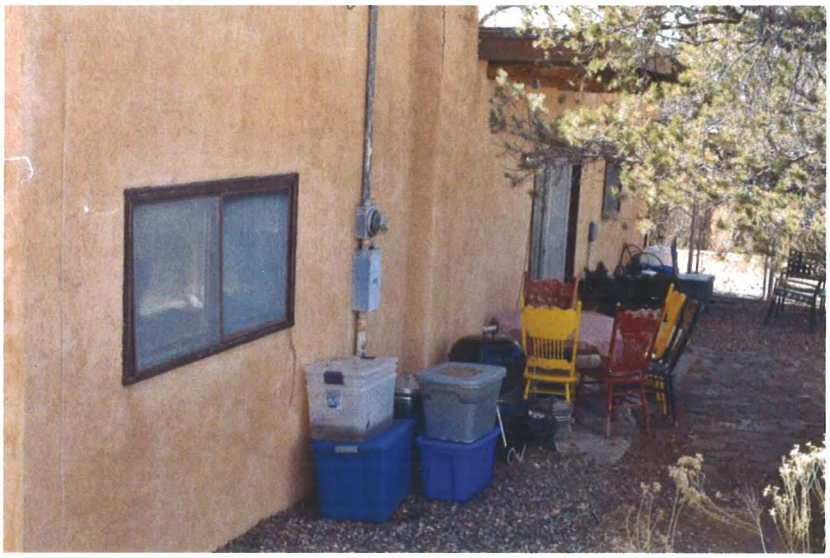


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693575, -105.936130



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

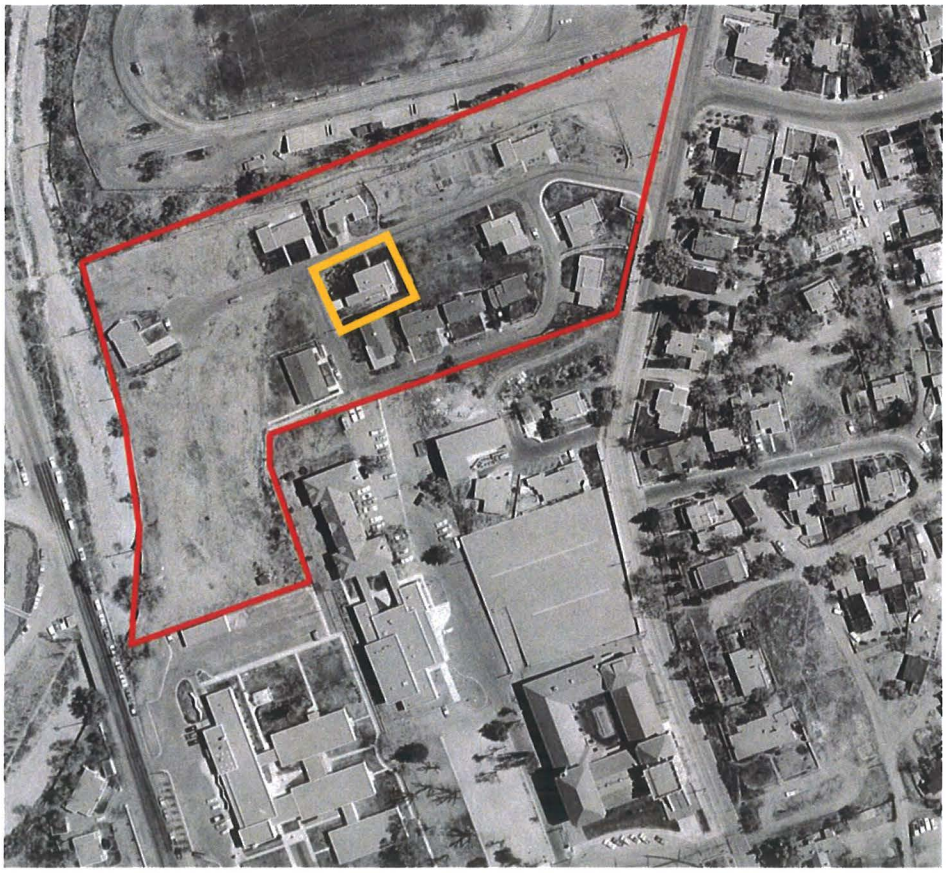

Figure 1: May 2, 1966 aerial photograph.
Only east portion of building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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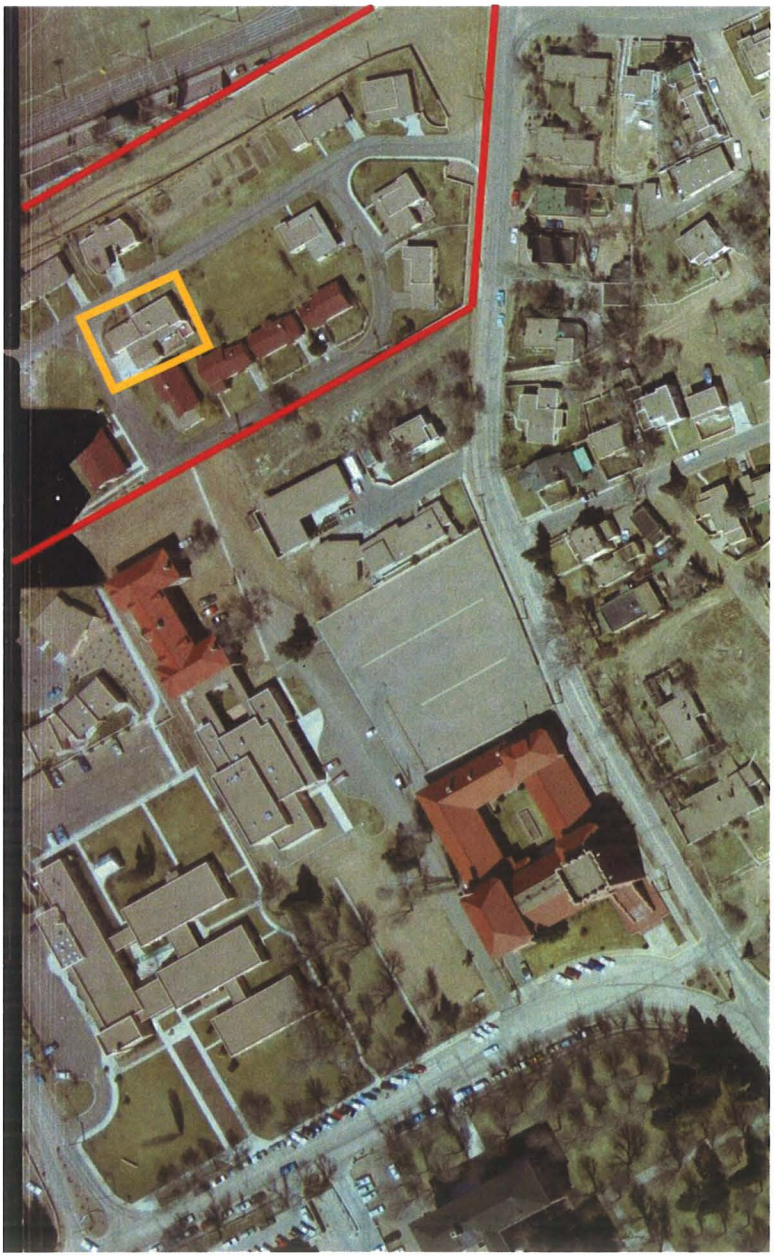

Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

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

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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

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Neva B. Palameter, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
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



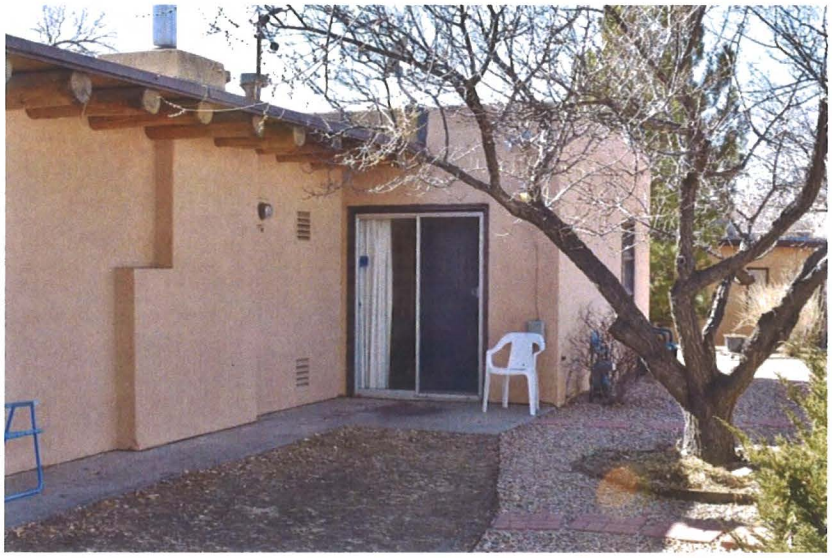


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

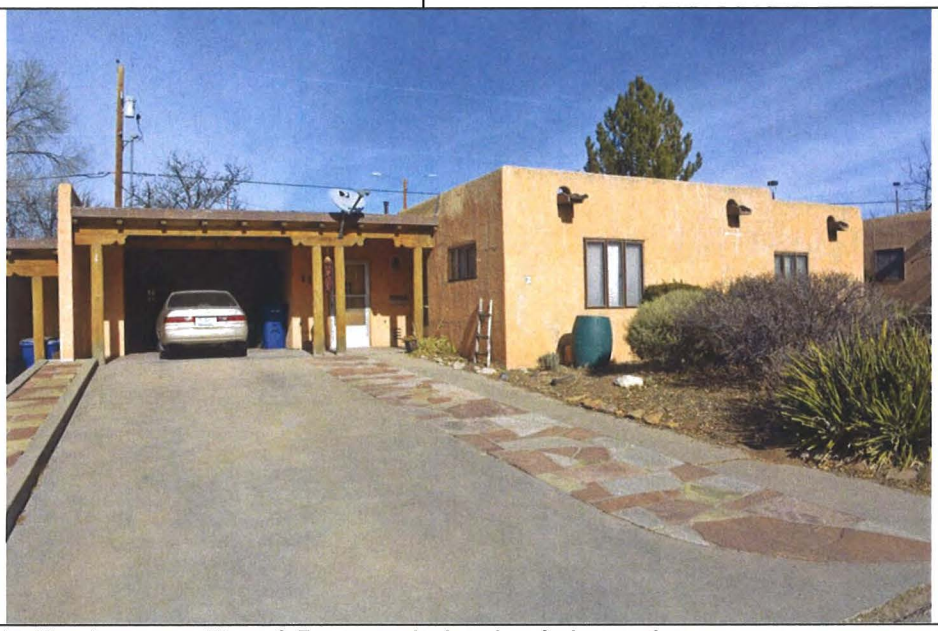
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

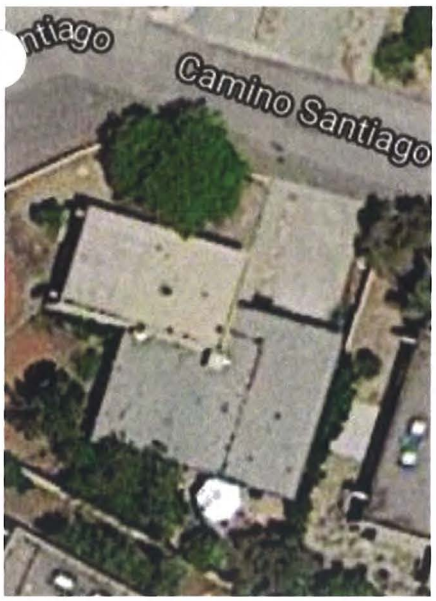
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Square Panel	Wood	2
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

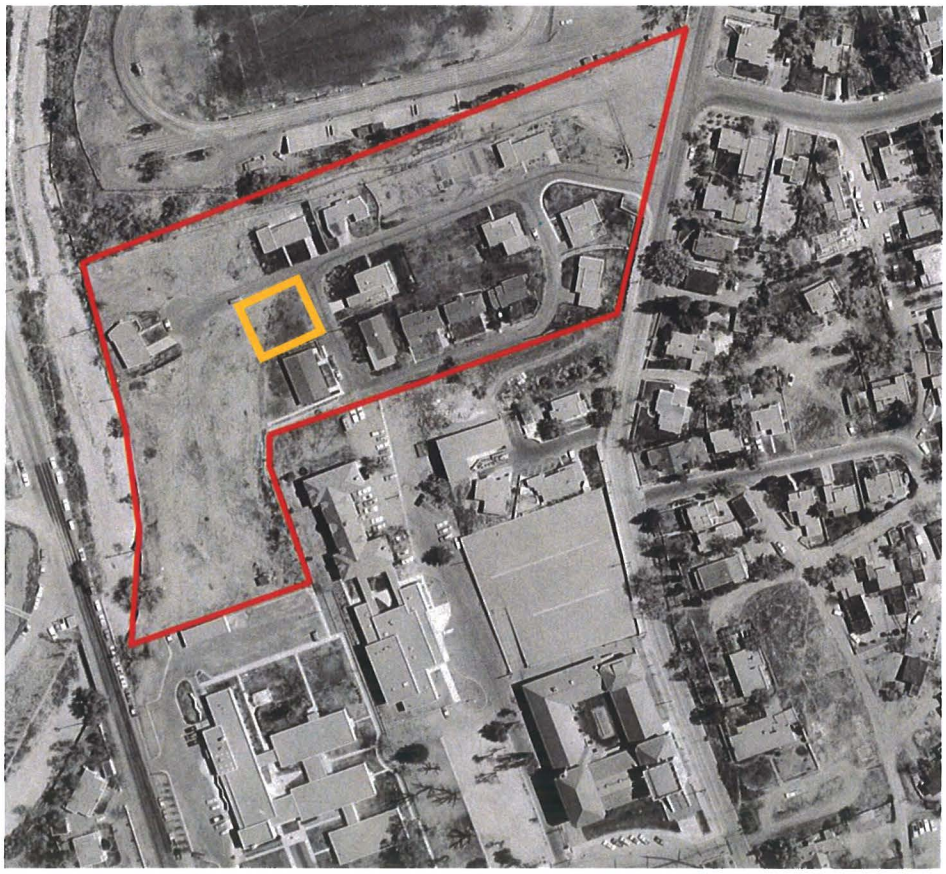


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694030, -105.936677



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with zappos-type corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The house is fenestrated with common doors and windows. The windows are tall, single-light aluminum casements. A raised-panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970; its designer/architect is unknown.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

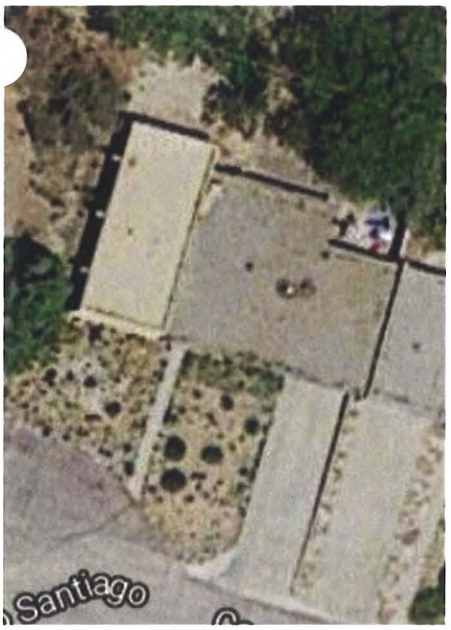
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No._____ District No._____ NRHP __ SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

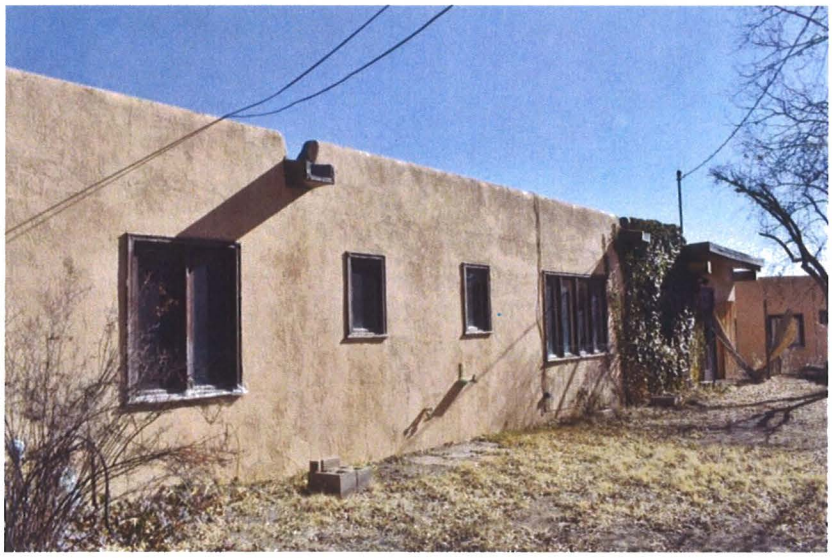


Photo 1: Street, west and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	**2. Location:** 117 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



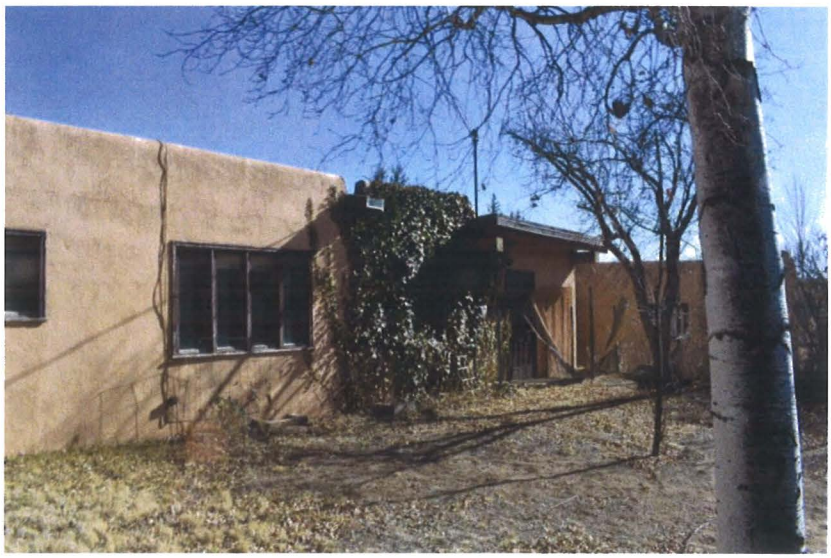


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

Erected in c.1973, the stucco-over-frame, two-bedroom house sits on a rise at the southwest corner of Camino Santiago and Camino Matias. In plan, it is a modified L-shaped structure with a carport attached to its front façade. The roughly 1,245-square-foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single space carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in the development.

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1973, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 118 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

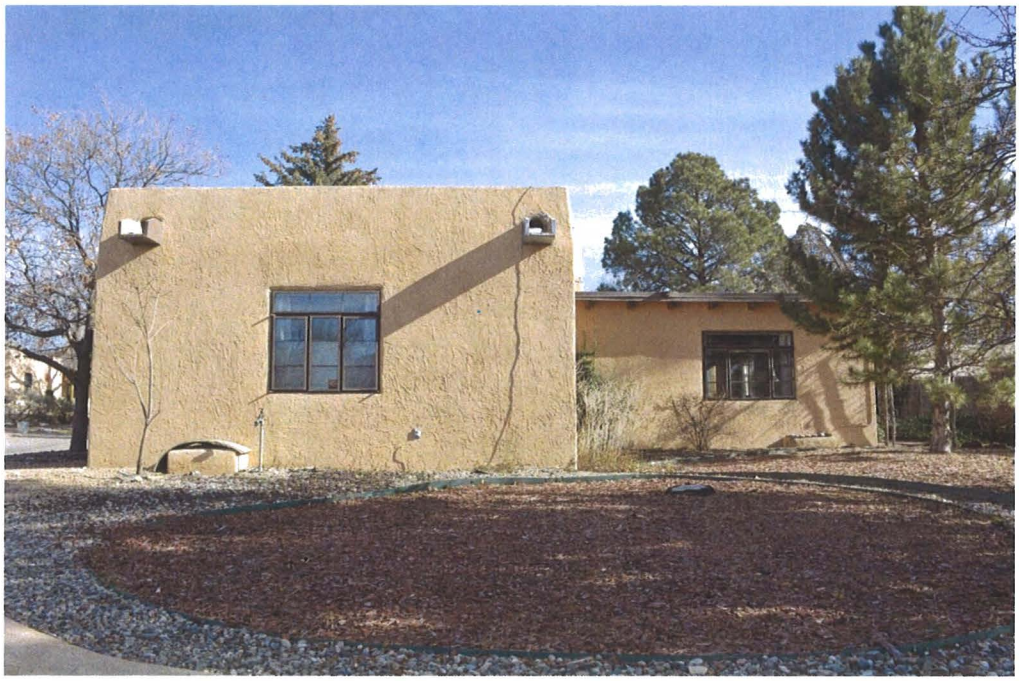


Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double-ended corbels carry the weight to the floor. The roughly 1,485-square-foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Philippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally this feature enclosed a small patio.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

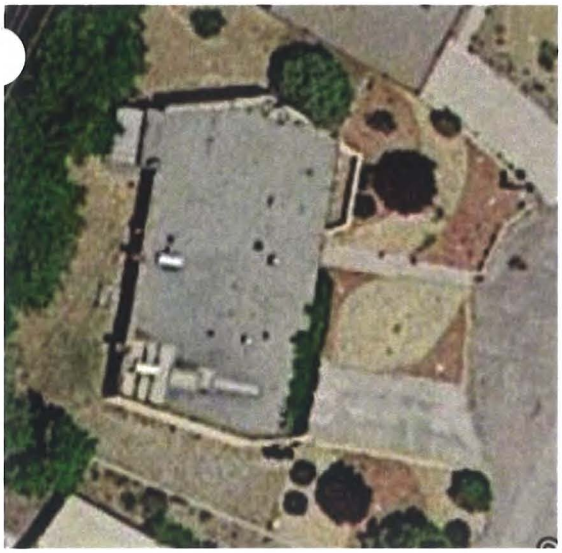
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; partial removal and alteration of northeast angled patio enclosure; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 119 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing northwest.
Box indicates removed portion of angled patio wall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 119 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

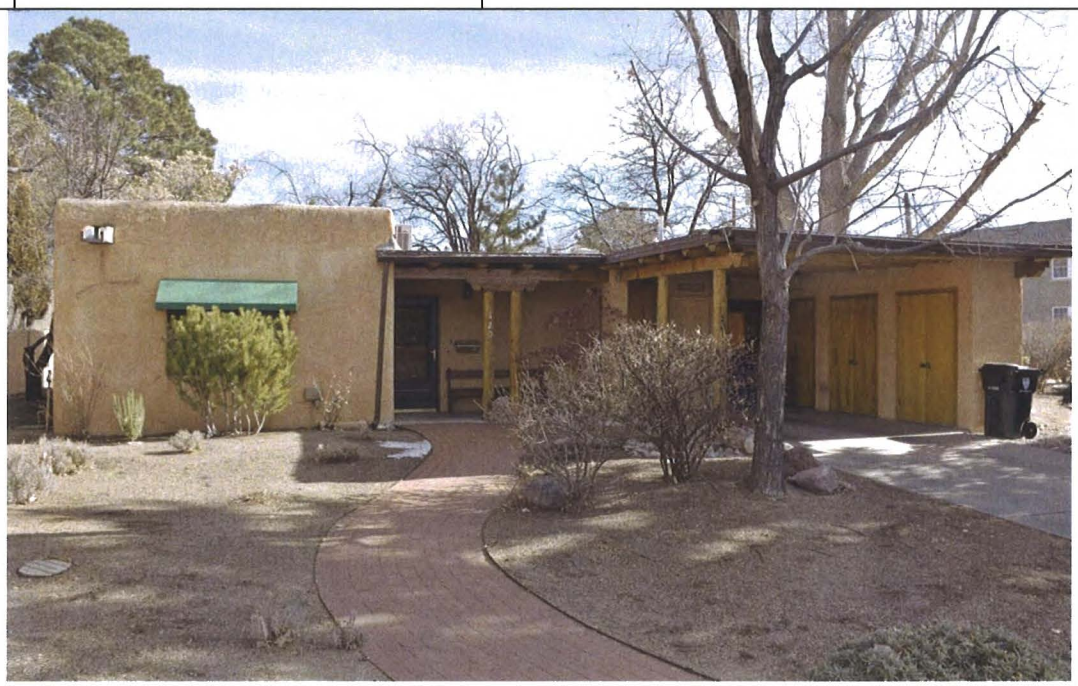
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Ovid Sellers, who is listed as a tenant in the 1972 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 120 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	**2. Location:** 120 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**

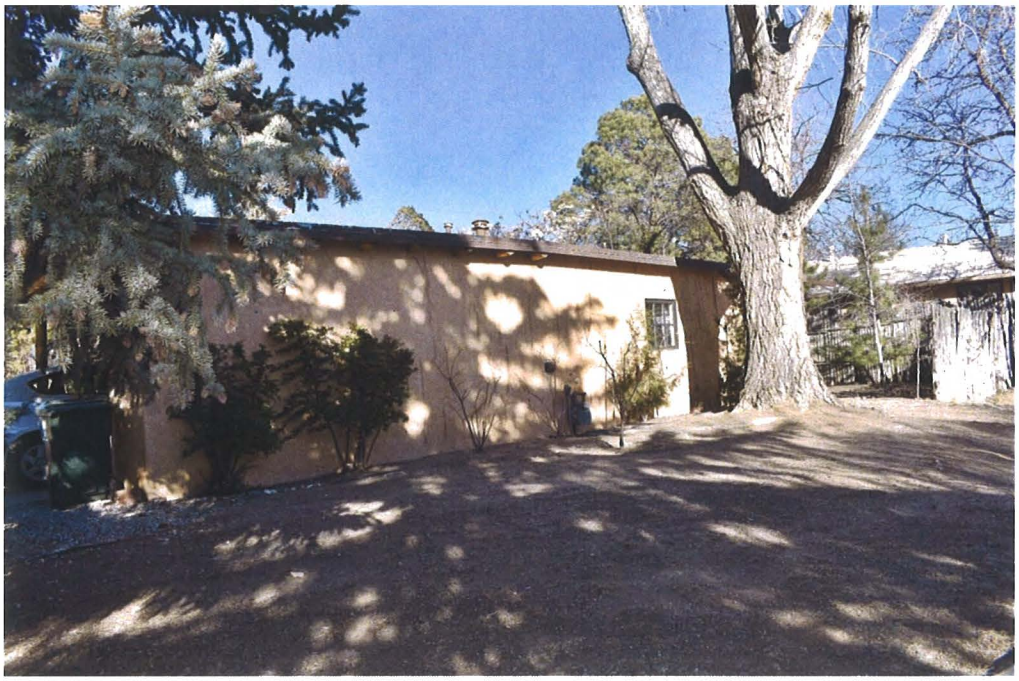


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

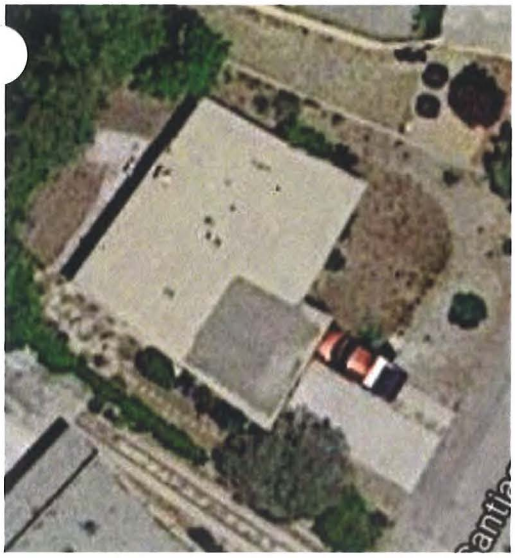
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
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

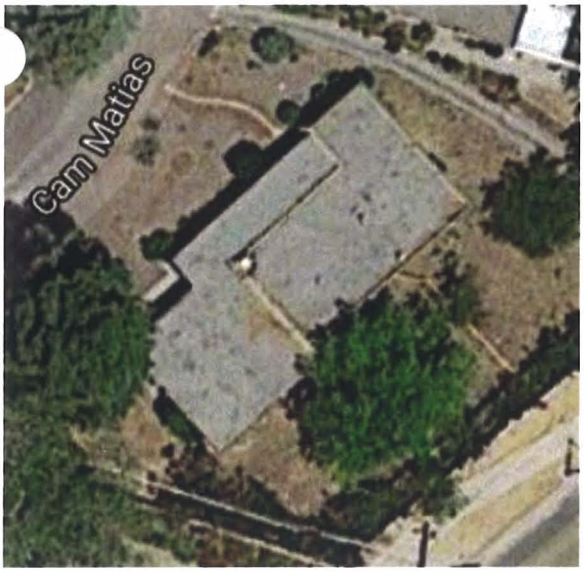
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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

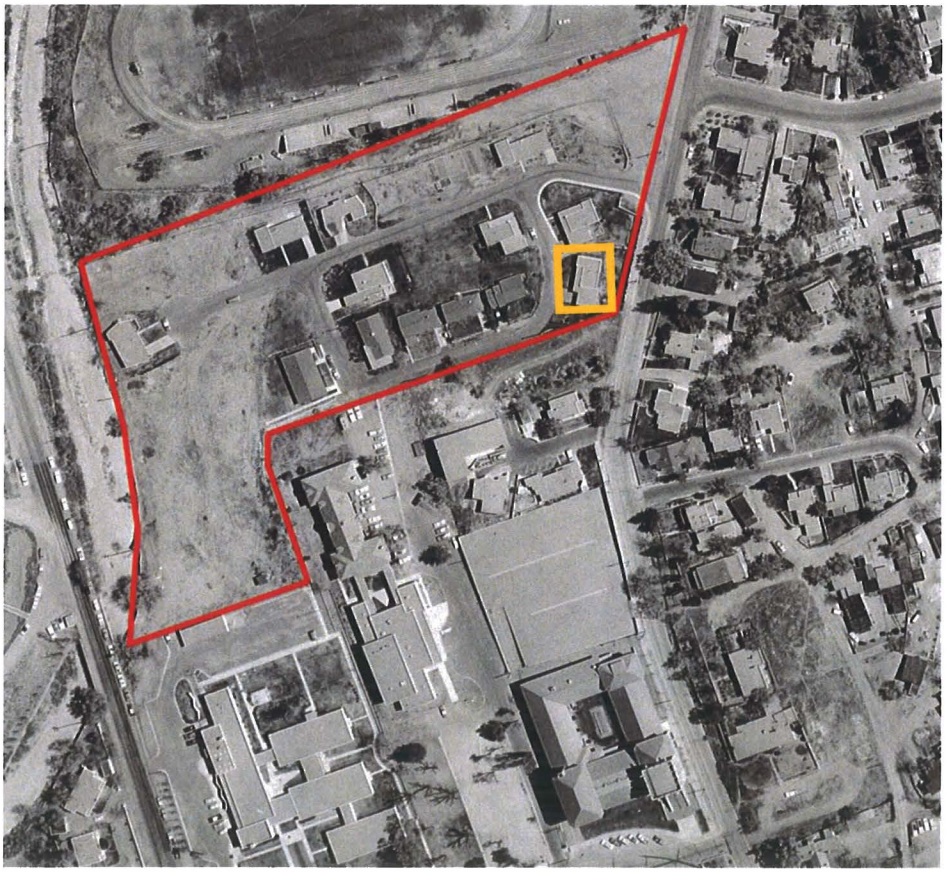


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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*	
CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

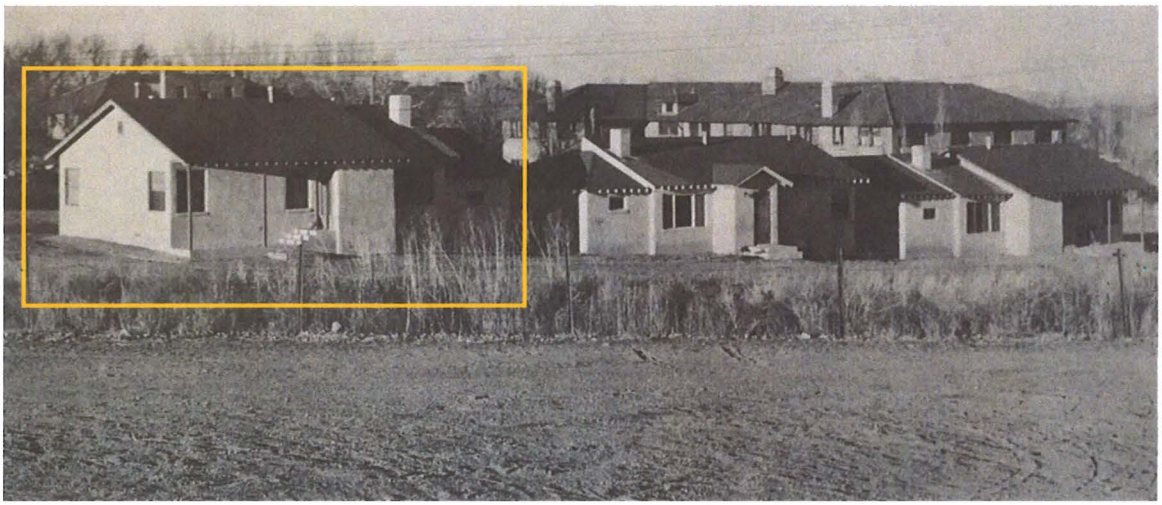


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: west elevation, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	**2. Location:** 105 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 2: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***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

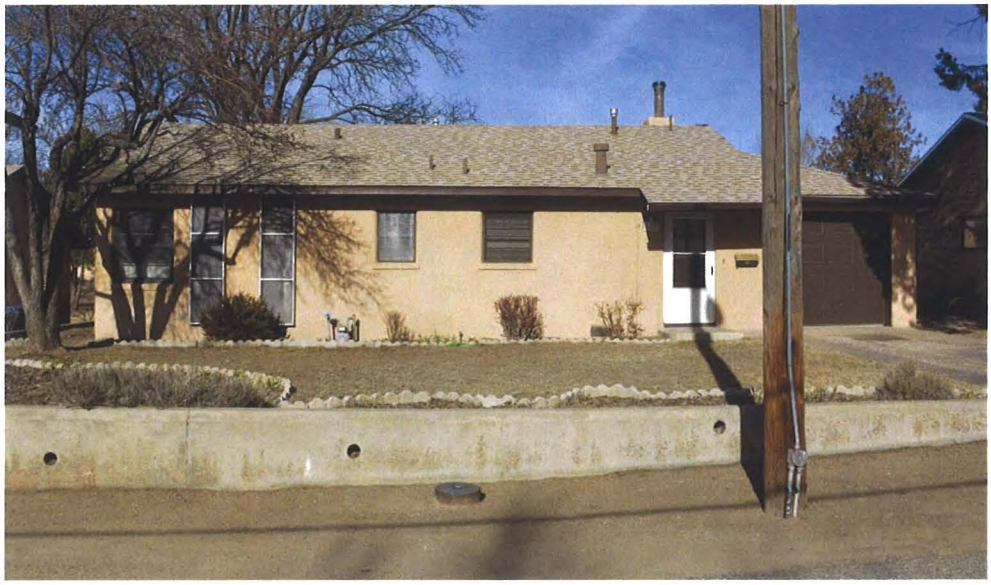
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

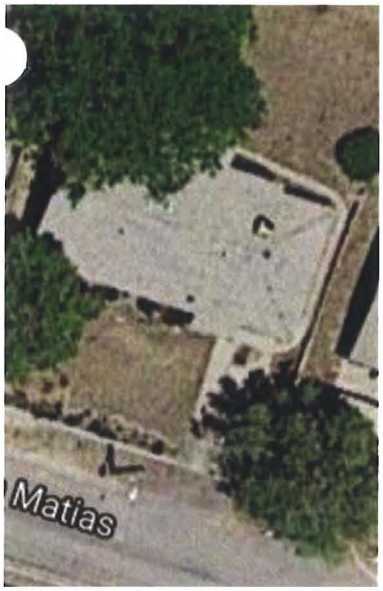
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

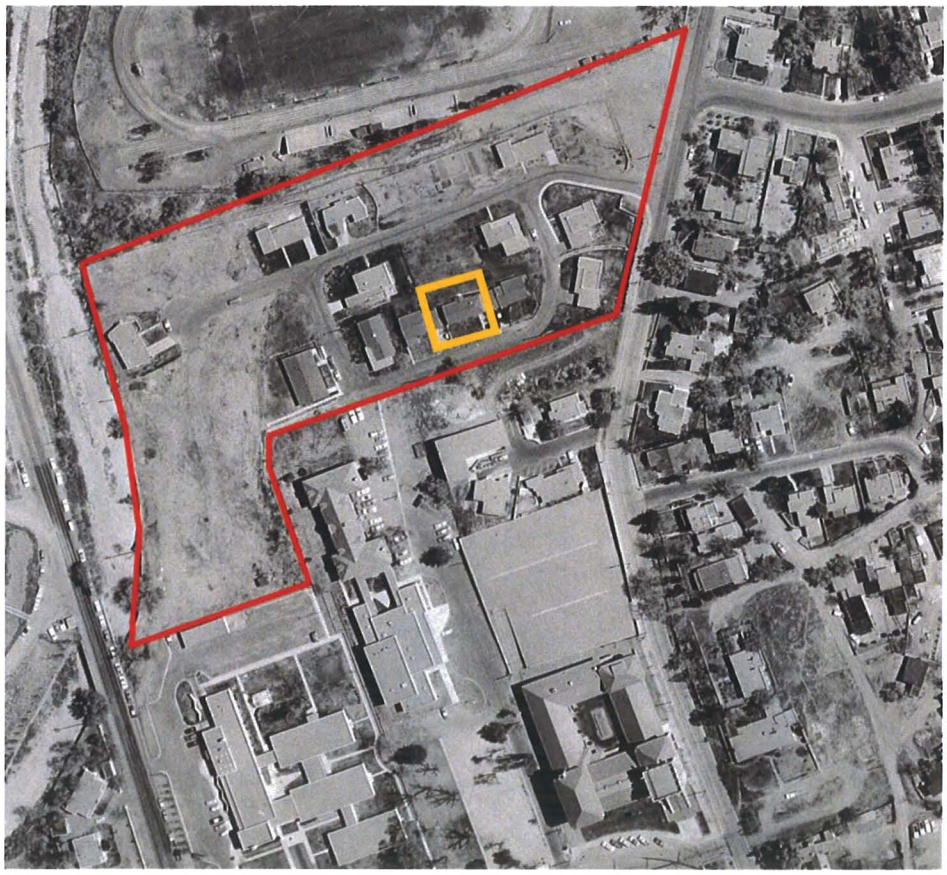


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

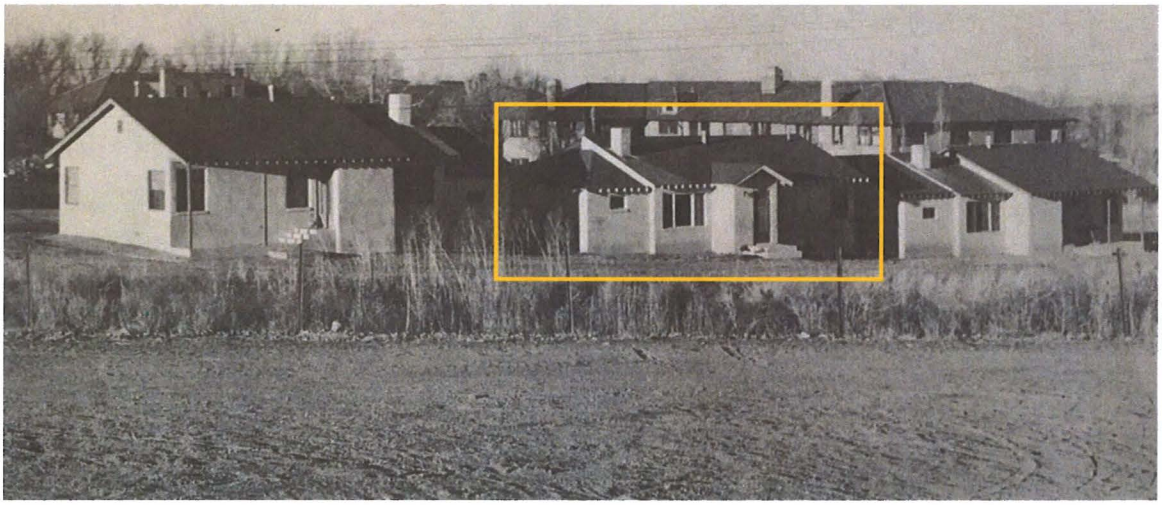


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

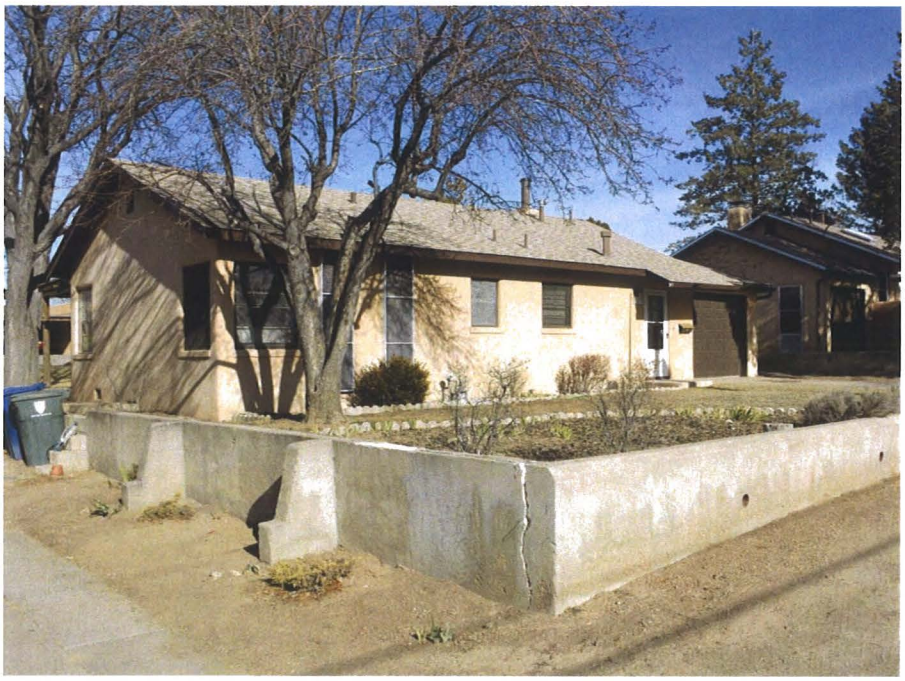


Photo 2: Street west elevations, facing northeast.

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

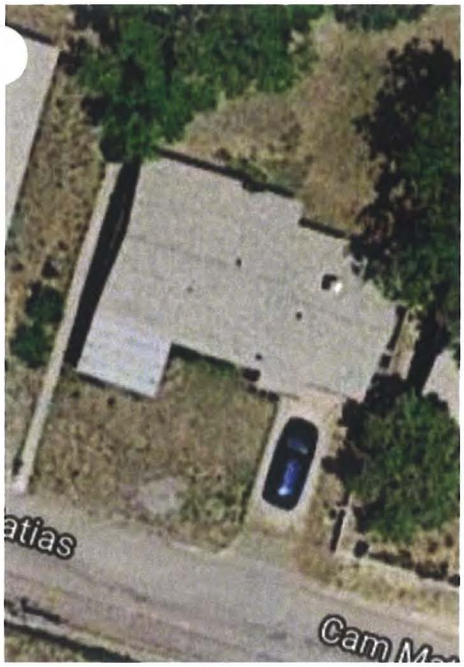
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
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**

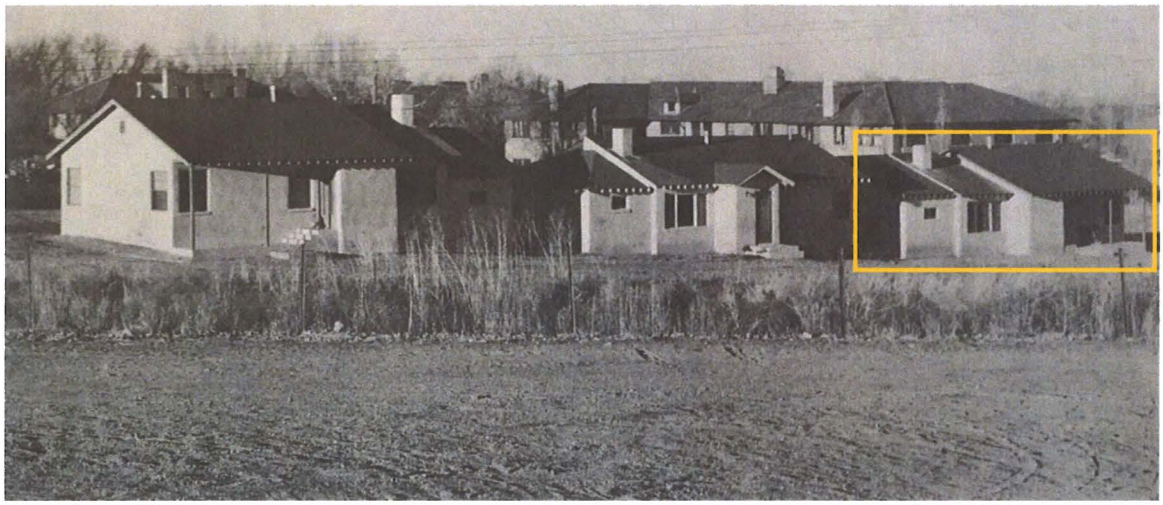


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

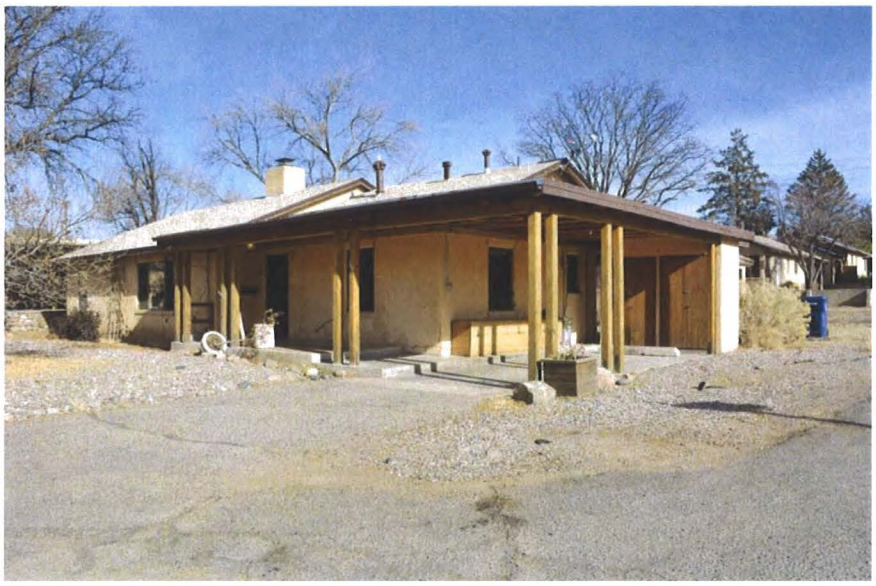
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

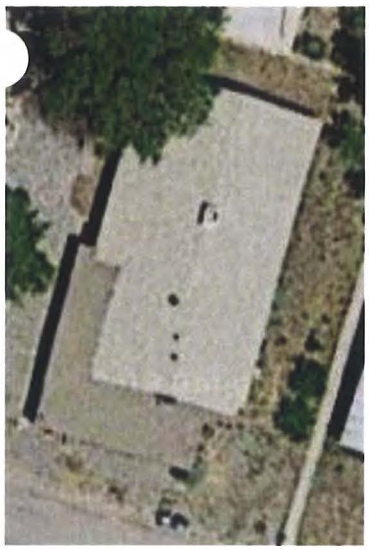
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: HCPI No._____ District No._____	*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**

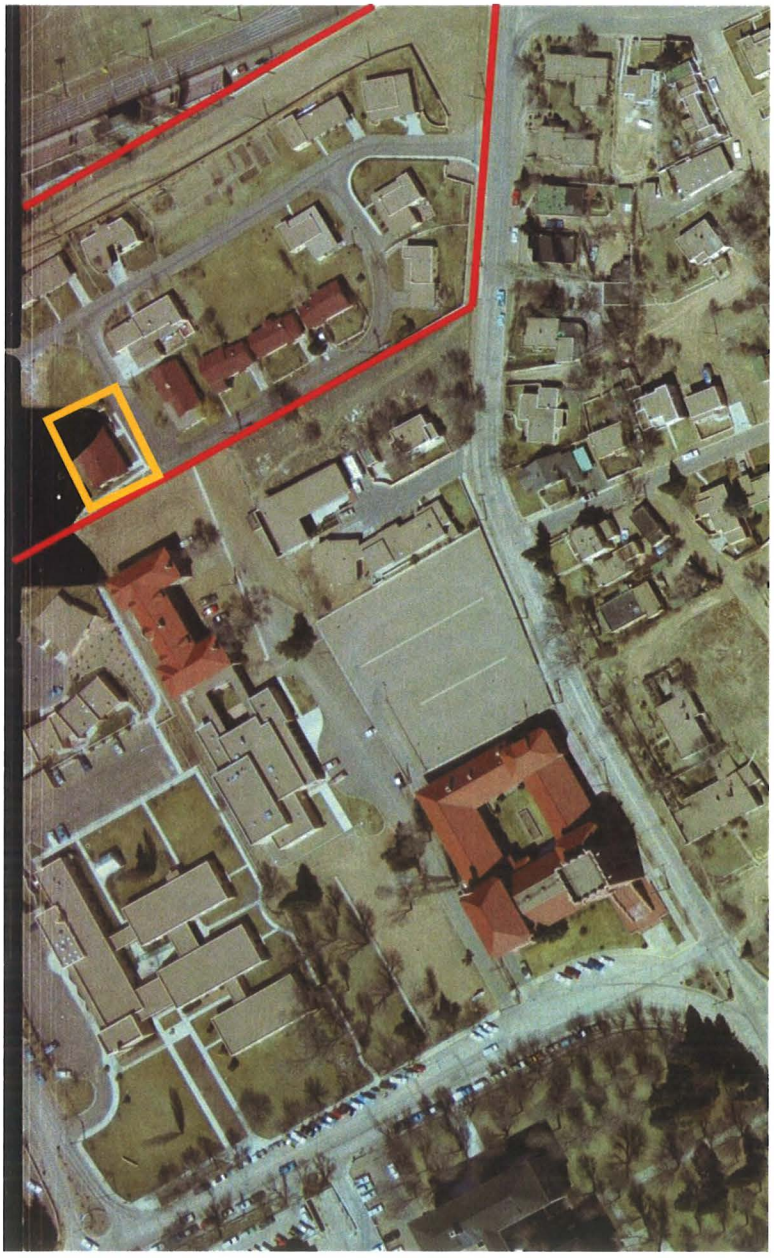


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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)

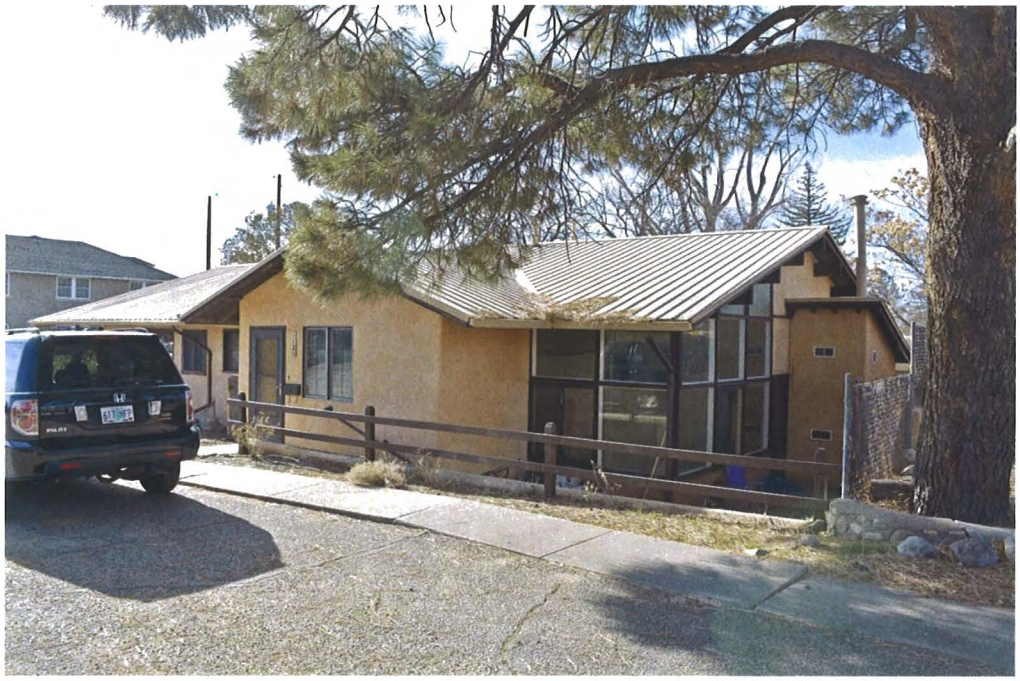


Photo 1: Street and north elevations, facing southwest.

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.

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.

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.

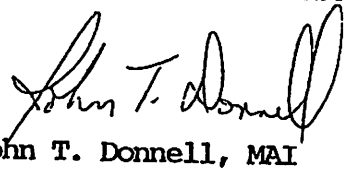
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for 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

DONNELL DONNELL AND ASSOCIATES

City of Santa Fe, New Mexico

memo

DATE: **March 10, 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

FROM: **Gary Moquino, Planner Manager, Historic Preservation Division**
GM

2026-011831-HDRB. 1489 Upper Canyon Rd. Downtown & Eastside Historic District. Non-Contributing. Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640 sq. ft. structure to a height of 14'-8" where the maximum allowable height is 18'-9" and for a 4'-7" tall by 20'-0" long metal vehicular gate. An exception is requested to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

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 finds that the exception criteria to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards have not been met and recommends denial of the existing metal gate. Otherwise, staff recommends approval of the proposed 1,640 sq. ft. new construction to a height of 14'-08" and the other elements of the application that do not require an exception as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

Two motions will be required in this case.

a. In case 2026-011831-HDRB, 1489 Upper Canyon Road, approve or deny the application as submitted.
b. In case 2026-011831-HDRB, 1489 Upper Canyon Road, approve/deny the exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards, finding that the exception criteria have not been met.
c. In case 2026-011831-HDRB, 1489 Upper Canyon Road, approve/deny the elements of the project that do not require an exception.

Should the Board deny the application and 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 14-4.2. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence located at 1489 Canyon Road is designated as contributing to the Downtown and Eastside Historic District. The Spanish-Pueblo Revival structure was built pre-1944 and comprises of approximately 750 sq. ft. of roofed area. The current owners installed a metal gate approximately 55" high and 20' wide with a rusted colored patina. The owners did not apply for a construction permit and are coming before the Historic Districts Review Board (Board) for approval of the gate and requested an exception to 14-4.6(G)(2) Downtown and Eastside Design Standards. Staff would consider conditionally approving the metal gate if the owners were amenable to re-designing the gate with less metal mass and more fenestration. The current metal gate adversely impacts the Upper Canyon Road streetscape, and staff cannot recommend approval with the current design.

The applicant is also requesting approval to build a new 1,640 sq. ft. residential structure directly west of the main structure by approximately 10 feet. The proposed design is in the Spanish-Pueblo Revival architectural design style as seen by the flat roof, rounded parapets, and recessed doors and windows. Staff recommends approval of the new construction request with the elements that do not require an exception as it meets 14-4.6(G)(2) Downtown and Eastside Design Standards.

PREVIOUS CASE SUMMARIES:

There are no current case files on record for the subject property in our case database.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 1,640 sq. ft. structure to a height of 14'-8" where the maximum allowable height is 18'-9".
2) Installation of an existing 4'-07" tall by 20'-00" long metal vehicular gate. An exception is requested to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

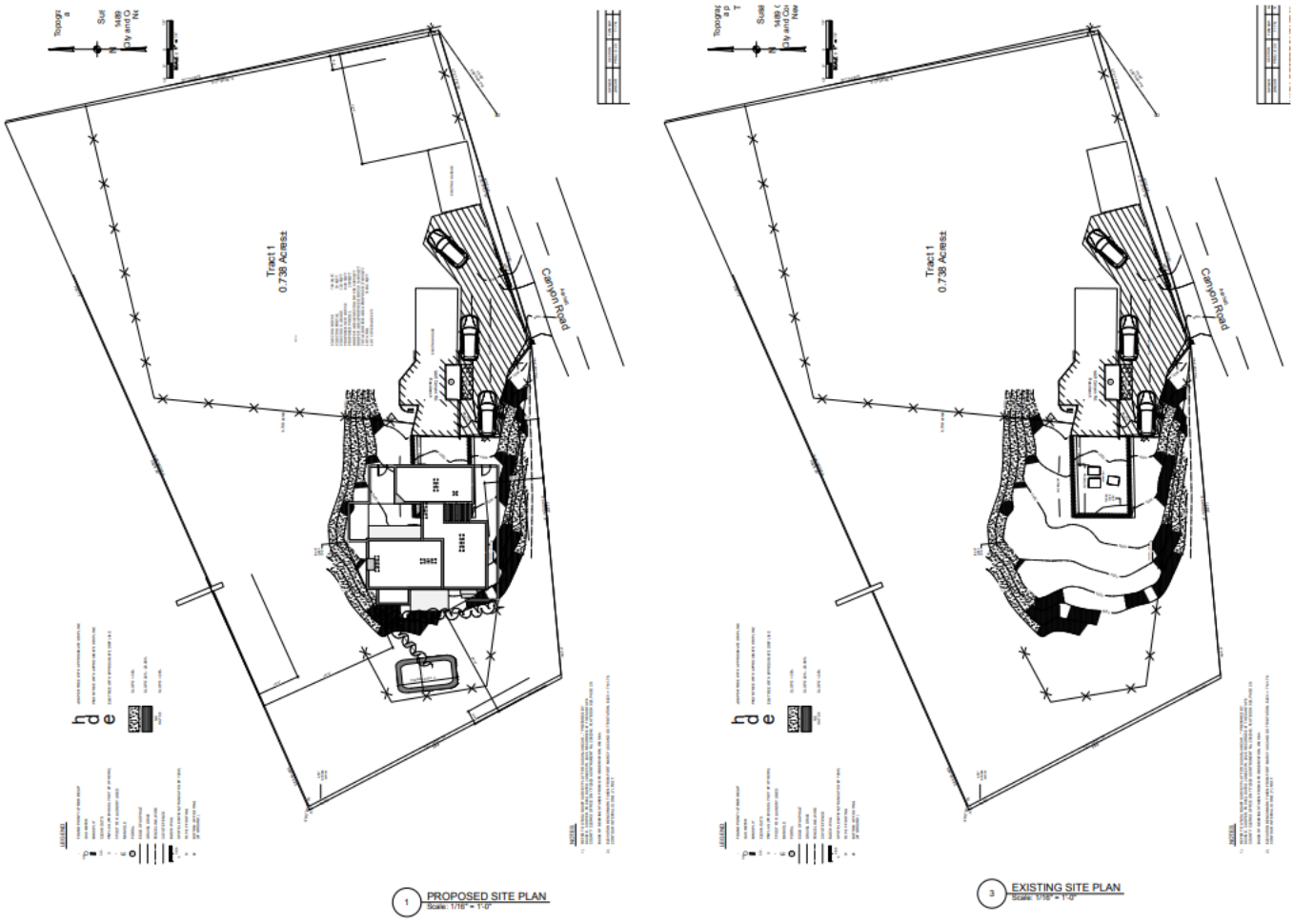


Figure 1. Existing and Proposed Site Plan.

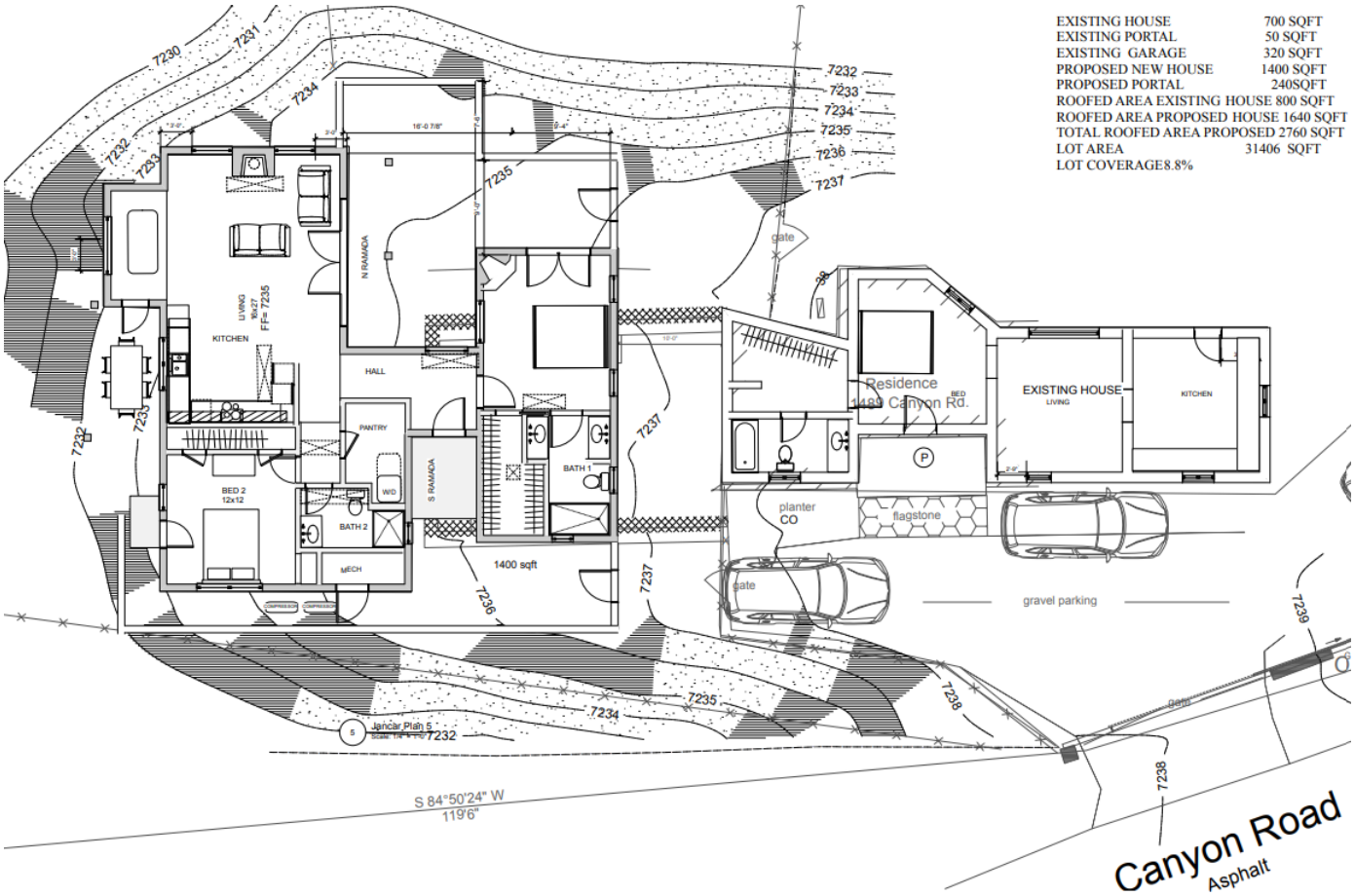


Figure 2. Proposed Floor Plan.



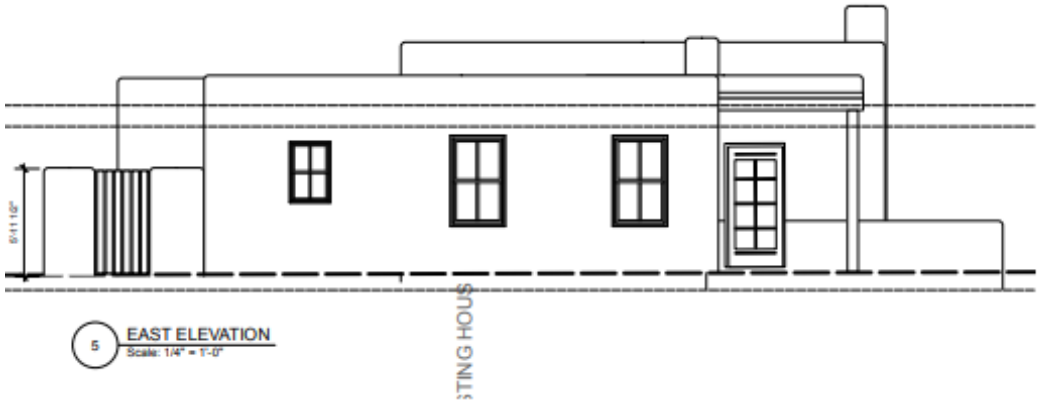


Figure 3. Proposed North and East Elevations.

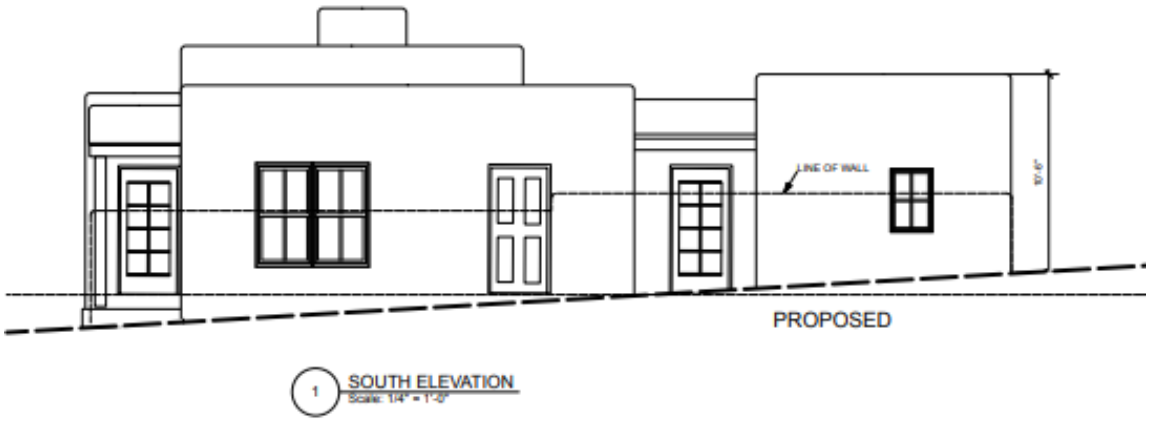


Figure 4. Proposed South Elevation.



Figure 5. Proposed West Elevation.

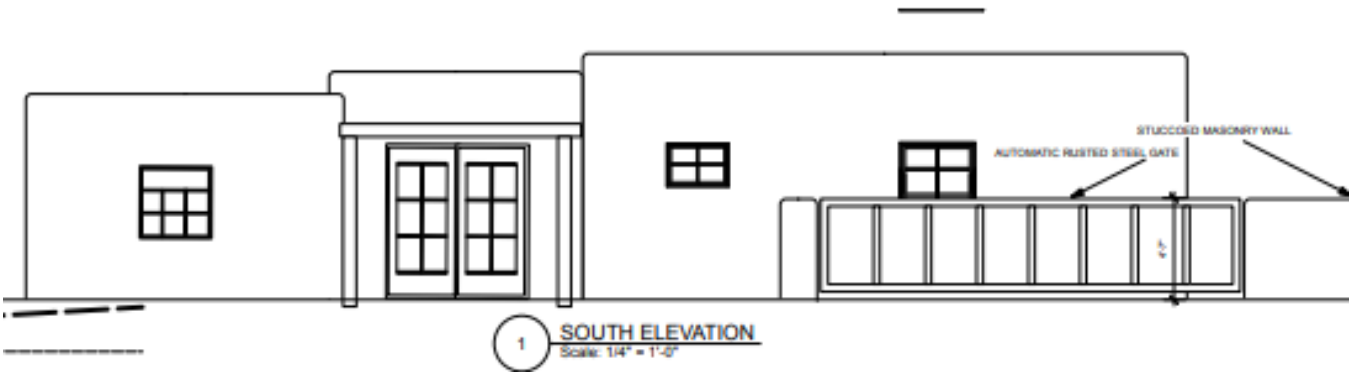


Figure 6. Existing Metal Gate.



Figure 7. Overview of 1489 Canyon Road.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards: The applicant requests an exception to install an existing 4'-07" tall by 20'-00" long metal vehicular gate.

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

Applicant Response: The use of rusted steel for the gate material does not damage the character of the district because the patina on the steel and the pattern of the frame softens the effect of the steel so that it blends with the color of the other elements to be found in the streetscape

Staff Response: Staff finds that this criterion is not met. The solid massed metal gate adversely impacts the Upper Canyon Road streetscape, however staff would consider conditionally approving the metal gate if the applicant was amenable to installing a less obtrusive and massive gate with some fenestration to soften the appearance.

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

Applicant Response: This gate is required to stop the parking of people using the Dorothy Stewart trail within the courtyard which creates an liability and unsafe environment for the owners and the public.

Staff Response: Staff finds that this criterion is not met. Staff understands the liability aspects to people wondering the property, and a more fenestrated gate would provide the security measure needed while not adversely impacting the streetscape.

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

Applicant Response: This lot has a narrow area to use and so allowing the owners to have a gate there allows them to retain the safety of their yard and making it in steel will be more durable than other gate materials which is part of the heterogeneous character of Santa Fe in the 21st century.

Staff Response: Staff finds that this criterion is not met. The applicant has not provided a full range of options that the Board can decisively consider given the location, material, and streetscape.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for*

All Historic Districts. When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts,* the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.

b. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures,* unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

C. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

b. 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."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
   a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
   b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

l. Height

If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

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; and
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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. 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;
d. 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;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.
b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted on primary facades.
   b. All building additions shall be set back a minimum of ten feet from the primary facade.
   c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary fa<; ade.
   d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary fa<; ade of a structure rather than attaching them to the primary facade of a structure.

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to 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.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

      a. 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 window opening shall be widened or narrowed.
      b. Window depth and other characteristics of window and door fenestration shall be preserved.
      c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
      d. No historic opening shall be closed.

   II. For all facades of contributing, significant, and landmark structures:

      a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
      b. 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.
      c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs

   Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities,

The HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.

II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.

III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.

IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

2. **Downtown and Eastside Historic District**

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed 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.

II. 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. Facade 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 H1198

building threatened? yes	surveyed date by mb	county Santa Fe	ID no. 051600485
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1489 Canyon

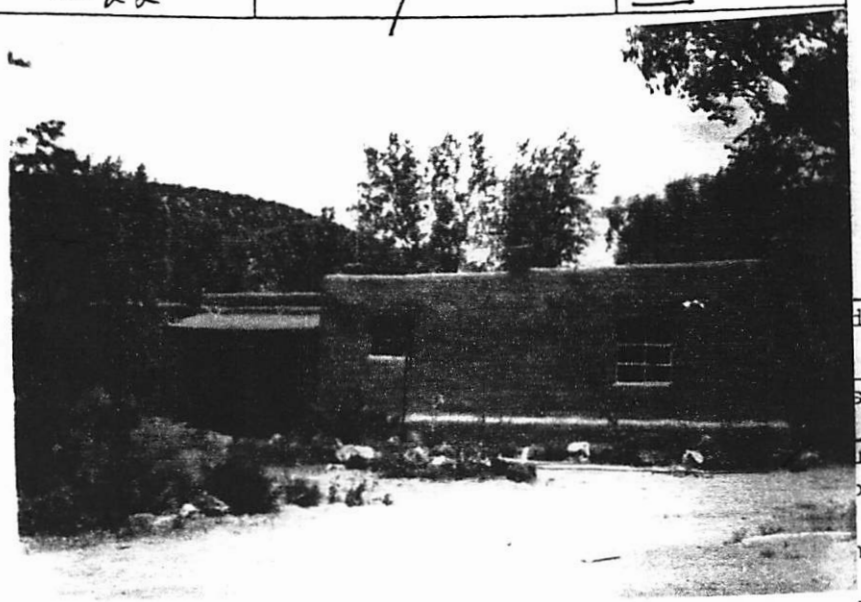
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

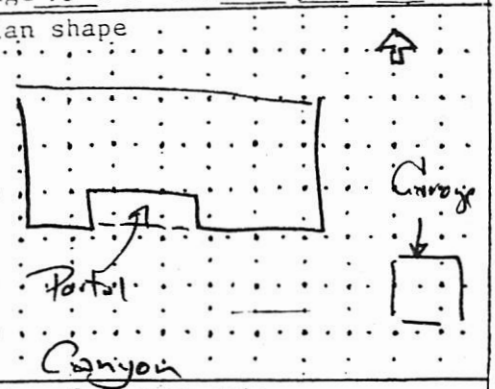
building name:

legal description: tnsp 17 N range 10 E sec 26 SE ¼ SW ¼

film roll by no. 22	negative nos. 9	loc. of neg. HPB



plan shape



date of construction: Pre 1944 estimate _____ actual

source: Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style	foundation material
Pueblo Revival	Not vis
	wall material/surface: Stucco

architectural features

Windows - 2 & 3 lite steel casement, no lintels exp
Portal - shed roof, lumber posts, corbels, T beam, turquoise
Door - 4 lite/panel
3 masonry chimneys
Canales - metal over vigas
Garage - pueblo style, metal clad overhead door

surroundings: Residential

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

comments
wall
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

1489 Upper Canyon Rd

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 10/23/2025	Property Owner of Record Susan Jancar						
Applicant/Agent Contact Christopher Purvis							
Site Address 1489 Upper Canyon Road, Santa Fe NM 87505							
Suite or Space #	Subdivision Name Harvey Plat						
Lot #	Block #			Total Roof Area (square feet) 2760			
Lot Coverage % 8.8	Lot Size (square feet) 31406						
Proposed Construction Description	Build New Residence, convert existing residence to Guest House						
The following documents are required for review as applicable:	/ Legal Lot of Record / Building Plans / Existing site plan w/ setbacks / Proposed site plan w/ setbacks / Existing & Proposed Elevations Development Plan						
Zoning District R-2	Overlay Districts Escarpment Flood Plain Other						
Proposed Setbacks	Front EX / 20'8""	Rear EX/49'6"	Left Side EX/39'6"	Right Side EX/39'3"			
Required Setbacks	Front 7FT	Rear 15FT	Left Side 5 FT	Right Side 5FT			
Proposed Height 14'8"	Max Height hdrb	Parking Required 3	Provided 3	Bike Parking	Provided		

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.

CHRISTOPHER PURVIS Owner / Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	Final development must comply with standards set forth in Ch. 14 of City of Santa Fe Land Development Code.	
Preliminary Zoning Review completed by Rachel Mansion	Date 11/06/2025	
Preliminary Zoning Review # 2025-011500-PAR		

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Thursday, January 29, 2026

RE: 1489 Upper Canyon Road
Enclosed
HDRB application

A-1 Site Plans	10-16-2025
A-2 Floor Plans	10-16-2025
A-3 Elevations	10-16-2025
A-4 Gate drawing	1-29-2026

Photographs
Gate photographs
PZR

To Paul Duran and
Members of the Historic Districts Review Board

This building listed as contributing in the downtown and east side . The original building on this site was built PRE 1944 but it is only 750 square feet.
We propose to build a new home 10 feet away from the existing house to the west with will be more than 20 feet from the road with the following details

The home will be stuccoed with cementitous El Rey (la habra) buckskin
The windows and doors shall be white color TDL aluminum clad
The house will have various levels the highest of which will be 14 feet 8 inches due too the sloping ground of the site. the allowable height is 18'9"
There will be 3 ft walls to enclose the garden on the north and 6 ft walls south side of the house
we will Install a Compressor for HVAC in the rear of the building behind the above mentioned walls

The existing Home has

EXISTING HOUSE AREA	700 SQFT
EXISTING PORTAL AREA	50 SQFT
EXISTING GARAGE AREA	320 SQFT
PROPOSED HOUSE AREA	1400 SQFT
PROPOSED PORTAL AREA	240 SQFT
TOTAL ROOFED AREA	2710 SQFT
LOT AREA	32147 SQFT
LOT COVERAGE	8.6%

It has been called to our attention that the 4'2" rusted steel gate (mounted 5" off the ground) that is currently installed on the property did not receive HDRB approval when it was installed. As you can see from the attached photographs this gate was installed some time before Nov 2023 . We have no other information about it since my owners bought the property in the late spring of 2025. I attach the required responses for the exception:

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards: The applicant requests an exception for the use of a 55" high 20 foot wide rusted steel gate

(i) Do not damage the character of the district
Applicant Response: The use of rusted steel for the gate material does not damage the character of the district because the patina on the steel and the pattern of the frame softens the effect of the steel so that it blends with the color of the other elements to be found in the streetscape

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
Applicant Response: This gate is required to stop the parking of people using the dorothy stewart trail within the courtyard which creates an liability and unsafe environment for the owners and the public

(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: This lot has a narrow area to use and so allowing the owners to have a gate there allows them to retain the safety of their yard and making it in steel will be more durable than other gate materials which is part of the heterogeneous character of santa fe in the 21st century.

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

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	10/23/2025	Property Owner of Record	Susan Jancar				
Applicant/Agent Contact	Christopher Purvis						
Site Address	1489 Upper Canyon Road, Santa Fe NM 87505						
Suite or Space #		Subdivision Name	Harvey Plat				
Lot #		Block #		Total Roof Area (square feet)	2760		
Lot Coverage %	8.8	Lot Size (square feet)	31406				
Proposed Construction Description	Build New Residence, convert existing residence to Guest House						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations Development Plan						
Zoning District	R-2	Overlay Districts	Escarpment	Flood Plain	Other		
Proposed Setbacks	Front	EX / 20'8""	Rear	EX/49'6"	Left Side	EX/39'6"	Right Side EX/39'3"
Required Setbacks	Front	7FT	Rear	15FT	Left Side	5 FT	Right Side 5FT
Proposed Height	14'8"	Max Height	hdrb	Parking Required	3	Provided 3	Bike Parking Provided

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.

CHRISTOPHER PURVIS ☐ 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		Date
Preliminary Zoning Review #		

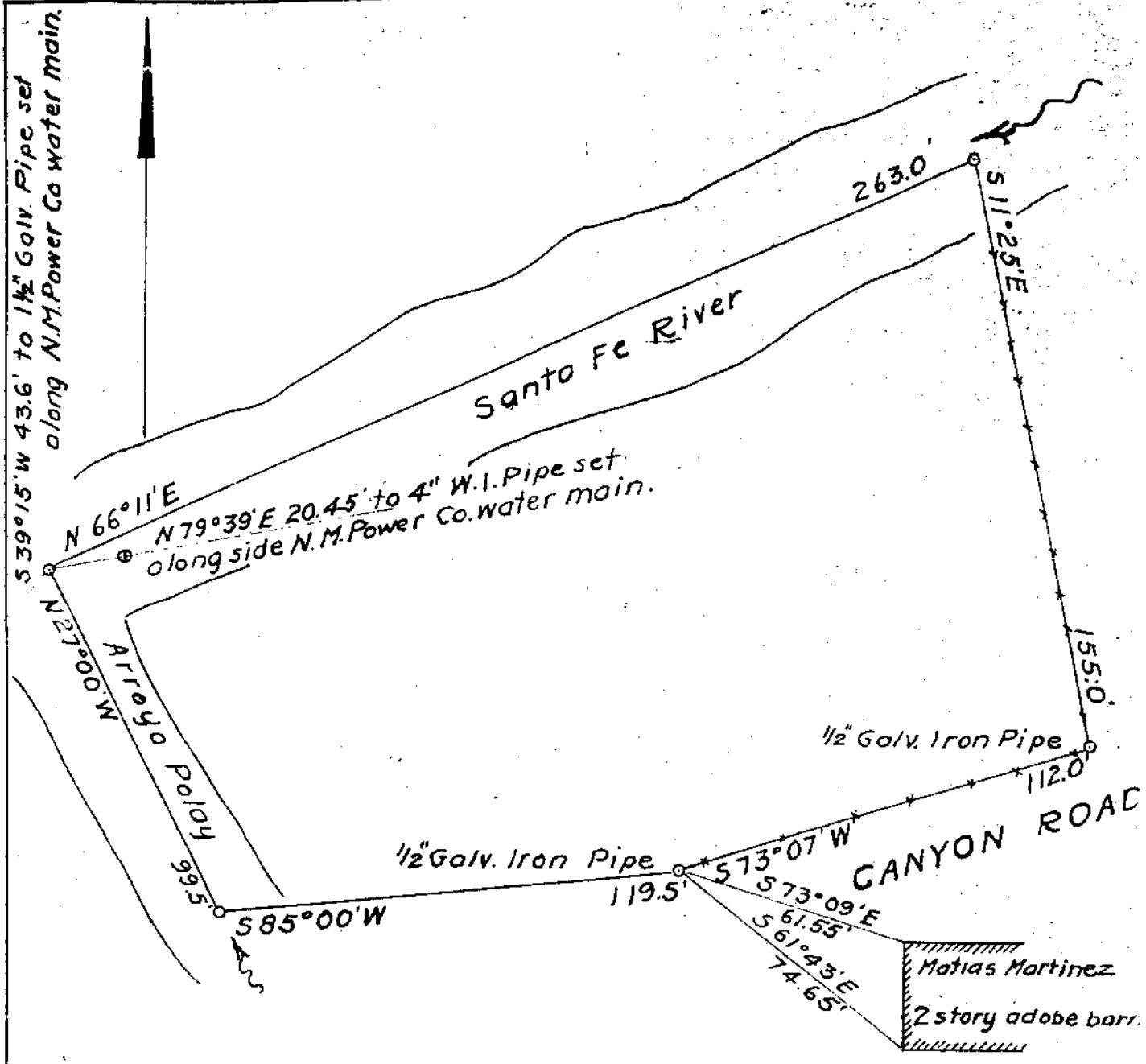


LaHabra 80 lb. Premium Stucco Finish #106 Buckskin 740156 - The Home Depot

Visit >

WHITE alum Clad windows and Doors

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



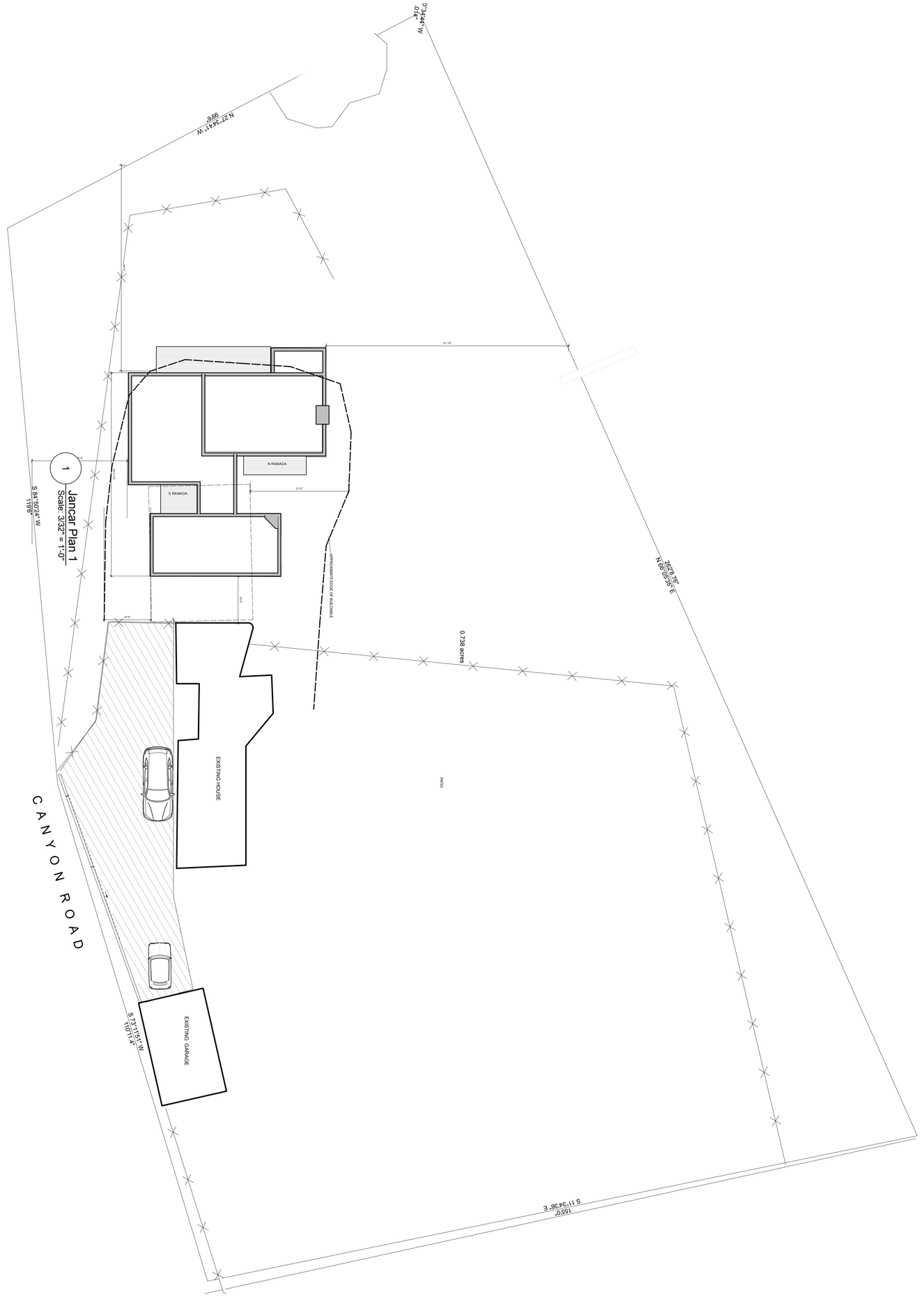
CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field June 4th, 1943.

James C. Harvey.

TRACT OF LAND
SURVEYED FOR
A. R. Mc KEE
PRECINCT 3 ~ SANTA FE, N. MEX.
June 4th, 1943 ~ Scale 1" = 40'

BL 43E



1 Jancar Plan 1
Scale: 3/32" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS

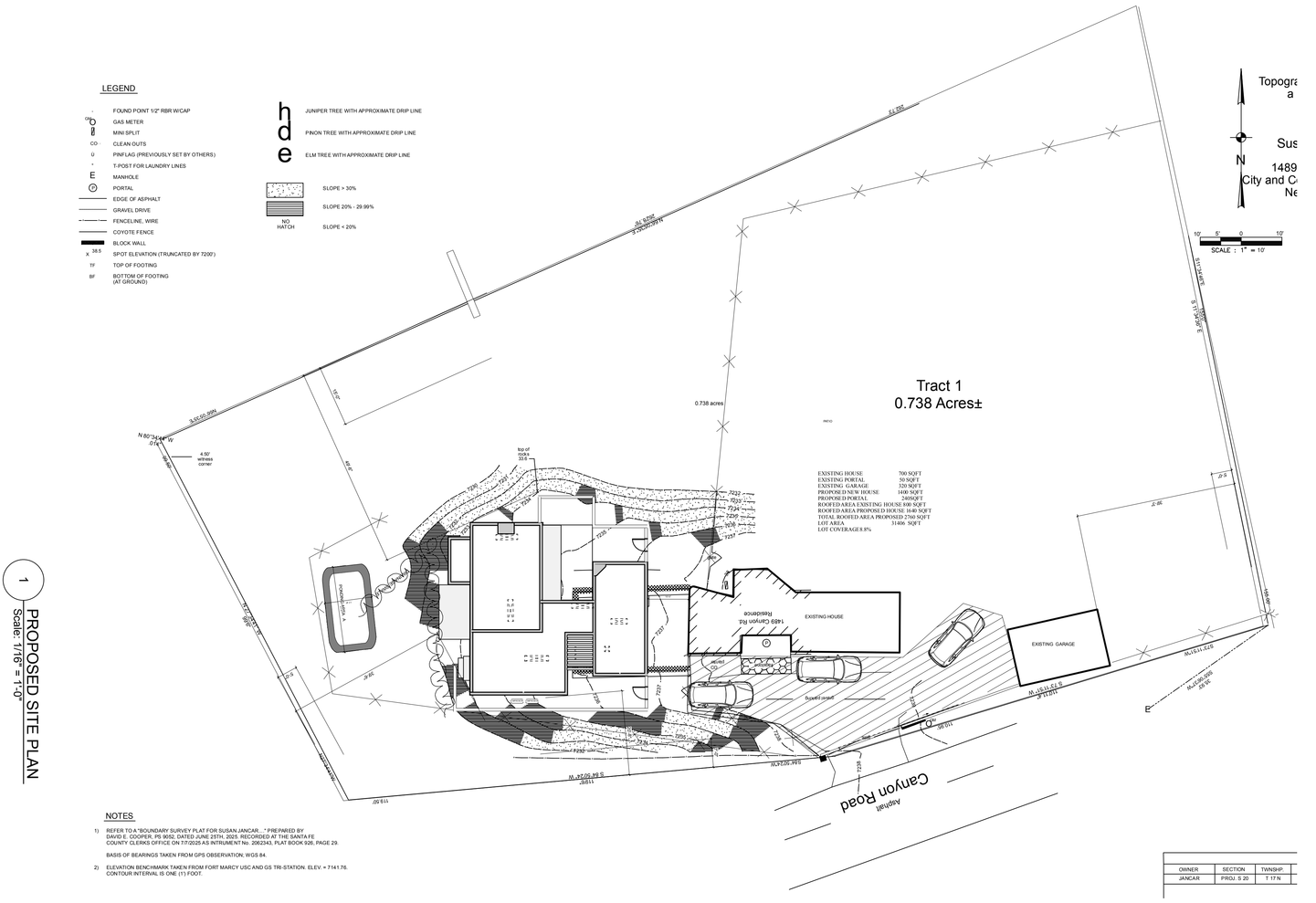
518 Old Santa fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Jancar Home
1489 Upper canyon Road
SANTA FE , NEW MEXICO

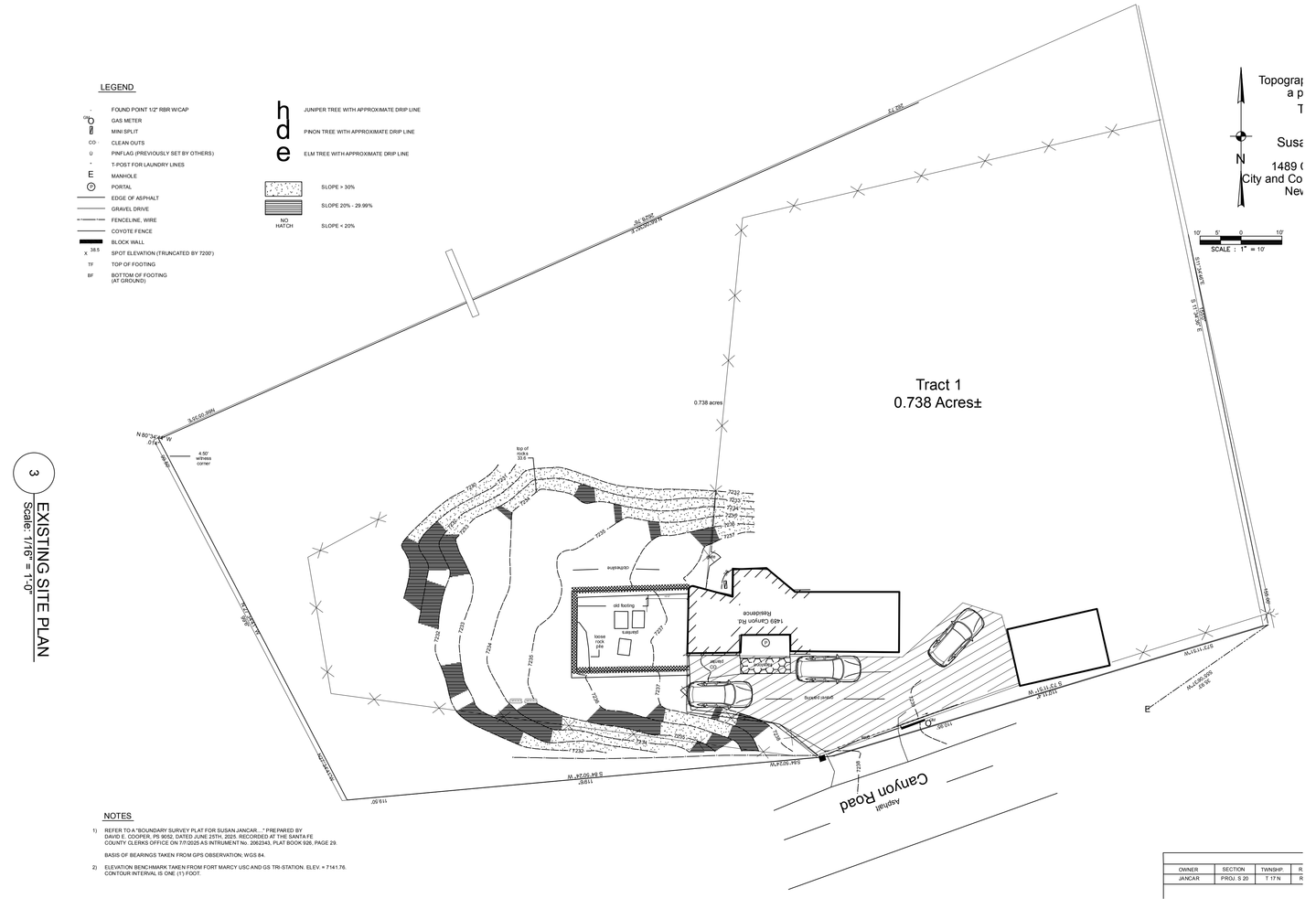
JOB NO. 7889

A-1b

8/22/25



1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



3 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Jancar Home
1489 Upper canyon Road
SANTA FE , NEW MEXICO

JOB NO. 7889
A-1
10/24/25

EXISTING HOUSE	700 SQFT
EXISTING PORTAL	50 SQFT
EXISTING GARAGE	320 SQFT
PROPOSED NEW HOUSE	1400 SQFT
PROPOSED PORTAL	240SQFT
ROOFED AREA EXISTING HOUSE	800 SQFT
ROOFED AREA PROPOSED HOUSE	1640 SQFT
TOTAL ROOFED AREA PROPOSED	2760 SQFT
LOT AREA	31406 SQFT
LOT COVERAGE	8.8%

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa fe trail Stl PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

rocks
33.6

7230 7231 7232 7233 7234 7235 7236 7237 7238 7239

3'-0" 3'-0" 16'-0 7/8" 7'-6" 9'-4" 9'-0" 10'-0" 3'-0"

N RAMADA

LIVING
16x27
FF= 7235

KITCHEN

HALL

PANTRY

W/D

S RAMADA

BATH 1

BED 2
12x12

BATH 2

MECH

COMPRESSOR COMPRESSOR

1400 sqft

gate

38

Residence
1489 Canyon Rd.

BED

P

EXISTING HOUSE
LIVING

KITCHEN

2'-9"

planter
CO

flagstone

gate

gravel parking

gate

CL

5 Jancar Plan 5
Scale: 1/4" = 1'-0"

S 84°50'24" W
119'6"

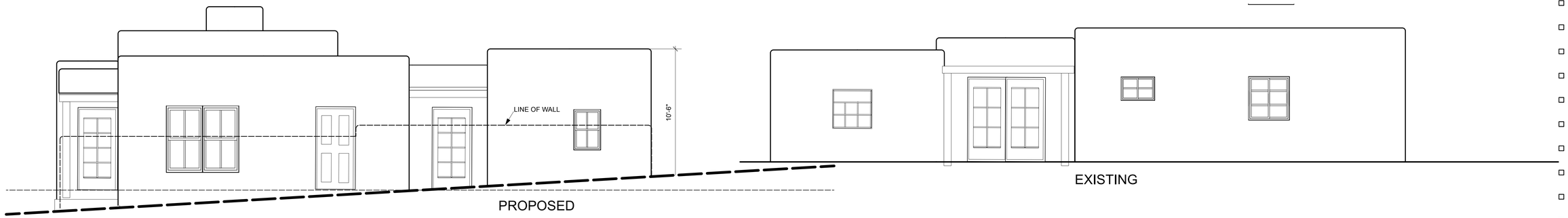
Canyon Road
Asphalt

Jancar Home
1489 Upper canyon Road
SANTA FE , NEW MEXICO

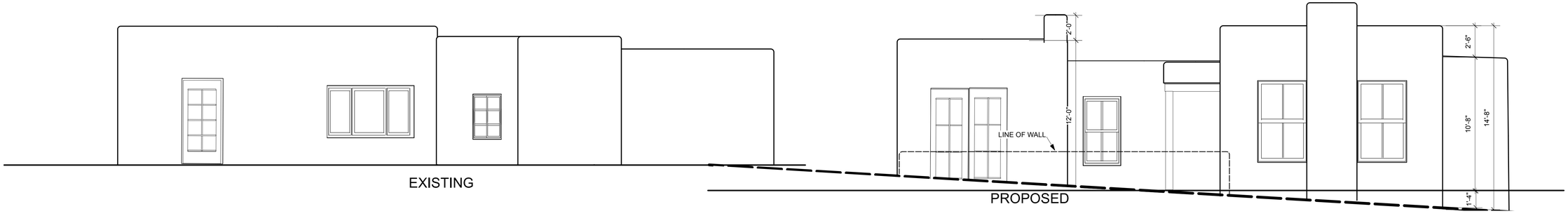
10/24/25

A-2

JOB NO. 7889



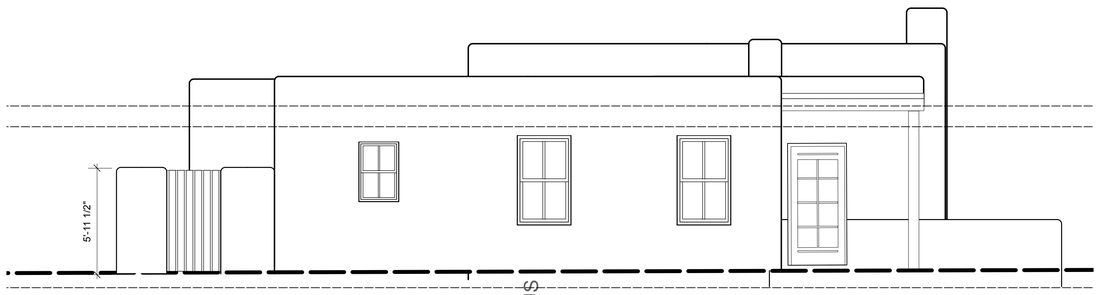
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION
Scale: 1/4" = 1'-0"



5 EAST ELEVATION
Scale: 1/4" = 1'-0"

STING HOUS

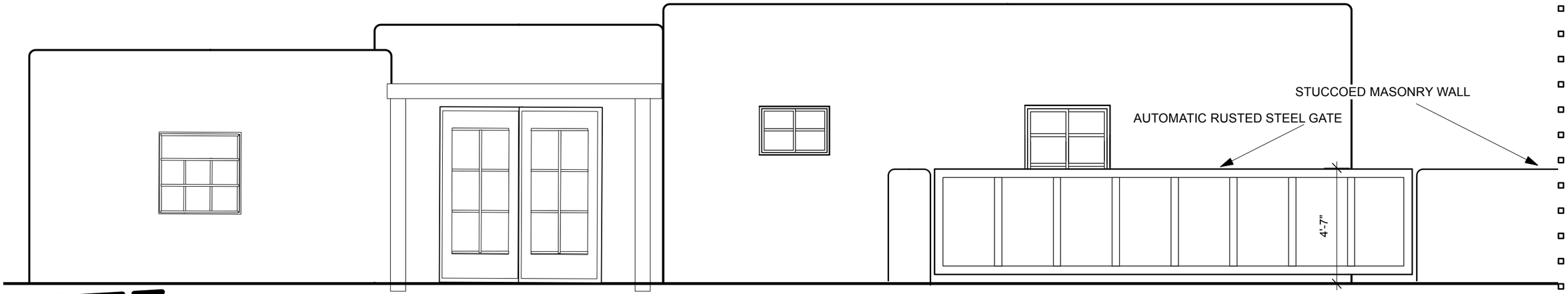
A. CHRISTOPHER PURVIS
ARCHITECTS
518 Old Santa fe trail Stl PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Jancar Home
1489 Upper canyon Road
SANTA FE , NEW MEXICO

10/24/25

A-3

JOB NO. 7889



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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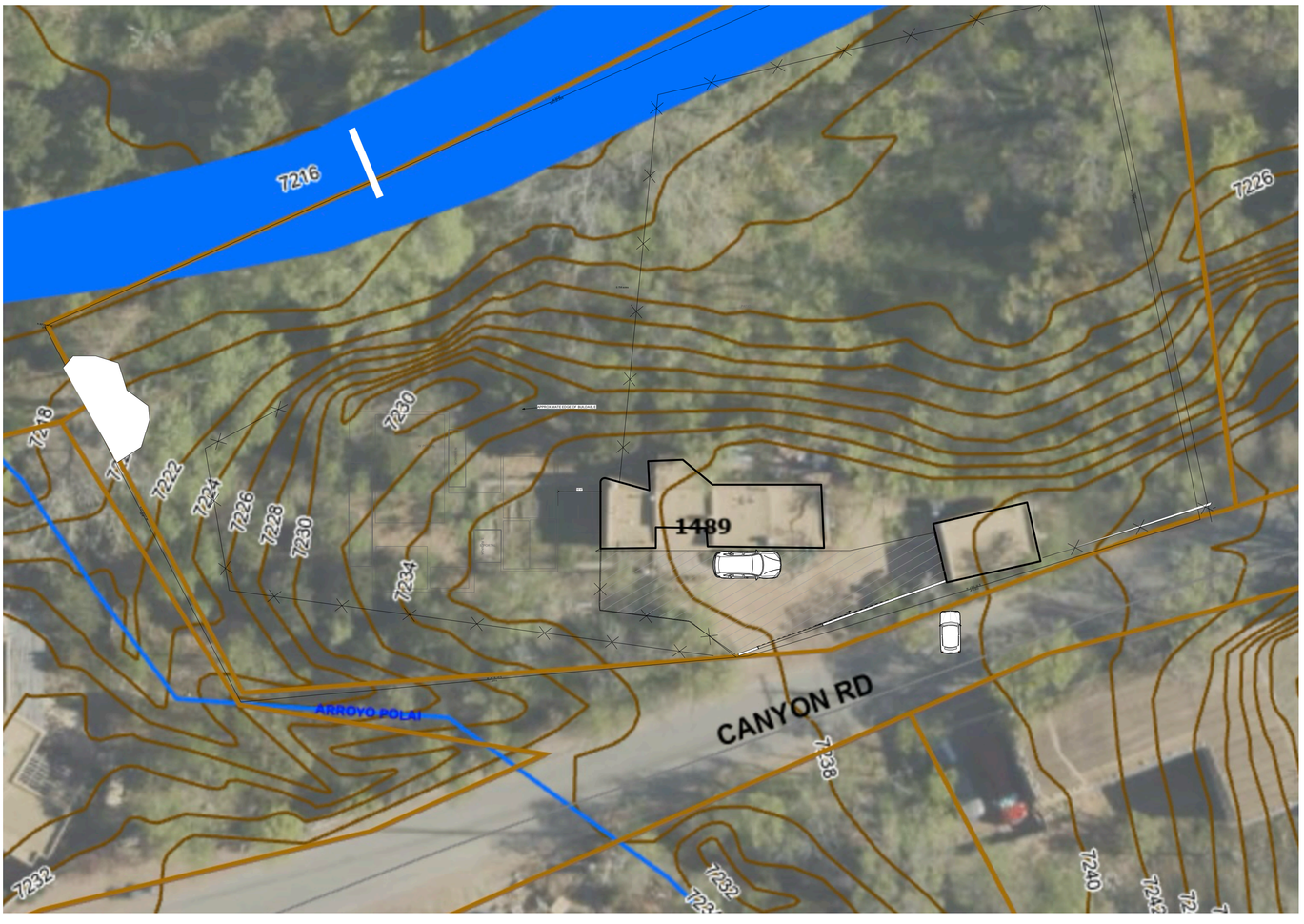
A-4

1/29/26



1 Site Current
Scale: 1/16" = 1'-0"



2 Site 1967
Scale: 1/16" = 1'-0"

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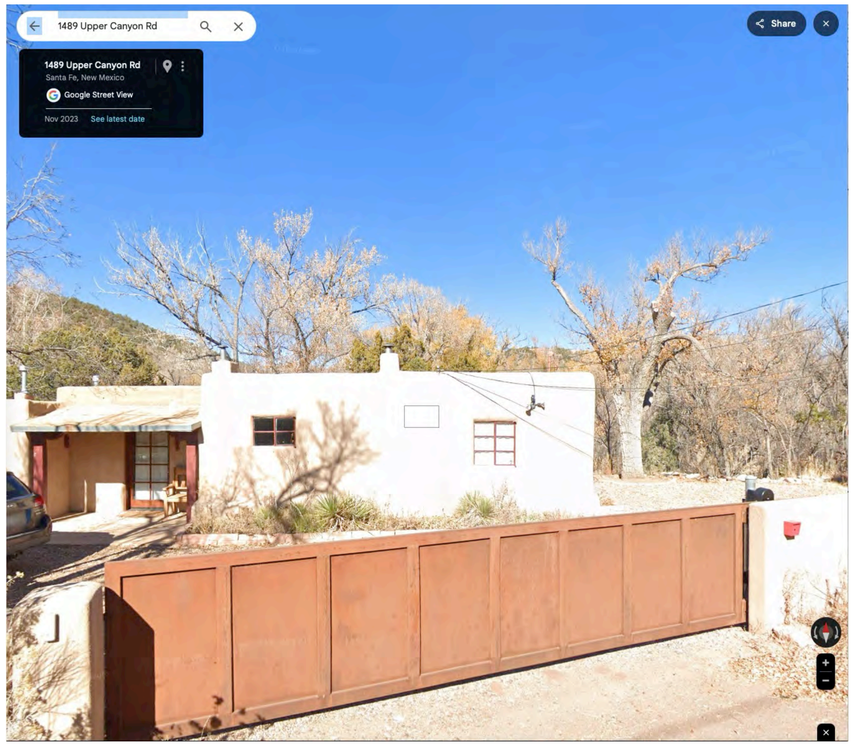
A-1

JOB NO. 7889









1 [Drawing Title]
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
Scale: NTS



EASTERN END OF NORTH



WESTERN END OF NORTH

2 NORTH ELEVATION
Scale: NTS



3 EAST ELEVATION
Scale: NTS



4 WEST ELEVATION
Scale: NTS

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

City of Santa Fe, New Mexico

memo

DATE: **March 10, 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

FROM: **Amanda L. Romero, Senior Planner, Historic Preservation Division**

2026-011903-HDRB. 911 Roybal St. Westside-Guadalupe Historic District. JayJay Shapiro, Agent, for Claudia Quan, Owner, proposes to construct a 2102 sq. ft. mixed use structure, to the height of 24'-0" where the maximum allowable height is 14'-1". An exception is requested to 14-5.2(D) to exceed the allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other: Previous case files

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

Staff finds that the exception criteria have been met and recommends approval of the height of 24'-0" where the maximum allowable height is 14'-1". An exception is requested to 14-5.2(D) to exceed the allowable height. 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(I) Westside-Guadalupe Historic District Design Standards

Sample motions:

Two motions will be required in this case. One motion is required for the exception to 14-5.2 (D) to exceed the allowable height and one for the elements of the project that do not require an exception.

a. In case 2025-011903-HDRB, for 911 Roybal St., approve or deny the application as submitted.
b. In case 2025-011903-HDRB, for 911 Roybal St., approve/deny the elements of the project that do not require an exception.

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

BACKGROUND & SUMMARY:

This property is located in the West-side Guadalupe Historic District.
The applicant came before the Historic District Review Board on February 14, 2017 case # H-16-030 and was approved with a height exception.
The structure was never built, and the applicant has increased the second-floor square footage by 400'

PREVIOUS CASE SUMMARIES:

HDRB:

H-16-030-6349 Demolition
H-16-030 – New construction

APPLICANT'S REQUEST:

The applicant proposes to construct a 2102 sq. ft. mixed-use structure. The architectural style is a contemporary Santa Fe Style, compact, mixed-use structure, scale, massing, and material traditions of the Westside Guadalupe Historic District without direct imitation of historic buildings. Exterior finishes include stucco with bronze metal trim and parapet caps.

EXCEPTION CRITERIA AND RESPONSES:

Exception to requested to 14-5.2(D). The applicant requests an exception to exceed the allowable height.

(i) *Do not damage the character of the district*
Applicant Response:

The proposed second story will not damage the character of the streetscape. The immediate vicinity of 911 Roybal Street includes multiple two-story buildings that are visible from the public right-of-way along Roybal Street and St. Francis Drive, establishing an existing streetscape context in which limited two-story massing is present.
Specifically, the property immediately adjacent to the subject site at 901 Roybal Street contains a two-story residential structure (see Photo B: 901 Roybal Street). A second two-story residence is located at 208 Ambrosio Street, situated just northeast of the subject property (see Photo C: 208 Ambrosio Street). In addition, a two-story commercial structure is located at 109 St. Francis Drive, two lots north of the subject property and clearly visible from the public right-of-way (see Photos D: 109 St. Francis Drive). The proposed building has been designed with articulated massing and varied parapet heights to reduce perceived bulk and maintain a pedestrian-scale streetscape. The second-floor element is limited in area and positioned within the overall massing to minimize visibility and visual impact, ensuring that the character of the streetscape remains consistent with surrounding development patterns documented in the attached photographs.

> Staff Response: Staff find that this criterion is met. The new build will conform with what is existing in the Westside-Guadalupe Historic District.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Strict application of the height limit would create a hardship because the physical characteristics of the site and applicable development standards limit the amount of usable floor area that can be accommodated on a single level. Required setbacks, lot configuration, and buildable area constraints significantly restrict the ground-floor footprint available for development.
Without limited vertical relief, accommodating the permitted neighborhood-scale dental office together with a modest live-work component would require expanding the building footprint, encroaching into required setbacks, or seeking additional variances—each of which would result in greater impacts to the historic streetscape and surrounding properties. Allowing a second floor provides a practical means of accommodating these uses within the existing zoning envelope while minimizing site disturbance and visual impact.
The proposed dental office reflects a modest, neighborhood-scale professional practice and does not represent an oversized or intensified use of the property. The requested height exception is driven by

documented site constraints and development standards rather than an expanded or atypical building program. The requested height exception therefore represents the minimum adjustment necessary to allow reasonable, code-compliant use of the property while maintaining compatibility with the surrounding historic context and protecting the public welfare.

Staff Response: Staff finds that this criterion is met. The applicant has proved hardship in the previous hearing in 2017.

(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 area surrounding the subject property exhibits a diverse mix of architectural styles, building types, uses, and heights, reflecting the heterogeneous character of this portion of the Westside Guadalupe Historic District. Within the immediate vicinity of 911 Roybal Street are residential and commercial buildings ranging from one to two stories and representing Northern New Mexico, Territorial, Southwest Pueblo, and contemporary interpretations of these styles.
Immediately adjacent to the subject property, the residence at 901 Roybal Street reflects a Northern New Mexico architectural style (see Photo B: 901 Roybal Street). Directly across Roybal Street, the multi-building residential property at 910 Roybal Street incorporates both Northern New Mexico and Southwest Pueblo elements (see Photo E: 910 Roybal Street). The commercial structures located north of the site at 109 St. Francis Drive include Southwest Pueblo-style buildings, including a two-story commercial structure visible from the public right-of-way (see Photos D: 109 St. Francis Drive). Additional nearby examples include the Southwest Pueblo-style commercial complex at 228 St. Francis Drive (see Photo F: 228 St. Francis Drive) and the residential properties at 232 Ambrosio Street, which exhibit both Territorial and contemporary Southwest Pueblo characteristics (see Photo G: 232 Ambrosio Street). In response to this established diversity, the proposed building employs a contemporary Southwest Pueblo architectural approach that draws from traditional massing, materials, and proportions while avoiding direct imitation of adjacent structures. The inclusion of a limited second-floor component supports a mixed-use, live-work configuration consistent with historic development patterns in Santa Fe, where residential and professional uses have traditionally coexisted within the same structure. By responding to the varied architectural context documented in the accompanying photographs and reinforcing established mixed-use patterns, the proposed design strengthens the heterogeneous character of the district while allowing continued residential presence within a historically active urban area.

Staff Response: Staff finds that this criterion is met. A mixed use structure is complementary to the Westside-Guadalupe Area.

(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 request for a height exception is due to special conditions and circumstances that are specific to the subject property and not generally applicable to other parcels in the surrounding streetscape. The site is a corner lot with frontage on both Roybal Street and St. Francis Drive, resulting in increased visibility, multiple street-facing elevations, and reduced flexibility in building placement and massing.

In addition, the property is zoned for commercial use and directly abuts residential parcels, creating a unique condition in which a permitted mixed-use building must respond to both commercial and residential contexts within a constrained site envelope. These combined conditions limit the available buildable area on the ground floor and necessitate a carefully managed vertical solution to accommodate permitted uses. These circumstances arise from the physical configuration, location, and zoning of the property and are not the result of actions taken by the applicant.

Staff Response:
Staff finds that this criterion is met. Height exception was approved in 2017, with this mixed use structure.

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

Applicant Response: The request for a height exception is not the result of actions taken by the applicant but arises from pre-existing conditions associated with the site, including its size, configuration, zoning designation, and required development standards. These conditions existed prior to the current proposal and constrain the amount of buildable area available on the ground floor. The applicant has not increased the intensity of use beyond what is permitted by zoning, nor has the project been designed in a manner that creates the need for additional relief. The proposed second-floor component is limited in area and represents a measured response to existing site constraints rather than a condition created by the applicant.

Staff Response: Staff finds that this criterion is met. The applicant was previously approved for this exception.

(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 proposed design provides the least negative impact by carefully limiting and articulating the second-floor massing to reduce its visual prominence along St. Francis Drive and Roybal Street. The second floor is aligned with portions of the first-floor walls facing both streets, its height, extent, and form are moderated through stepped parapet heights, articulated massing, and consistent horizontal proportions, reducing perceived scale at the pedestrian level.
Mechanical equipment, solar panels, and other rooftop elements are fully screened behind parapets and are not visible from the public right-of-way. Exterior materials, finishes, and lighting are consistent with established architectural patterns within the Westside Guadalupe Historic District, further minimizing visual impact. By accommodating permitted uses through limited vertical relief rather than expanding the building footprint or encroaching into required setbacks, the project minimizes overall site disturbance while preserving the pedestrian scale and character of the surrounding historic streetscape.

Staff Response: Staff finds that this criterion is met. There is 400’ addition difference from the initial approval on the second level of the structure that is not adding to the footprint of the 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.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of

historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

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

(g) *Greenhouses*

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

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

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 11/20/25	Property Owner of Record Claudia Quan		
Applicant/Agent Contact	Claudia Quan/Jay Jay Shapiro, Architect		
Site Address	911 Roybal St., Santa Fe, NM 87507		
Suite or Space # N/A	Subdivision Name Guadalupe Neighborhood		
Lot # 10	Block # 61 & 64	Total Roof Area (square feet) 1991 1 Level on site plans	
Lot Coverage %	Lot Size (square feet) 8988		
Proposed Construction Description	Frame/stucco & metal, Dental office with second floor live-work apartment for Owner.		
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 C4	Overlay Districts Escarpment Flood Plain Other		
Proposed Setbacks	Front 54'-0"	Rear 10'-0" min.	Left Side 10'-0" min. / Right Side 15'-4" min.
Required Setbacks	Front ~~5'-0"~~ 10'	Rear 10'-0"	Left Side ~~10'-0"~~ 5' / Right Side ~~15'-0"~~ 5'
Proposed Height 24'-0"	Max Height 24'-0"	Parking Required 8 / Provided 9	Bike Parking ~~8~~ 4 / Provided 8

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 with SFCC ch. 14		
Preliminary Zoning Review completed by Alexa Hempel	Date 12/12/25	
Preliminary Zoning Review # 2025-011697-PAR		

~~Site coverage: 22% Need to add more open space (25%)~~

~~Display 25% landscaping~~

Scanned with CamScanner

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 2/8/17 TIME 11:50
SERVED BY
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 14, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 14, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: January 24, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-089. 562½ Garcia Street.
Case #H-08-054. 530 Camino del Monte Sol.
Case #H-16-107. 1119 East Buena Vista Street.
Case #H-16-110. 486 Camino Don Miguel.
Case #H-17-001. 110 Delgado Street.
Case #H-16-100B. 1039 Camino San Acacio.
Case #H-16-104. 621 Halona Street.
Case #H-16-108. 510 Halona Street.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-16-110. 486 Camino Don Miguel. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Suella Domres, owner, proposes to construct a Trombe wall on a contributing residential structure. (Nicole Ramirez Thomas)

2. Case #H-16-108. 510 Halona Street. Downtown & Eastside Historic District. The Right Plumber, agent for Jason Price, owner, proposes to construct a 2,875 sq. ft. residential structure to the height of 21'6" and a 522 sq. ft. casita to a height of 13'6" where the maximum allowable height is 16'1" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

3. Case #H-16-030. 911 Roybal Street. Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

4. Case #H-16-106A. 418 Apodaca Hill. Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)

5. Case #H-17-003. 1405 Paseo de Peralta. Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to remodel a two-story non-contributing nonresidential building by constructing screened mechanical equipment on the first floor roof, installing traditional design elements, painting a mural, removing a stair and other minor remodeling. (David Rasch)

6. Case #H-17-004. 625 Camino del Monte Sol. Downtown & Eastside Historic District. Tom Easterson Bond, agent for Sandy Brice, owner, proposes to construct a 32 sq. ft. addition, 540 sq. ft. portal, change openings, and replace windows and doors on a non-contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-17-005. 912 Canyon Road. Downtown & Eastside Historic District. Bruce Wollens, agent for Victoria Seale, owner, requests a designation of primary elevations of a contributing residential property. (Nicole Ramirez Thomas)

8. Case #H-17-006. 310 Irvine Street. Westside-Guadalupe Historic District. Nicholas and Debbie Aranda agents/owners, propose to remodel a residential contributing structure including constructing a 175 sq. ft. addition to a maximum height of 10' , refurbish windows, and install a black wrought iron gate. (Nicole Ramirez Thomas)

9. Case #H-17-007A. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, requests historic status review with designation of primary elevations, if applicable, of a non-contributing main residence, and a non-statused guesthouse on a residential property. (David Rasch)

10. Case #H-17-007B. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, proposes to construct a freestanding 687 sq. ft. garage to a height of 12'8" where the maximum allowable height is 15'8", a 4' yardwall, and other minor remodeling. (David Rasch)

11. Case #H-17-008. 220 Otero Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Reex Investments LLC, owner, requests a historic status review with designation of primary elevations, if applicable, of two non-contributing residential structures. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 1/26/17 TIME 11:40 am
SERVED BY
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 14, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 14, 2017 at 5:30 P.M.

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 14, 2017

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E. Findings of Fact & Conclusions of Law	Approved as presented	3
F. Business from the Floor	Comments made	3
G. Communications	Comments by Ms. Gheen	3
H. Action Items		
1. **Case #H-16-110.** 486 Camino Don Miguel	Approved as submitted	4-5
2. **Case #H-16-108.** 510 Halona Street	Postponed for redesign	6-13
3. **Case #H-16-030.** 911 Roybal Street	Approved with conditions	13-20
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10. **Case #H-17-007B.** 908 Old Santa Fe Trail	Approved with conditions	37-41
11. **Case #H-17-008.** 220 Otero Street	Designated Contributing	41-44
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MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

February 14, 2017

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, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Ms. Meghan Bayer
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
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.

C. APPROVAL OF AGENDA

Member Katz moved to postpone Case #H-16-108 at 510 Halona Street, Member Biedscheid seconded the motion and it passed by majority voice vote with Member Powell and Member Roybal dissenting.

3. **Case #H-16-030. 911 Roybal Street.** Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

The applicant proposes to remodel the property with the following three items.

1. A 1,661 square foot non-residential two-story structure will be constructed to a height of 23' 10" where the maximum allowable height is 14' 1". An exception is requested to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report. The building is designed in a simplified or contemporary Santa Fe Style with little stepback for the second story. A concrete door surround, metal arbor, and the use of copper is unusual. Roof-mounted equipment will be screened from public view with parapets. Stucco will be El Rey "Sandalwood" color and trim color will be "Medium Bronze".

2. Stuccoed yardwalls at 4' high and 6' high will be constructed and a metal pedestrian gate will be installed in the taller wall.

3. A 4' high wrought iron fence with stuccoed pilasters will be constructed.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))

(I) Do not damage the character of the streetscape

Response: A second story on this structure would not damage the character of the streetscape, as there are at least three other buildings, either contiguous, or close, to this lot that are two story buildings. Standing on the lot and looking eastward, there are two residential structures that have two-story elements (see picture "A: Two-Story Buildings" in the supplemental attachment). The first two-story structure is located on the lot adjacent to 911 Roybal St., with the address of 901 Roybal St. (see picture "B: 901 Roybal St." in the supplemental attachment). The second two-story structure is a residence located at 208 Ambrosio St., and located off the northeast corner of the subject lot (see picture "C: 208 Ambrosio St." in

the supplemental attachment).

The third two-story structure is at 109 St. Francis Drive, two lots north of the subject property (see picture "D: 109 St. Francis Dr." in the supplemental attachment).

Staff response: Staff agrees with this statement.

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

Response: The necessity for a second floor storage and archival area is due to the need of the Owner to provide sufficient space for patients and employees, in order for the Owner to make a livable source of revenue, and be able to work out future growth goals. As it is, this structure will be an average size dental practice, with room for one dentist, a hygienist, and a hygienist assistant, along with a receptionist (see supplemental attachment titled, "1500 Is The Limit", reported by AFTCO, the oldest and largest dental practice transition consulting network in the United States).

Staff response: Staff does not agree with this statement; perhaps this lot is not big enough for the proposed use.

(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 architectural style of the neighborhood is indeed diverse, with several Santa Fe architectural styles adjacent, or in closest proximity to the subject property. Adjacent to the subject property, the residence at 901 Roybal is a northern NM style (see picture B: 901 Roybal Street); the residence directly across the street, at 910 Roybal St. (see picture E: 910 Roybal Street), with multiple buildings, is both northern NM and SW Pueblo style. The small commercial building, directly north, and adjacent to the subject property, is SW Pueblo style, as well as the large two-story commercial building north of it. Both are at the same address – 109 St. Francis Dr. (see picture "F: 109 St. Francis Drive 2"). The commercial complex at 228 St. Francis Drive, directly across St. Francis Drive from the subject property, is SW Pueblo style as well (see picture "G: 228 St. Francis Drive"). Finally, the two residential homes at 232-1/2
Ambrosia Street, across the street and just east of the subject property are both Territorial and SW Pueblo style, the pueblo style structure having definite contemporary flare (see picture "H: 232-1/2 Ambrosia St."). In lieu of these observations, we propose this building to be a contemporary SW pueblo style and believe that it will strengthen the character of this area of the city.

Staff response: The applicant did not address this criterion; design options were not presented.

(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: The most difficult thing about this lot that compels us to provide a second story room is the required setbacks, and subsequent requirements for open space, parking, sidewalks, and buffers. With the required rooms necessary for this dental building, the buildable area has been maxed, and it is necessary

to provide the Owner with a storage and archival area.

Staff response: Staff does not agree with this statement. The zoning requirements are not a special condition for this lot. Staff is unsure if this use is peculiar within the streetscape.

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

Response: The obligatory requirements for commercial lots and buildings in this area necessitate the design and building of a second floor, so we have provided a minimal area of the overall roof area for this need. The total ground floor area is 1661 square feet, and the second floor a fourth of the area, at 441 square feet.

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 Subsection 14-5.2(A)(1)

Response: Because the previous building on this lot was deemed non-contributing by the Historic Department, and subsequently approved to be demolished in its entirety, our desire in designing the new building is to provide historical character for the viewing of neighbors, patients, and visitors to our city. For this reason, we have provided the style, colors, window and door types, and textures that we believe would be appealing to viewers. Although not in the immediate vicinity, a noted building in a similar environment is the Ellsworth Gallery, at 213 E. Palace Avenue. This is a contemporary SW pueblo style building among traditional SW Pueblo style and Territorial style buildings (see picture "I: Ellsworth Gallery" in the supplemental attachment).

However, unlike the Ellsworth Gallery, we have designed masses with different parapet heights, and have provided for more traditional divided-lite windows and doors, with some stone veneer accents, in order to have a more Santa Fe style façade.

Staff response: Staff agrees with this statement.

Mr. Rasch said he mistakenly put the older responses in the packet but emailed earlier today and provided hard copies of the more recent criteria responses which were much better. He believed they met 1 and 6 but not 2, 3, 4, and 5.

STAFF RECOMMENDATION:

Staff finds that the exception has not been met to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District.

Questions to Staff

Chair Rios asked Mr. Rasch if he believed they have met all six criteria.

Mr. Rasch said these responses are much more acceptable and would focus on criterion #2 - hardship to the applicant.

Chair Rios asked what the biggest impact is on the street.

Mr. Rasch said the required parking on Roybal Street sets it back further. The frontage on Roybal is mostly parking. From St. Francis, you don't get that feeling but at that corner, this is the only two-story structure being proposed. There are six lots that allow this commercial use.

Chair Rios asked him to describe the streetscape.

Mr. Rasch said it is on Roybal, St. Francis to the east is tiny little lots. It is a commercial corridor. It is transition and along St. Francis is commercial development but in back are residential homes and a few are two-story.

Chair Rios understood there is more one-story but there are 2-story structures.

Mr. Rasch agreed. They were probably done before the 1996 height ordinance was in place.

Member Katz said the two-story portion is right on St. Francis and it goes straight up and the other is set way back from St. Francis. Height is the issue, not commercial or residential zoning. This seems out of character. They will see it from St. Francis, but not from Roybal.

Member Boniface said, unlike the previous application which is set back on two dead-end streets, this is right on St. Francis and high visibility and there are no other two-story buildings up against the street so he was having a hard time with one. It might be a simple matter to simply do a mirror image of this floor plan where the two-story would go on the east side, away from St. Francis.

Chair Rios asked Staff to describe the grade.

Mr. Rasch said it is relatively flat. It might be slightly higher than St. Francis.

Member Biedscheid noted the response on #5 - special conditions, says there are other two-story structures.

Mr. Rasch agreed. Page 7 showed there are others. Right next door is a 20.2' noncontributing structure and up St. Francis is another 20.2' non-contributing building. We don't include any non-contributing buildings that are over 16' high in the calculation.

Member Biedscheid disagreed with the response in #5 because the rule could not be used evidence of a special condition.

Mr. Rasch said the remainder of the response is to make as little impact as possible by limiting he second floor to 25% of the ground floor area. It is pushed back but toward the west instead of the east.

Member Biedscheid said it doesn't show special circumstances.

Mr. Rasch said some responses are interchangeable.

Member Powell said on the field trip, the Board saw two 2-story buildings that would not meet code and those are often used as examples for what clients want to do.

Mr. Rasch agreed. They would be considered nonconforming today. The height ordinance was written in 1996 to maintain the low character in Santa Fe and it became difficult to get a height exception.

Member Powell asked if it was done for viewsheds of mountains and hillside.

Mr. Rasch agreed. The low character was vernacular.

Applicant's Presentation.

Mr. Jay Jay Shapiro, 90 Leaping Powder Road and Lucretia Quan, 655 West San Francisco Street, were sworn.

Mr. Shapiro thought Staff adequately covered their intention. It is a transitional area, just recently made commercial and at the west borderline of the historic district. Across the street could easily have a two-story. They have tried to keep the historic character. Ms. Quan's daughter just had a baby and wanted to do a live-work dental practice which is why the second story is only a small area for living. She is starting a family here and has brand new dental practice and wants to do it with least impact. They would be open to setting it back as was mentioned and to Mr. Katz, said the next building is a 2-story and right behind is 2 story. He hoped the Board could take that into consideration. He would answer any questions.

Ms. Quan said she was there yesterday at an open house next door which is almost exactly what they want to do with a spiral staircase to the second floor and it is about 400 sq. ft. They also thought of flipping the design so the second floor would be in the back, next to the other second floor building. The horrible house there was demolished and they would have a much more beautiful place. Ms. Quan's daughter has a dental practice in Mora and wants to come here. The little room on top is so she can nurse her baby. It will be very useful for her and it will be a special place.

Questions to Applicant

Member Katz said in the application letter on January 12, the second page described the second floor as a storage and archival area. Now the Board is hearing something different.

Ms. Quan explained they don't have the money now to finish that upstairs room but will.

Chair Rios asked Mr. Shapiro how far back it is set from St. Francis and Roybal.

Mr. Shapiro said it is 60' back from Roybal and 30-40' back from St. Francis but St. Francis has a 20' buffer right of way so it is more than 50' from the curb.

Ms. Quan said the house next door is bigger. Hers is only 1,600 and the upstairs is less than 400 sq. ft. We are providing for all the parking on-site and all the requirements in back for road and neighbors are within requirements.

Public Comment

Ms. Beninato (previously sworn) appreciated the members' concerns. It is pretty much a straight up two-story and the existing structure would not be allowed if built there today.

She agreed with Member Biedscheid's response for #5 that it is circular reasoning. The ordinance is arbitrary at times but non-contributing buildings are not counted to keep the average low.

She questioned the need for us of the whole 1,600 square feet for one dentist. Maybe they could use some of that for private space.

Ms. Loretta Olguin, was sworn and said she was here to support Claudia Quan. She had watched her grow up in Santa Fe and like many others, she had to leave the City. She commended her for coming back and wanting to do hand-in-hand being a mother and a dentist. She believed this building will be appealing to the neighborhood and appreciated the Board for allowing her to do that.

There were no other speakers from the public regarding this case and the public hearing was closed.

Board Discussion

Chair Rios asked if there would be anything visible on the roof.

Mr. Shapiro said no. The parapets would cover anything on the roof. Eventually she will put solar up that would not be visible but no mechanical equipment.

Member Biedscheid said in response to #3 the application indicated a basement would give added space. She asked if he could explain why they have no more space in light of the small lot coverage.

Mr. Shapiro said because it was recently changed to Commercial, the code requires a buffer and a six-foot wall and then setbacks that eats up the space with the code requirements. So, they have just enough space to satisfy the dental practice.

Member Boniface said regarding finishes that they want columns to be copper covered. He asked if that would be copper clad or painted.

Mr. Shapiro said he was trying to give a patina to it so the copper would have a greenish tinge to look aged.

Member Boniface noted it would also have metal. gates and fences and asked for the color.

Mr. Shapiro said they could put that patina on them too and on the light fixtures so they would be muted.

Member Boniface asked about any paint or stain colors.

Mr. Shapiro said they would be an earth tone and just in the entry portion with an earth tone darkened one increment.

Member Boniface asked Staff how copper color fits.

Mr. Rasch said the south and west are publicly visible. Code says those materials are allowed BS just prohibits unstuccoed concrete. He read the color requirements. The code doesn't get specific about copper patina color.

Action of the Board

Member Roybal moved in Case #H-16-030 at 911 Roybal Street to approve as submitted, noting the exception criteria are met. Member Boniface seconded the motion for discussion.

Member Boniface asked if the mover would you entertain an **amendment to actually flip the design**.

Member Roybal said he would but asked if that would meet setback requirements on Roybal Street.

Member Boniface thought it would, but maybe the Board should ask the applicant to redraw it and bring it back.

Member Katz agreed. He would want the same amendment but didn't hear that it would be a zoning issue so he didn't think it would need to be postponed.

Member Boniface agreed. His second amendment would be that the copper color is arresting and would ask the applicant to consider the same bronze color as on the windows.

Member Roybal accepted that as friendly.

Member Biedscheid had still haven't heard anything to support criterion #5 on the height calculation which was not per zoning requirements.

Member Bayer also found that hard to justify because it is a vacant lot.

Chair Rios said it was moved and seconded.

Ms. Gheen said it would be helpful to state what specifically justified the exception.

Mr. Rasch said he thought #5 was better than it was and that #2 needed more discussion.

Chair Rios asked what has been met with the new responses.

Mr. Rasch said criteria 2, 4, and 5 were not met.

Member Roybal felt their response to prevent a hardship was very good - to make a friendly space and also for applicant's ability to use it to care for her child. On #4, they are willing to flip it around to make it easier on St. Francis Drive -

For #5, the other two-story buildings were unfortunately not considered.

Member Boniface added that on #4, this is C-4 zoning so it is mixed use that does allow for commercial and live-work. That is peculiar to this piece of property and on #5, perhaps C-4 is applicable there too.

Member Katz said it is also because it is commercial that the extra setback is required.

Mr. Rasch agreed. It is either commercial or the highway corridor. On the other C-4 properties - there is not commercial and residential allowed on them and that is unique.

Chair Rios said the condition is that new drawings would be submitted to Staff.

The motion passed by majority (4-3) vote to approve, with Member Bayer, Member Katz and Member Biedscheid dissenting. Chair Rios broke the tie by voting in favor.

4. **Case #H-16-106A. 418 Apodaca Hill**. Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. The structure's entire footprint is historic. In the 1980s, a bay window was installed on the east elevation. Windows and doors are non-historic and most are non-conforming to the 30-inch standard. While this is a good example of modest vernacular eastside architecture and representing how structures change over time, as needed, it does not have any Spanish-Pueblo or Territorial character that distinguishes this historic district. Indeed, the bay window is distracting

February 04, 2026

Jay Jay Shapiro, Architect
90 Leaping Powder Road
Santa Fe, NM 87508

Amanda Romero
Historic Preservation Division
City of Santa Fe, New Mexico

Re: Request for Approval — Dental Office with Second-Floor Live-Work Residence
911 Roybal Street | Westside Guadalupe Historic District

Dear Amanda,

On behalf of the owner, Dr. Claudia Quan, we respectfully request Historic Design Review Board approval for the revised design of a small dental office with a second-floor live-work residence at 911 Roybal Street, located at the northeast corner of Roybal Street and St. Francis Drive. The property is zoned C-4 (Limited Office and Retail) and lies at the edge of the Westside Guadalupe Historic District.

Owner's Background and Live-Work Use Needs

Dr. Claudia Quan was raised in Santa Fe, attended St. Michael's High School, and later graduated from the University of New Mexico (UNM) before completing her dental education at the University of Colorado. She then returned to New Mexico for her post-graduate dental specialty in Advanced Dentistry at UNM.

The Roybal Street property was purchased by her parents in 2015 and gifted to Claudia specifically for the purpose of establishing a neighborhood dental practice. Following the death of her father and the disruptions caused by the COVID pandemic, the originally approved project was placed on hold.

Dr. Quan now has two young children (ages 8 and 1 years old) and relies on family support during working hours. The proposed second-floor residence will be occupied by her mother and step-father, who will assist with childcare during the day for the baby and after school care for the older child, while the dental office operates below and provides regular on-site presence outside business hours. This arrangement allows Dr. Quan to remain within walking distance of her current residence—approximately 0.4 miles from the site—while consolidating professional, family, and childcare needs in one location.

Scope of the Revised Design

This project is not new to the Historic Board. In 2017, the Board approved a dental office with a second-floor residential component for this same site, along with approval to remove the existing structures on the lot. Those structures were subsequently demolished with Board authorization, leaving the parcel vacant as it exists today. The current proposal builds directly upon that previously approved project, with modest revisions described below.

The revised plans, prepared by Jay Jay Shapiro—the same architect whose original design was approved by the Historic Board in 2017—retain the essential character, massing strategy, and architectural intent of the original project. The principal change is a moderate expansion of the second-floor residential area, increasing it from approximately 500 square feet to approximately 900 square feet. This adjustment allows the residence to function realistically for family use while remaining secondary to the ground-floor commercial purpose.

The ground-floor dental office remains unchanged in function and scale, at approximately 1,904 square feet. The building massing continues to be articulated into three volumes, with parapet heights consistent with Historic District guidelines and comparable surrounding development. Mechanical equipment, solar panels, and satellite elements remain fully screened behind parapets and will not be visible from public rights-of-way.

All building heights, parapet heights, wall heights, gate openings, fenestration dimensions, and railing configurations are shown on the accompanying site plan and elevation drawings. The narrative summary provided herein is intended to describe the scope, materials, and design intent of these elements, with final dimensions and exact locations documented on the submitted drawings.

Please refer to Appendix A for a list of revisions made to the original, 2017 Historic Board approved design.

Architectural Compatibility

The architectural style is a compact, mixed-use Contemporary Southwest Pueblo design that respects the scale, massing, and material traditions of the Westside Guadalupe Historic District without direct imitation of historic buildings. Exterior finishes include stucco with bronze metal trim and parapet caps. Openings are recessed to provide appropriate depth and shadow, and exterior lighting is indirect and fully dark-sky compliant.

The proposed two-story height is consistent with the immediate context of the block. Three other two-story buildings are located on the same city block as the proposed project at 911 Roybal Street, including properties at 901 Roybal Street, 208 Ambrosio Street, and 109 South St. Francis Drive. These existing buildings establish a clear precedent for two-story development within this portion of the Westside Guadalupe Historic District and demonstrate that the proposed scale and massing are compatible with surrounding development.

Site Layout and Design Description

Vehicular access to the site is provided from Roybal Street. The primary building entrance faces south toward the parking area and is articulated by a projected balcony cover. A secondary entrance is located at the southwest corner of the building and is marked by a suspended canopy. Entry doors are aluminum storefront-style assemblies with a cross mullion pattern.

The building massing is organized around a 1,904-square-foot ground-floor dental office with an 892-square-foot second-floor live-work area, connected by an interior staircase. The structure is composed of three articulated masses to break down overall building scale and reduce perceived massing. The primary mass (Mass A) has a parapet height of 24'-0" above finished grade, while Mass B and Mass C have parapet heights of 14'-6" and 16'-0", respectively.

Mechanical equipment, including HVAC units, a rooftop solar system, and a satellite dish, will be located between the primary masses and fully screened from public view by parapets and a medial parapet wall to ensure that no rooftop equipment is visible from surrounding public streets or pedestrian viewpoints**.**

Existing CMU yard walls along the east and north property lines will generally remain in place. New stuccoed site walls, walls with integrated gate openings are proposed to improve screening, define circulation, and meet City of Santa Fe zoning requirements. These include stuccoed walls with horizontal wood plank gates stained Minwax oil-based “Jacobean” (no. 2750) near the building entries, low stuccoed buffer walls flanking the entry drive. All new site walls are solid walls rather than fencing and are finished to match the primary building stucco for visual continuity across the site.

Stuccoed site and yard walls, including the wall at the wood gate, incorporate horizontal and vertical stucco control joints, with control joints spaced at approximately 24 inches on center both horizontally and vertically, to provide visual modulation and avoid large uninterrupted wall planes.

Pedestrian circulation includes concrete sidewalks and curbs between the building and the parking area, designed to meet accessibility requirements. Accessible parking spaces and the remaining parking area will be constructed with a minimum 4-inch sub-base and a minimum 2-inch asphalt surface. All exterior doors will include concrete stoops as required by code.

Exterior hardscape elements, including arbors and selected steps, will be constructed of natural concrete with finishes coordinated throughout the site.

Windows and French doors will be Pella Architect Series clad-wood units in Auburn Brown with a cross-mullion pattern. The exterior wall finish will be El Rey Premium Stucco in the color Sandalwood 121 (56), applied over a fiber-reinforced one-coat stucco system. All exposed metal trim will be painted in a dark bronze or Auburn Brown tone coordinated with window and door assemblies.

Please refer to Appendix A for a summary of the design features of this proposed project.

Conclusion

This proposal represents the continued advancement of a project previously reviewed and approved by the Historic Design Review Board, updated to address current program needs while maintaining the original architectural intent and compatibility with the Westside Guadalupe Historic District.

The project provides multiple public and community benefits. It activates a long-vacant parcel with a modestly scaled, contextually appropriate building that will contribute to the streetscape and local tax base. It introduces a locally owned professional dental practice, expanding access to neighborhood-serving healthcare and supporting walkable, mixed-use activity within the district. The live-work configuration supports long-term, on-site stewardship of the property and sustained investment in the surrounding community.

For the owner, Dr. Claudia Quan, the project represents the realization of a long-standing family commitment to establishing a neighborhood-serving dental practice in Santa Fe, within close proximity to her home and extended family support network.

We believe the revised design remains consistent with the goals and guidelines of the Westside Guadalupe Historic District and respectfully request the Board's approval. We appreciate the Board's continued guidance and consideration.

Respectfully,

Jay Jay Shapiro, Architect
Agent for Dr. Claudia Quan

Appendix A -Summary of Revisions to and Similarities with 2017 Approved Plan

Design Element	2017 Approved Plan	Current Proposed Plan	Purpose / Historic Benefit
Site Enclosure	Wrought iron fencing with iron gates	Solid stuccoed site and yard walls with horizontal wood plank gates with fenestrations	Provides visual continuity with historic wall conditions and reduces fence-like appearance
Gate Material & Finish	Metal / iron gates	Horizontal wood plank gates stained Minwax oil-based 'Jacobean'	Introduces a warmer, natural material consistent with Santa Fe's historic material palette
Trash & Service Area	No dedicated trash enclosure shown	Dedicated screened trash enclosure integrated into site walls	Provides required service screening and improves site organization
Ground-Floor Garage	No garage provided	First-floor garage incorporated into building massing	Adds a parking spot while remaining within the approved massing strategy
Second-Floor Residential Area	Approximately 500 SF second-floor residential space	Approximately 892 SF second-floor live-work residence	Allows realistic residential use while remaining secondary to the commercial program
Exterior Stucco Color	El Rey Premium Stucco, Sandalwood	El Rey Premium Cement Stucco, Sandalwood 121 (56)	Maintains continuity with the previously approved color palette
Overall Massing & Height	Two-story mixed-use building	Two-story mixed-use building with same parapet height strategy	Confirms continuity of scale, height, and massing approved in 2017

Appendix B. Summary of Design Features

1. **Use & Program**
   - Ground floor: ~**1,904 SF** dental office
   - Second floor: ~**892 SF** live-work residence (secondary to commercial use)

2. **Massing & Height**
   - Three articulated building volumes to reduce perceived scale
   - Parapet heights: **24'-0"** (primary), **16'-0"**, and **14'-6"**
   - Consistent with nearby two-story properties

3. **Exterior Materials & Colors**
   - Stucco: El Rey Premium Stucco, **Sandalwood 121 (56)**
   - Stucco façades and site walls incorporate horizontal and vertical control joints
   - Metal trim & parapet caps: limited use, **Dark Bronze / Auburn Brown**
   - No metal wall panels or exterior metal cladding

4. **Architectural Character**
   - Contemporary Southwest Pueblo architectural expression
   - Compatible with Historic District scale, massing and material
   - No direct imitation of historic buildings

5. **Windows & Doors**
   - Pella Architect Series clad-wood units
   - Color: **Auburn Brown**
   - Entry Doors have cross mullion pattern

6. **Entries & Access**
   - Primary south-facing entry with balcony cover
   - Secondary southwest entry with suspended canopy
   - Vehicular access from Roybal Street

7. **Rooftop & Mechanical Screening**
   - HVAC, solar, and satellite equipment
   - Fully screened by parapets and medial parapet walls

8. **Site Walls & Fencing**
   - Solid stuccoed site and yard walls, finished to match the primary building stucco
   - Horizontal wood plank gates stained Minwax oil-based “Jacobean” (No. 2750)
   - Stuccoed site walls incorporate horizontal and vertical control joints, including control joints spaced at approximately 24 inches on center both horizontally and vertically
   - No fencing is proposed

9. **Hardscape & Lighting**
   - Hardscape: natural concrete, neutral finish
   - Lighting: indirect fixtures, dark bronze or black, dark-sky compliant

10. **Accessibility & Code Compliance**
    - Accessible routes, entrances, and parking
    - Designed to meet City of Santa Fe code requirements

Project Design Changes to Address Issues Identified by the HPD

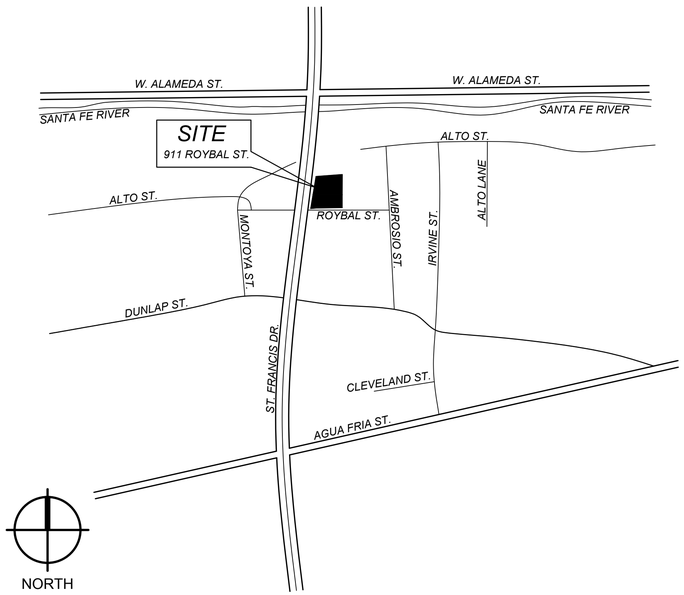
The project team addressed the following issues that were identified by Gary Moquino and Amanda Romero during the Historic Preservation Division (HPD) meeting on January 7, 2026

Issue	Design Change
2nd floor – no plexiglass	Rather than Plexiglas, we will install a metal railing composed of a top and bottom rail with horizontal cable infill spaced every 4 inches. The railing will be finished in a dark bronze color that matches the windows
5 ft span on decking needs support posts	Support posts added to the design
Open trellis over balcony – show on plan	Shown on site plan
Label wood on garage door	Added wood stained Minwax "Jacobean" to match wood gates
Don't need to show stucco joints	Stucco joints have been removed
Show all offsets on elevations	Done
Need to show all doors on elevations	Done
Change metal gates to wood gates	Done
Board prefers fenestration on wood gates	Added view opening on wood gates
Describe changes from board approved project in 2017 to current proposed project	Description included in Proposal letter

QUAN DENTAL BUILDING

911 ROYBAL ST.
SANTA FE, NM 87501

VICINITY MAP



SHEET INDEX

A1.0	PROJECT INFO/DESIGN CRITERIA	A6.0	FRAMING PLAN, SHEAR WALL DETAILS & NOTES	M1	MECHANICAL PLAN
A2.0	EXISTING/PROPOSED SITE PLAN	A7.0	ROOF PLAN, DETAILS, NOTES	E1	LIGHTING PLAN
A2.1	LANDSCAPE/A.D.A. PARKING DETAILS	A8.0	EXTERIOR ELEVATIONS	E2	POWER PLAN
A3.0	FOUNDATION PLAN, DETAILS, TYP. WALL SECTION	A8.1	EXTERIOR ELEVATIONS	E3	LOW VOLTAGE PLAN, SCHEDULE
A3.1	CONCRETE NOTES	A9.0	ENLARGED BATHROOM PLANS & ELEVATIONS	E4	POWER RISER, PANEL SCHEDULE
A4.0	FLOOR PLANS, NOTES	A10.0	INTERIOR ROOM ELEVATIONS		
A4.1	DIMENSION PLAN	A10.1	INTERIOR ROOM ELEVATIONS, BUILDING SECTIONS		
A5.0	REFLECTED CEILING PLAN, SCHEDULES - DOOR/WINDOW/ ROOM FINISH/APPLIANCE/ ELECTRIC FIXTURES	P1	WASTE & VACUUM PLANS		
		P2	WATER AND GAS PLANS		
		P3	COMPRESSED AIR PLAN		

DESIGN CRITERIA - PHASE 1

GROSS BUILDING AREA:	*2102 SF*
GROSS ROOF AREA:	*1661 SF*
ARBOR AREA:	*172 SF*
LOT AREA:	*8,987.87 SF*
SANTA FE ZONING DISTRICT	*C4, LIMITED OFFICE AND RETAIL*
OCCUPANCY CLASSIFICATION (IBC 2009, SECTION 304)	*GROUP B*
CONSTRUCTION TYPE, IBC SECTION 602.2 AND TABLE 601	*TYPE V-A (ONE HOUR)*
SIESMIC ZONE	*2B*
OCCUPANCY LOAD, (SEE CODE SUMMARY AT RIGHT)	*15 TOTAL OCCUPANT LOAD*
PARKING REQUIREMENTS SECTION 14-8.6-1 (MEDICAL OFFICES: 1/200 SF NET LEASABLE AREA)	*1482 NLSF/200 = 8 PARKING SPACES REQUIRED*
ACCESSIBLE PARKING, ADAAG TABLE 208.2	*1 VAN ACCESSIBLE SPACE*
BICYCLE PARKING RESIDENTIAL UNIT OFFICES (1/300SF)	*1 SPACE 7 SPACES*

FIRE EXT'G SYSTEM

OCCUPANCY:	GROUP B, BUSINESS
CONSTRUCTION:	TYPE V-A (ONE HOUR)
ZONING:	C4, LIMITED OFFICE AND RETAIL
SPRINKLER SYS:	*NOT REQUIRED AS PER SEC. 903.2.2; THE FIRE AREA DOES NOT EXCEED 12,000 SQUARE FEET, NOR DOES THE OCCUPANT LOAD EXCEED 300*
STANDPIPES:	NOT REQUIRED AS PER IBC SEC. 905
FIRE EXTINGUISHERS, IBC SEC. 906 AND TABLE 906.3(1):	*1 2-A AT RECEPTION AREA 1 2-A AT STAFF ROOM 1 2-A AT UPPER FLOOR*

CODE SUMMARY *2009 IBC*

NET SQUARE FEET AREA:	*1823 SQ FT*			
OCCUPANCY CLASSIFICATION (SECTION 303.1)	*GROUP B*			
CONSTRUCTION TYPE (TABLE 601, SECTION 602)	*TYPE V-A (1 HOUR)*			
SEISMIC ZONE:	*2B*			
CONSTRUCTION ZONE:	*C4, LIMITED OFFICE AND RETAIL*			
OCCUPANT LOAD: (TABLE 1004.1.1)	*BUSINESS AREAS (100 GROSS)*	*883 SF/100*	=	*8.83*
	INPATIENT TREATMENT AREAS (240 GROSS)	*478 SF/240*	=	*1.99*
	RESIDENTIAL (200 GROSS)	*341 SF/200*	=	*3.396*
	RESTROOM AREAS (0 GROSS)	*78 SF/0*	=	*0*
	ACCESSORY STORAGE AREAS (300 GROSS)	*43 SF/300*	=	*0.143*
				15 OCCUPANTS
MEANS OF EGRESS:	*MINIMUM NUMBER OF EXITS (SEC. 1021 AND TABLE 1021.1)*	*2*		
	NUMBER OF EXITS PROVIDED	*4*		
	EXIT WIDTH PROVIDED (TABLE 1005.1 - 0.3" PER OCCUPANT - 4.5" REQUIRED)	*180"*		
	MAXIMUM DISTANCE TO EXITS (250'-0" WITH SPRINKLER, TABLE 1015.1)	*32'-0"*		
RESTROOM CALCULATIONS: (TABLE 2902.1)	*TOTAL OCCUPANTS IS 15*	*1 WATER CLOSETS (1/150) 1 LAVATORIES (1/200)*		
	ADDITIONAL FIXTURES	*1 SERVICE SINK 1 WATER FOUNTAIN (ACCESSIBLE)*		

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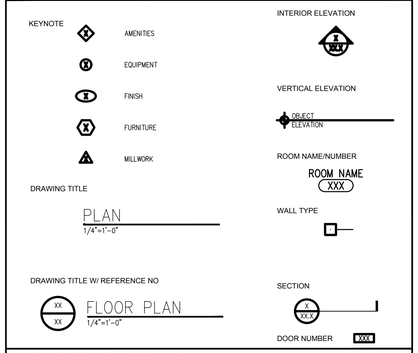
REFERENCED SYMBOLS



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RAD	RADIUS
ATC	ACOUSTIC TILE CEILING	GC	GENERAL CONTRACTOR	REF	REFERENCE
A/C	AIR CONDITIONING	GB	GRAB BAR	RET	RETURN
ALUM	ALUMINUM	GPF	GALLONS PER FLUSH	RA	RETURN AIR
		GWB	GYPSUM WALL BOARD	RM	ROOM
BD	BOARD				
BO	BOTTOM OF	HDW	HARDWARE	UNO	UNLESS NOTED OTHERWISE
BLDG	BUILDING	HTG	HEATING		
		HVAC	HEATING/VENTALATION/ AIR CONDITIONING	UR	URINAL
CLG	CEILING				
CM	CEILING MOUNTED	HT	HEIGHT	VT	VENT
CT	CERAMIC TILE	HM	HOLLOW METAL	VERT	VERTICAL
CO	CLEAN OUT	HORZ	HORIZONTAL	VB	VINYL BASE
CW	COLD WATER	HW	HOT WATER		
COL	COLUMN			WC	WATER CLOSET
CONC	CONCRETE	IN	INCH	WP	WATER PROOF
CMU	CONCRETE MASONRY UNIT	ID	INDIRECT DRAIN	W	WIDTH
				WIN	WINDOW
		JT	JOINT	W/	WITH
DC	DATA/TELEPHONE CONTRACTOR			W/O	WITH OUT
		LAM	LAMINATE (ED)	WD	WOOD
DET	DETAIL	LV	LAVATORY		
DIM	DIMENSION			SCH	SCHEDULE
DD	DIRECT DRAIN	MATL	MATERIAL	SEC	SECTION
DR	DOOR	MC	MECHANICAL CONTRACTOR	SEL	SELECT
DB	DRAIN BOARDS	MECH	MECHANICAL	SHT	SHEET
DWG	DRAWING	MFR	MANUFACTURE (ER)	SIM	SIMILAR
		MIN	MINIMUM	SCW	SOLID CORE WOOD
EA	EACH	MR	MIRROR	SPK	SPEAKER
EC	ELECTRICAL CONTRACTOR	MISC	MISCELLANEOUS	SPEC	SPECIFICATIONS
ELEC	ELECTRICAL			SQ	SQUARE
EL	ELEVATION	NIC	NOT IN CONTRACT	STD	STANDARD
EQ	EQUAL	NTS	NOT TO SCALE	STL	STEEL
EXG	EXISTING	NO	NUMBER	ST	STORAGE
EXP	EXPANSION			STR	STRUCTURAL
EXT	EXTERIOR	OC	ON CENTER	SU	STUB UP
		OP	OPENING	SUP	SUPPLY
FOF	FACE OF FINISH			SA	SUPPLY AIR
FOS	FACE OF STUDS	PC	PLUMBING CONTRACTOR		
FT	FEET	PNL	PANEL	TEL	TELEPHONE
FRP	FIBERGLASS REINFORCED PLASTIC	PR	PAIR	THK	THICK (NESS)
		PLAM	PLASTIC LAMINATE	TL	TILE
FIN	FINISH	PWD	PLYWOOD	TO	TOP OF
FLR	FLOOR	QTY	QUANTITY	TOS	TOP OF SLAB
FD	FLOOR DRAIN			TYP	TYPICAL
FS	FLOOR SINK				
				VTR	VENT THRU ROOF

LEGAL DESCRIPTION

PARCEL 10 OF THE GUADALUPE NEIGHBORHOOD, WITH THE ADDRESS OF 901 ROYBAL STREET, AS SHOWN ON GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 64, PLAT-D, CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO AS RECORDED IN DOC. # 417,093, AS RECORDED ON THE 15 DAY OF MARCH, 1978, IN PLAT BOOK 61, PAGE 31, OF THE RECORDS OF SANTA FE COUNTY, NM.

AUTHORITY

2009 INTERNATIONAL BULDING CODE

2009 NM COMMERCIAL BUILDING CODE

2009 NM EXISTING BUILDING CODE

2009 NM PLUMBING CODE (2009 UPC AS AMMENDED)

2011 CITY OF SANTA FE UPC AMMENDMENTS

2009 NM MECHANICAL CODE (2009 UMC AS AMENDED)

2011 NM ELECTRICAL CODE (2011 NEC AS AMENDED)

2007 NM ELECTRICAL SAFETY CODE (2007 NESC AS AMENDED)

2009 INTERNATIONAL FIRE CODE

2011 CITY OF SANTA FE IFC AMENDMENTS

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

Jay Jay Shapiro Architect
PH: (505) 699-6161 EMAIL: shapiro434@gmail.com

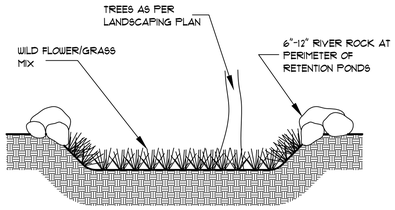
DENTAL OFFICE for CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

PROJECT INFO
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

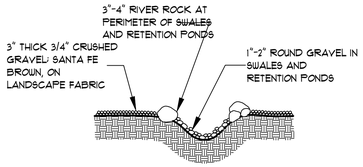
REVISIONS

REV. NO.	DATE

A1.0



TYP. POND DETAIL



TYP. SWALE DETAIL

TERRAIN MANAGEMENT

TERRAIN MANAGEMENT - CALCULATIONS

AREAS:	COEF.	AREA
LOT	.33	8988 SQ. FT.
ROOFED	.95	1661 SQ. FT.
EXT. CONCRETE/ASPHALT	.95	4363 SQ. FT.
RESIDUAL LOT	.33	2964 SQ. FT.

100 YEAR STORM INTENSITY, ZONE C = 7.8"/ 10 MIN.

RUN-OFF ANALYSIS FORMULA

COEF. x 100 YR. INT x AREA / 1 ACRE x SEC. PER INT.

PRE-DEVELOPMENT

.33 x 7.8 x 0.206 x 600 = 318.15 CU. FT.

POST DEVELOPMENT

(RESIDUAL)	.33 x 7.8 x 0.068 x 600 =	105.02 CU. FT.
(ROOFED)	.95 x 7.8 x 0.038 x 600 =	168.95 CU. FT.
(CONCRETE)	.95 x 7.8 x 0.100 x 600 =	444.60 CU. FT.
	TOTAL POST =	718.57 CU. FT.

TOTAL TO RETAIN (POST- PRE)

(POST) - (PRE) = _____ CU. FT.

718.57 - 318.15 = 400.42 CU. FT.

NOTES :

SLOPE RATIO AT CUTS SHALL BE 2:1 MAX.
ALL FILL RATIOS SHALL BE 3:1 MAX.
RESEED OR RE-VEGETATE ALL DISTURBED AREAS.

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

LEGEND

EXISTING COUNTOURS
REVISED CONTOURS
EXISTING SEWER — SEWER —
GAS — GAS —
ELEC., PHONE — UT — UE —
WATER — WATER —
LOT BOUNDARY
EASEMENTS
SWALE
RETENTION POND
RAINWATER LINE — RW —
RAINWATER BASIN
RAINWATER DIRECT CONNECT
DRIP IRRIGATION LINE

Jay Jay Shapiro Architect
PH: (505) 699-6161 EMAIL: shapiro434@gmail.com

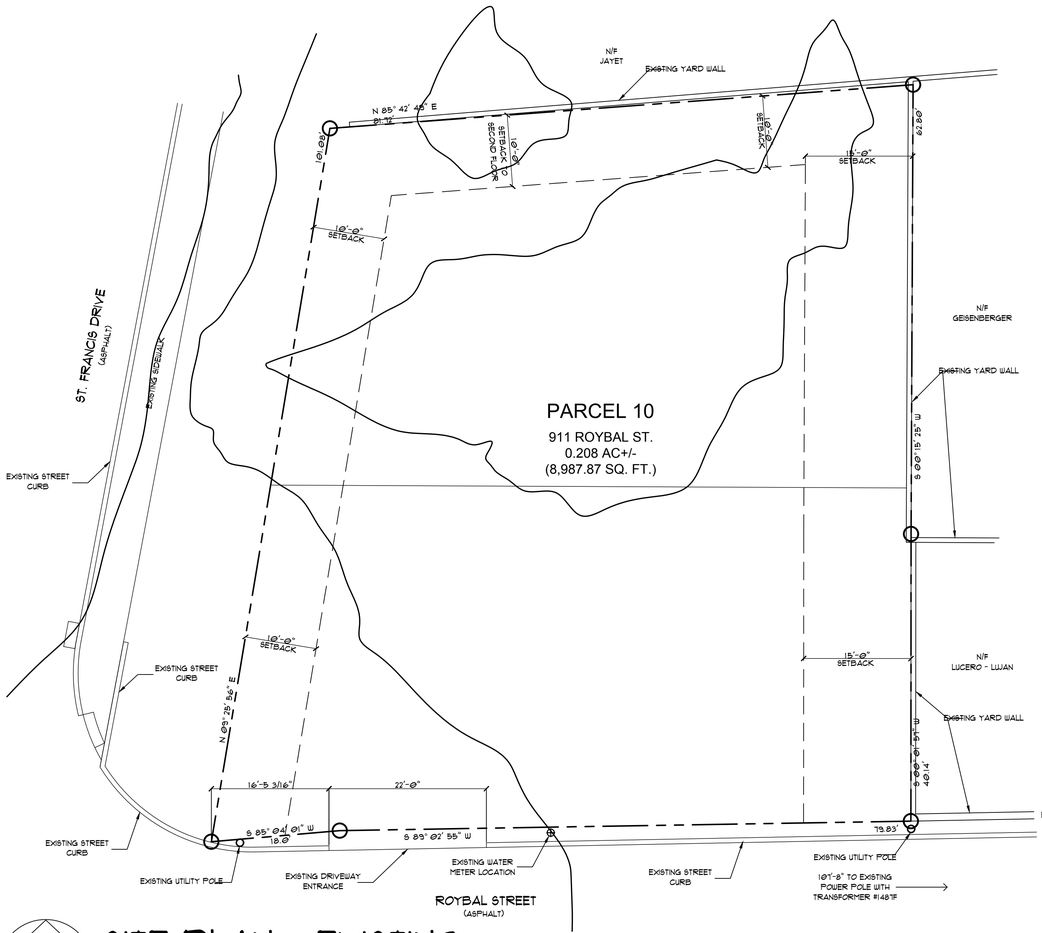
DENTAL OFFICE for CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

SITE PLANS
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

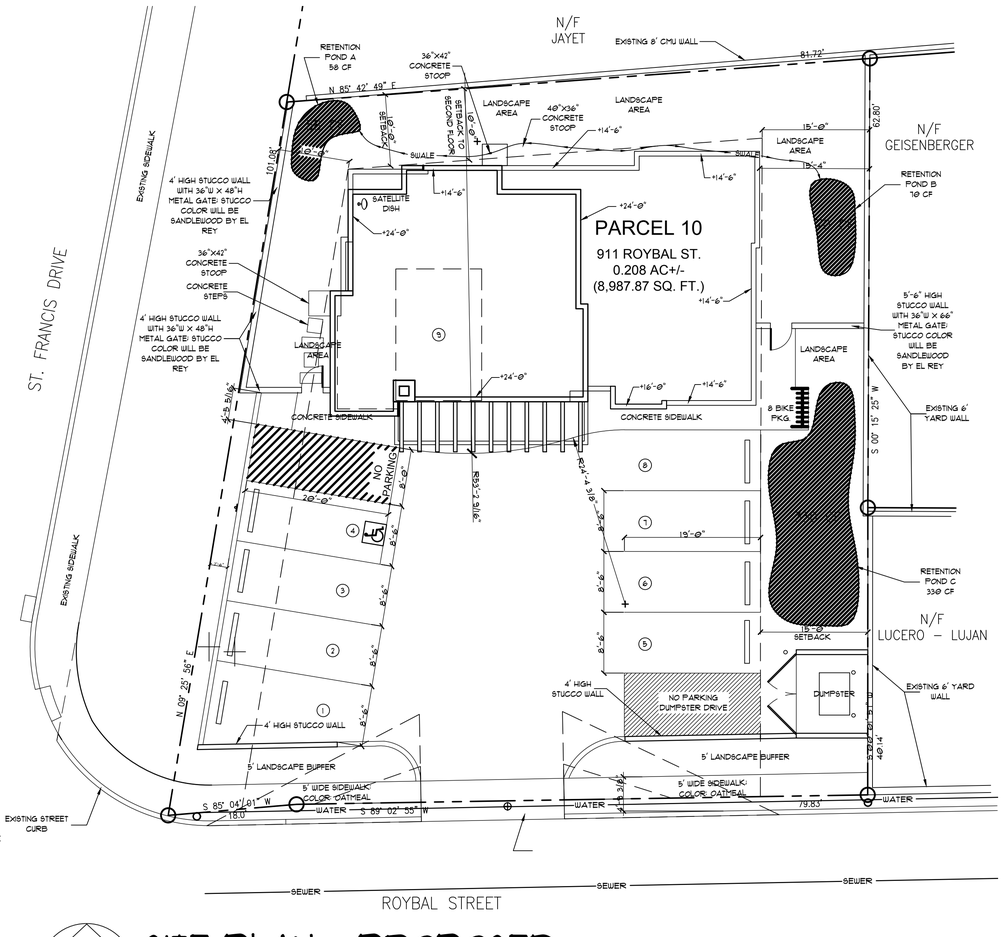
REV. NO.	DATE

A2.0



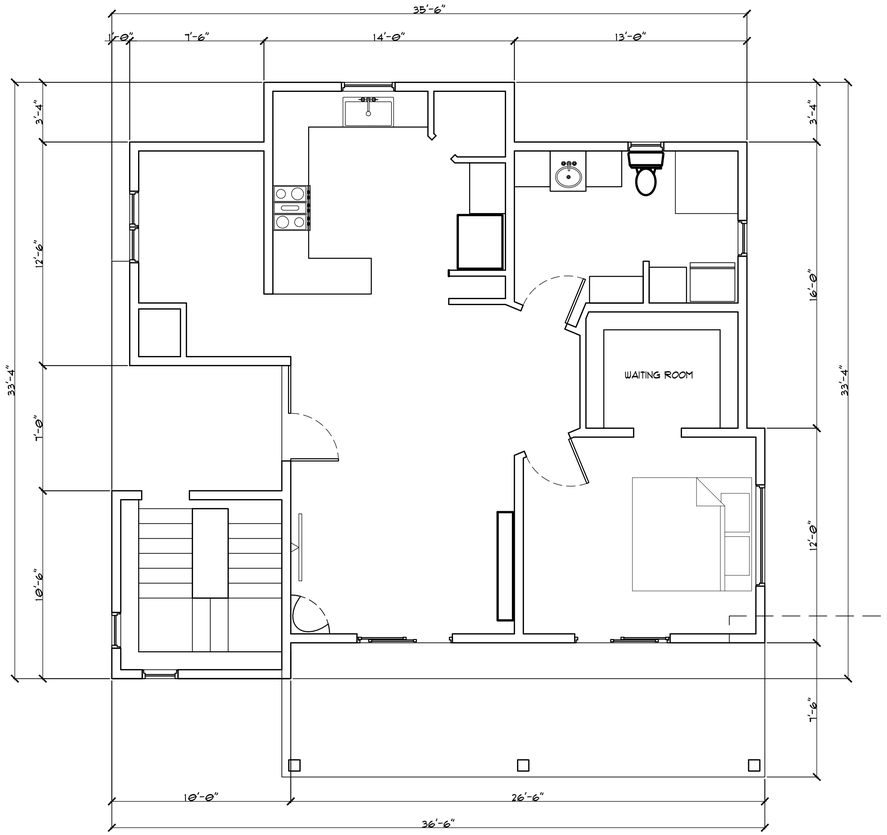
SITE PLAN - EXISTING

SCALE: 1" = 10'-0"



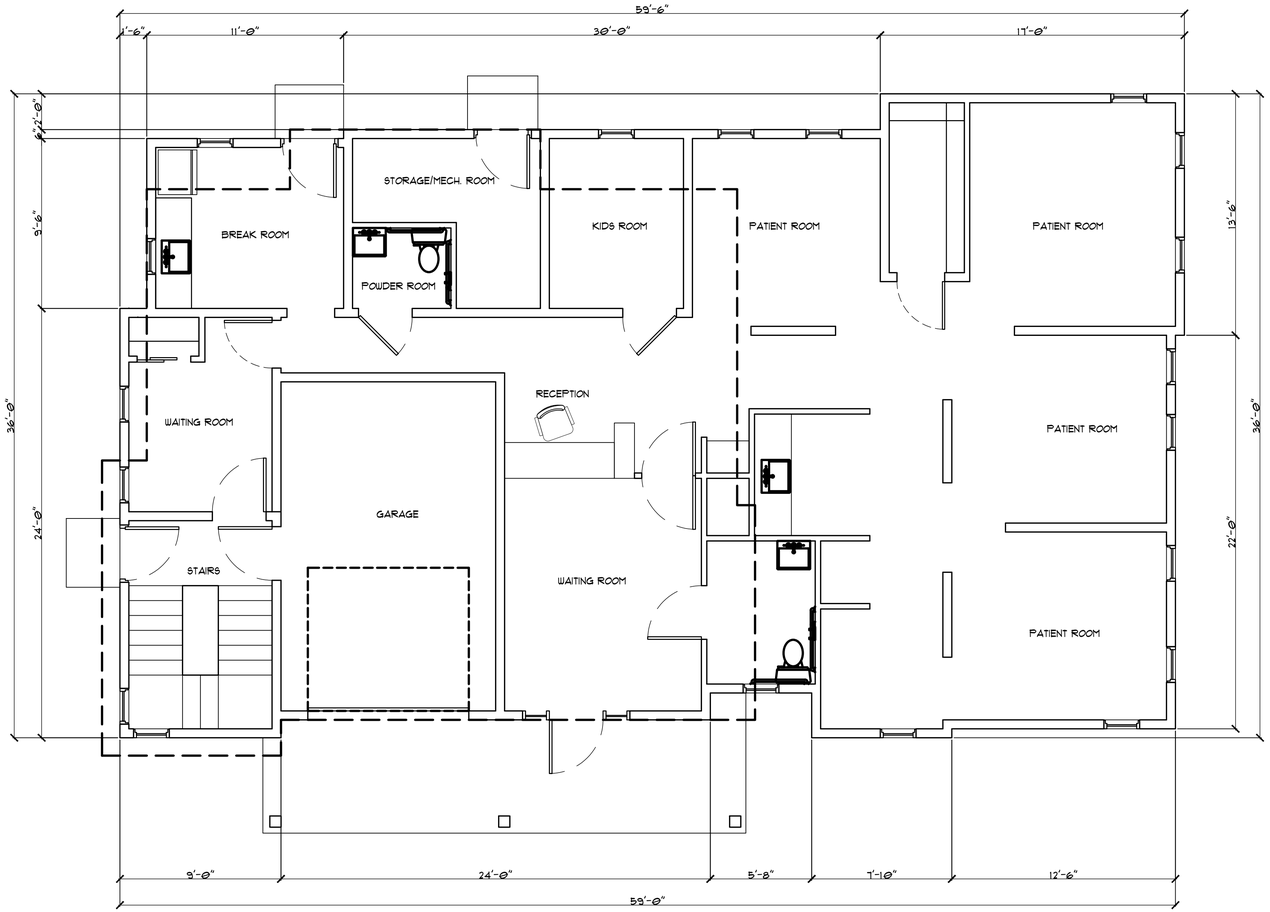
SITE PLAN - PROPOSED

SCALE: 1" = 10'-0"



PROPOSED 2ND FLOOR PLAN

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



PROPOSED GROUND FLOOR PLAN

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

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

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DENTAL OFFICE for
CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

FLOOR PLANS
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

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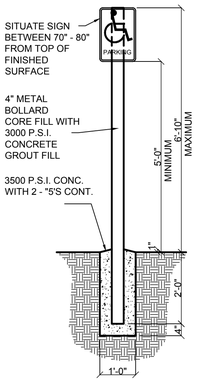
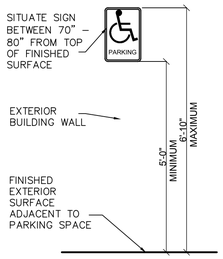
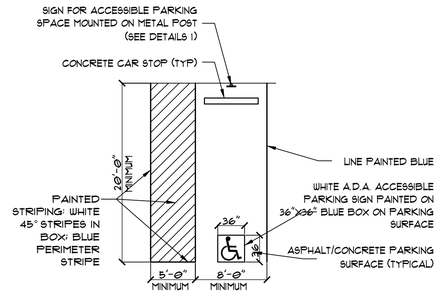
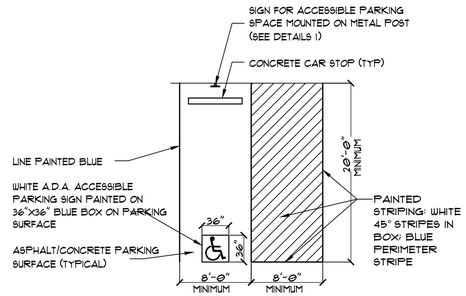




SIGN DETAILS



ACCESSIBLE SPACE



VAN ACCESSIBLE SPACE

ACCESSIBLE PARKING DETAILS

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

IRRIGATION:

1. CONTROLLER SHALL BE ISNTALLED IN THE MECHANICAL ROOM.

2. USE BRASS BALL VALVE AT WATER SOURCE.

3. MAIN LINE FILTER SHALL BE RATED FOR TWO TIMES THE WATER PRESSURE.

4. PRESSURE REGULATOR AT EACH VALVE.

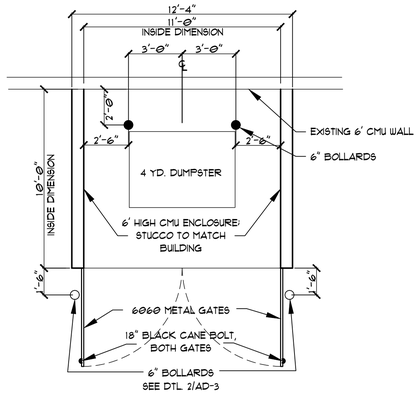
5. UTILIZE SCH 80 PVC FOR ALL UG LINES AND FOR VALVE PIPING.

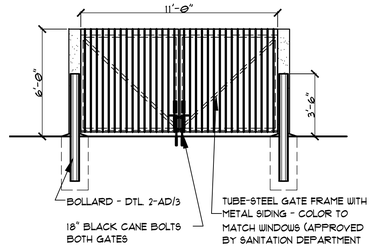
6. BURY UG LINES MIN. 18" BELOW GRADE.

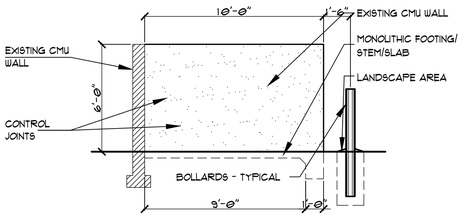
7. PROVIDE ANTI-SIPHON SOLENOID VALVES - 6 VALVES:
   A. EVERGREENS
   B. 2 FOR DECIDUOUS TREES
   C. HEDGE
   D. 2 FOR SHRUBS

8. EMITTERS:
   A. 2-4GAL/HR AT TREES
   B. 4 GAL/HR AT SHRUBS
   C. 2 GAL/HR AT PERENNIALS
   D. 2 GAL/HR AT HEDGES

DUMPSTER PLAN:







LANDSCAPE PLAN

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND

- TE-X — TREE, EVERGREEN
- TD-X — TREE, DECIDUOUS
- TF-X — TREE, FRUIT
- SH-X — SHRUB
- HG-X — HEDGE
- PR-X — PERENNIAL

LANDSCAPE AREA

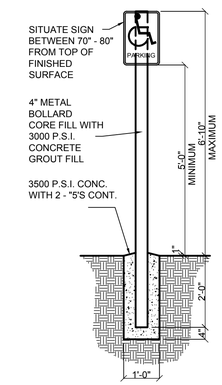
LANDSCAPE AREA REQUIREMENT = 25% OF LOT AREA.

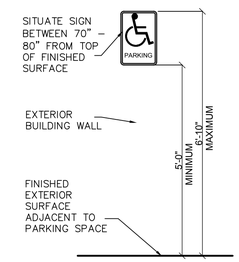
LOT AREA = 25% X 9060.48 SF = 2265.12 SF

LANDSCAPE AREA = 3044.34 SF

PLANT SCHEDULE

QUANTITY	DESIGNATION	COMMON NAME	BOTANICAL NAME	NOTES
3	TE-1	BOSNIAN PINE	PINUS LEUCODERMIS	-
2	TE-2	PINON PINE	PINUS EDULIS	-
3	TD-1	ARIZONA ASH	FRAXINUS VELUTINA	-
1	TD-2	PURPLE ROBE LOCUST	ROBINIA PSEUDOACASIA	-
15	TD-3	QUAKING ASPEN	POPULUS TREMULOIDES	-
1	TD-4	WILD PLUM	PRUNUS AMERICANA	-
11	SH-1	FORSYTHIA	FORSYTHIA X INTERMEDIA	-
3	SH-2	LILAC	SYRINGA VULGARIS	-
11	SH-3	THREE LEAF SUMAC	RHUS TRILOBATA	-
2	SH-4	SHRUBBY CINQUEFOIL	DASIPHORA FRUTICOSA	-
20	HG-1	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICUS	-
10	PR-1	HUMMINGBIRD TRUMPET	EPILOBIUMCANUM LATIFOLIUM	-
-	GC-1	3/4" CRUSHED GRAVEL	-	COLOR: SANTA FE BROWN
-	GC-2	1-2" ROUND GRAVEL	-	COLOR: GREY
-	GC-3	3-6" RIVER ROCK	-	COLOR: GREY





SIGN DETAILS

JAY JAY SHAPIRO NO. 2858 REGISTERED ARCHITECT
STATE OF NEW MEXICO

Jay Jay Shapiro Architect
PH: (505) 699-6161 EMAIL: shapiro434@gmail.com

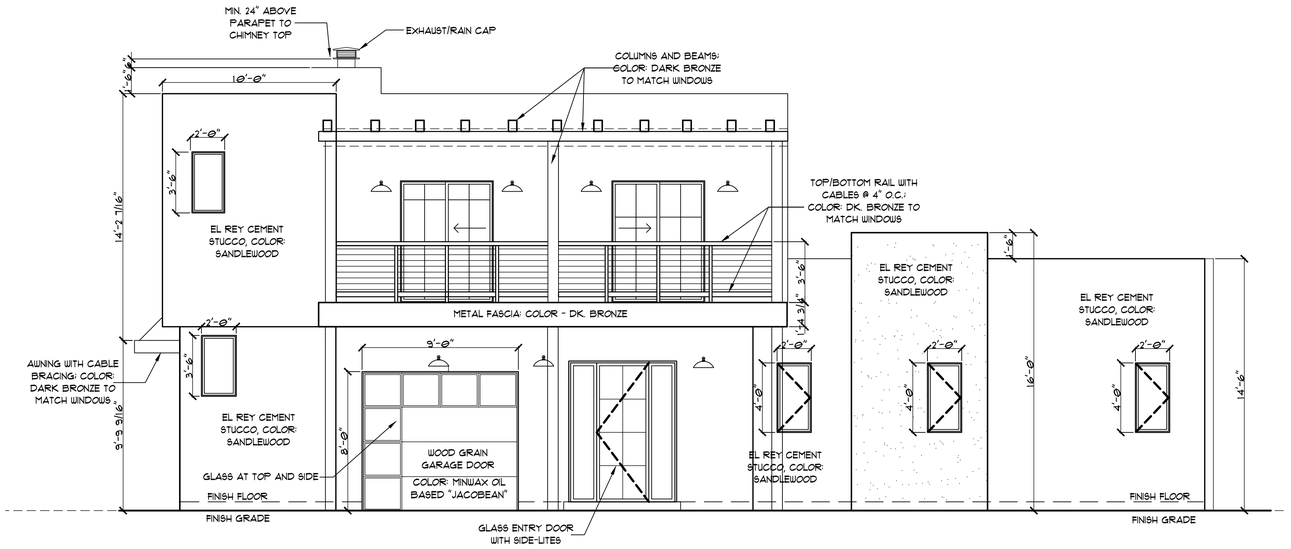
DENTAL OFFICE for CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

LANDSCAPE
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

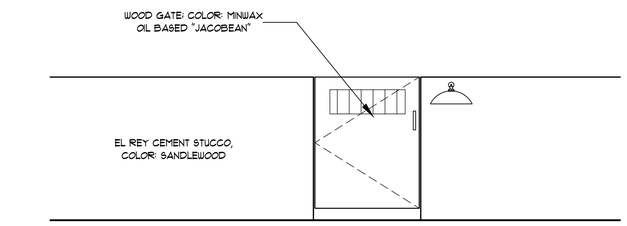
REV. NO.	DATE

A2.1



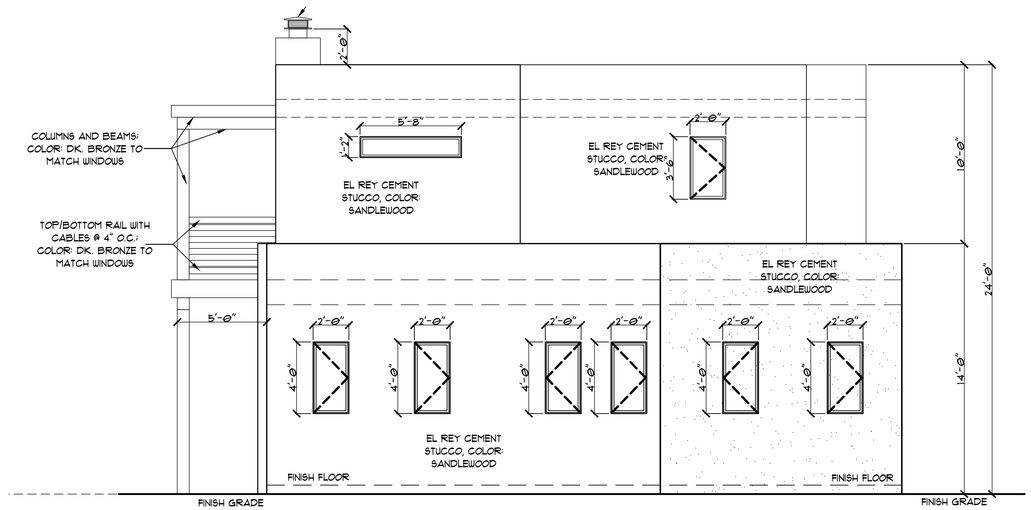
SOUTH ELEVATION

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



YARD WALL & GATE ELEVATION

SCALE: 1/2" = 1'-0"



EAST ELEVATION

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

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DENTAL OFFICE for
CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

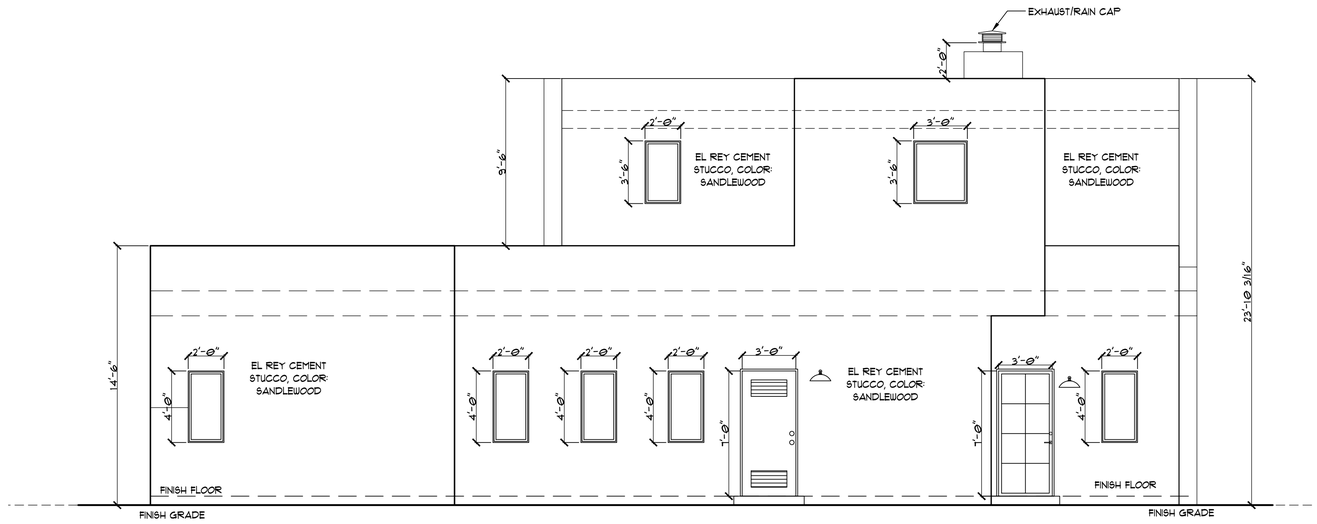
EXT. ELEVATIONS
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

REV. NO.	DATE

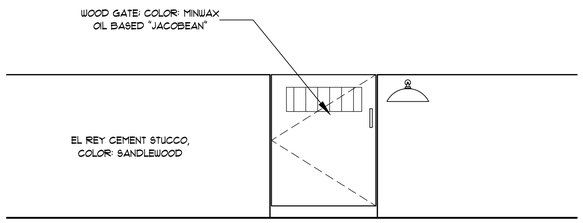
STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

A8.0



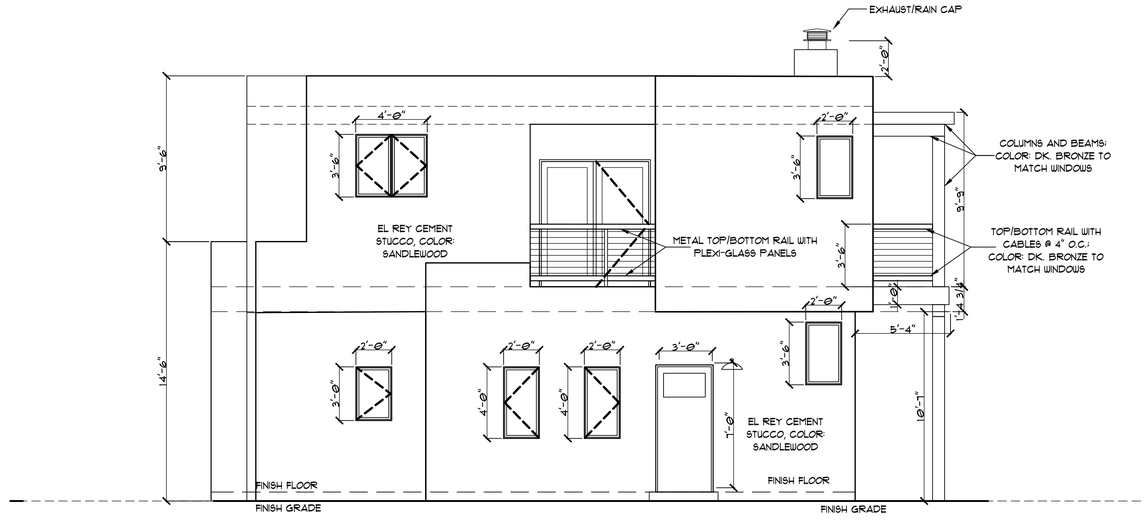
NORTH ELEVATION

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



YARD WALL & GATE ELEVATION

SCALE: 1/2" = 1'-0"



WEST ELEVATION

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

Jay Jay Shapiro Architect
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DENTAL OFFICE for
CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

EXT. ELEVATIONS
DATE: January 27, 2026
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

REV. NO.	DATE
1	1/6/17
2	1/9/17
3	2/27/17

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

A8.1

Current Aerial – Google Maps (2025)




Subject Property
(911 Roybal Street)

Properties adjacent to 911 Roybal Street





109 S. St. Francis Drive
2 story bldg.
(see Photos D)

208 Ambrosio St.
2 story bldg.
(see Photo C)

901 Roybal St.
2 story bldg.
(see Photo B)

Roybal St.

Project Site
911 Roybal St.

Saint Francis Drive



Photo B - *901 Roybal Street*
two-story residential structure
Northern New Mexico architectural style



Photo C *- 208 Ambrosio Street two-story residential structure*


Photo D - *109 S. St. Francis Drive*
two-story residential structure
Southwest Pueblo Style



Photo E – *910 Roybal Street Northern New Mexico and South Western Pueblo elements*



Photo F – *228 S. St. Francis Drive South Western Pueblo Commercial Complex*


Photo G – *232 Ambrosio Street*
Territorial & Contemporary South
Western Pueblo characteristics
2
3
2
232 1/2
SHAW

Historic and Current Photos

911 Roybal Street

Subject Property appox. 2015-2017
with Structure
(911 Roybal Street)

In 2017, The Historic Board approved:

- *Previous Dental Office plan and*
- *Demolition and removal of structure*



El Rey Premium Stucco Premium Stucco Finish Colors

carneo
102 (67)

Colonial White
100 (76)



Madera
212 (24)

candlelight
90 (75)



Hacienda
127 (52)

Cream
128 (70)

[vory
129 (70)



La Morena
197 (19)

Soapstone
30 (66)



Fawn
117 (45)

Palomino
119 (SS)

Navajo White
101 (71)

Sandalwood
121 (56)



Straw
122 (42)



Buckskin
106 (35)



Kokanee
108 (54)



Sand
103 (52)



Denim
107 (44)



Sahara
135 (35)



Adobe
116 (24)


Minwax Wood Finish
Jacobean (No. 2750)
MINWAX
WOOD FINISH
Penetrating Stain

Color of Doors and Windows – Pella Auburn Brown.

Jay Jay brought a sample to the January 7, 2026 meeting.

Jay Jay Shapiro ARCHITECT
architecture – planning – management

January 07, 2026

PROJECT: 911 Roybal Street, Santa Fe, NM 87501
Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

The Owner, Claudia Quan, is requesting approval for a height exception to allow a second story in a new mixed-use building at 911 Roybal Street, with the overall building height not to exceed 24 feet measured from the adjacent finished grade. A second-floor element on this site was previously reviewed and approved by the Historic Design Review Board as part of an earlier proposal, although the second floor has increased from about 500 SF to 900 SF. The current request is evaluated under the six exception criteria and reflects a revised design responding to site conditions, program requirements, and Historic District guidelines.

This criteria response includes an attached location map (Attachment A) and photographic exhibits (Photo A through G) documenting existing development patterns in the immediate vicinity of 911 Roybal Street. The map identifies the subject property and the surrounding buildings referenced in the criteria responses, while the photographs illustrate existing building heights, massing, and architectural character visible from the public right-of-way.

The following are the 6 criteria, with responses:

(i) Do not damage the character of the streetscape

Response: The proposed second story will not damage the character of the streetscape. The immediate vicinity of 911 Roybal Street includes multiple two-story buildings that are visible from the public right-of-way along Roybal Street and St. Francis Drive, establishing an existing streetscape context in which limited two-story massing is present.

Specifically, the property immediately adjacent to the subject site at 901 Roybal Street contains a two-story residential structure (see Photo B: 901 Roybal Street). A second two-story residence is located at 208 Ambrosio Street, situated just northeast of the subject property (see Photo C: 208 Ambrosio Street). In addition, a two-story commercial structure is located at 109 St. Francis Drive, two lots north of the subject property and clearly visible from the public right-of-way (see Photos D: 109 St. Francis Drive).

The proposed building has been designed with articulated massing and varied parapet heights to reduce perceived bulk and maintain a pedestrian-scale streetscape. The second-floor element is limited in area and positioned within the overall massing to minimize visibility and visual impact, ensuring that the character of the streetscape remains consistent with surrounding development patterns documented in the attached photographs.

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

Response: Strict application of the height limit would create a hardship because the physical characteristics of the site and applicable development standards limit the amount of usable floor area that can be accommodated on a single level. Required setbacks, lot configuration, and buildable area constraints significantly restrict the ground-floor footprint available for development.

Without limited vertical relief, accommodating the permitted neighborhood-scale dental office together with a modest live-work component would require expanding the building footprint, encroaching into required setbacks, or seeking additional variances—each of which would result in greater impacts to the historic streetscape and surrounding properties. Allowing a second floor provides a practical means of accommodating these uses within the existing zoning envelope while minimizing site disturbance and visual impact.

The proposed dental office reflects a modest, neighborhood-scale professional practice and does not represent an oversized or intensified use of the property. The requested height exception is driven by documented site constraints and development standards rather than an expanded or atypical building program.

The requested height exception therefore represents the minimum adjustment necessary to allow reasonable, code-compliant use of the property while maintaining compatibility with the surrounding historic context and protecting the public welfare.

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

Response: The area surrounding the subject property exhibits a diverse mix of architectural styles, building types, uses, and heights, reflecting the heterogeneous character of this portion of the Westside Guadalupe Historic District. Within the immediate vicinity of 911 Roybal Street are residential and commercial buildings ranging from one to two stories and representing Northern New Mexico, Territorial, Southwest Pueblo, and contemporary interpretations of these styles.

Immediately adjacent to the subject property, the residence at 901 Roybal Street reflects a Northern New Mexico architectural style (see Photo B: 901 Roybal Street). Directly across Roybal Street, the multi-building residential property at 910 Roybal Street incorporates both Northern New Mexico and Southwest Pueblo elements (see Photo E: 910 Roybal Street). The commercial structures located north of the site at 109 St. Francis Drive include Southwest Pueblo-style buildings, including a two-story commercial structure visible from the public right-of-way (see Photos D: 109 St. Francis Drive).

Additional nearby examples include the Southwest Pueblo-style commercial complex at 228 St. Francis Drive (see Photo F: 228 St. Francis Drive) and the residential properties at 232 Ambrosio Street, which exhibit both Territorial and contemporary Southwest Pueblo characteristics (see Photo G: 232 Ambrosio Street).

In response to this established diversity, the proposed building employs a contemporary Southwest Pueblo architectural approach that draws from traditional massing, materials, and

proportions while avoiding direct imitation of adjacent structures. The inclusion of a limited second-floor component supports a mixed-use, live-work configuration consistent with historic development patterns in Santa Fe, where residential and professional uses have traditionally coexisted within the same structure.

By responding to the varied architectural context documented in the accompanying photographs and reinforcing established mixed-use patterns, the proposed design strengthens the heterogeneous character of the district while allowing continued residential presence within a historically active urban area.

(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: The request for a height exception is due to special conditions and circumstances that are specific to the subject property and not generally applicable to other parcels in the surrounding streetscape. The site is a corner lot with frontage on both Roybal Street and St. Francis Drive, resulting in increased visibility, multiple street-facing elevations, and reduced flexibility in building placement and massing.

In addition, the property is zoned for commercial use and directly abuts residential parcels, creating a unique condition in which a permitted mixed-use building must respond to both commercial and residential contexts within a constrained site envelope. These combined conditions limit the available buildable area on the ground floor and necessitate a carefully managed vertical solution to accommodate permitted uses.

These circumstances arise from the physical configuration, location, and zoning of the property and are not the result of actions taken by the applicant.

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

Response: The request for a height exception is not the result of actions taken by the applicant but arises from pre-existing conditions associated with the site, including its size, configuration, zoning designation, and required development standards. These conditions existed prior to the current proposal and constrain the amount of buildable area available on the ground floor.

The applicant has not increased the intensity of use beyond what is permitted by zoning, nor has the project been designed in a manner that creates the need for additional relief. The proposed second-floor component is limited in area and represents a measured response to existing site constraints rather than a condition created by the applicant.

(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 proposed design provides the least negative impact by carefully limiting and articulating the second-floor massing to reduce its visual prominence along St. Francis Drive and Roybal Street. The second floor is aligned with portions of the first-floor walls facing both streets, its height, extent, and form are moderated through stepped parapet heights, articulated massing, and consistent horizontal proportions, reducing perceived scale at the pedestrian level.

Mechanical equipment, solar panels, and other rooftop elements are fully screened behind parapets and are not visible from the public right-of-way. Exterior materials, finishes, and lighting are consistent with established architectural patterns within the Westside Guadalupe Historic District, further minimizing visual impact.

By accommodating permitted uses through limited vertical relief rather than expanding the building footprint or encroaching into required setbacks, the project minimizes overall site disturbance while preserving the pedestrian scale and character of the surrounding historic streetscape.

Project description: Adalucia Quan, agent/owner, proposes to demolish non-contributing residential and garage structures.

Case number: H-16-030
Project Type: HDRB

PROJECT LOCATION (S): 911 Roybal Street

PROJECT NAMES:

OW – Adalucia Quan Santa Fe, NM 87504	P.O. Box 8018 505-982-5473
AP – Adalucia Quan Santa Fe, NM 87504	P.O. Box 8018 505-982-5473

PROJECT DATA:

HISTORIC DISTRICT	Westside-Guadalupe
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-3200
YEAR OF CONSTRUCTION	Post 1945
PROJECT TYPE (NEW, ADD, ETC.)	Demolition
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: May 10, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Sobia Sayeda, Senior Planner Technician in Historic Preservation SS

CASE # H-16-030

ADDRESS: 911 Roybal Street
Historic Status: Non-Contributing
Historic District: Westside and Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

____ District Standards & Yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other: Building and Wall Height Calcs

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Vicinity Map

__x__ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

__x__ Other: LU Inspection letter, Inspection report

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-3.14(G) Demolition of Historic or Landmark Structure.

BACKGROUND & SUMMARY:

911 Roybal Street is a single family residence with a free-standing single car garage built in vernacular manner. The main residence with a flat roof was constructed pre 1957 as seen in the NMDOT aerial photo submitted by the applicant. A free-standing garage and an addition to the north east of the main residence including a shed roof were added later as seen in the 1965 aerial. The buildings are listed as non-contributing in the Westside-Guadalupe Historic District.

The applicant requests demolition of a non-contributing single family residence and a free standing non-contributing garage.

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

The 1965 remodel and addition altered the historic character of the main structure.

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

These structures are built in vernacular manner and are not an essential part of this street section or block front.

(c) The state of repair and structural stability of the *structure* under consideration

A visual inspection performed by Land Use Department indicates that these structures are in serious need of maintenance and repair and that they must be taken down. The applicant has submitted a professional inspection with ample evidence that these structures have sustained water damage and deterioration and are beyond repair.

H 3200

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051613470
field map SFHD # 7	number 470	UTM reference zone 12 13	easting northing

location description

911 ROYBAL

NE CORNER @ ST. FRANCIS

city/town SANTA FE

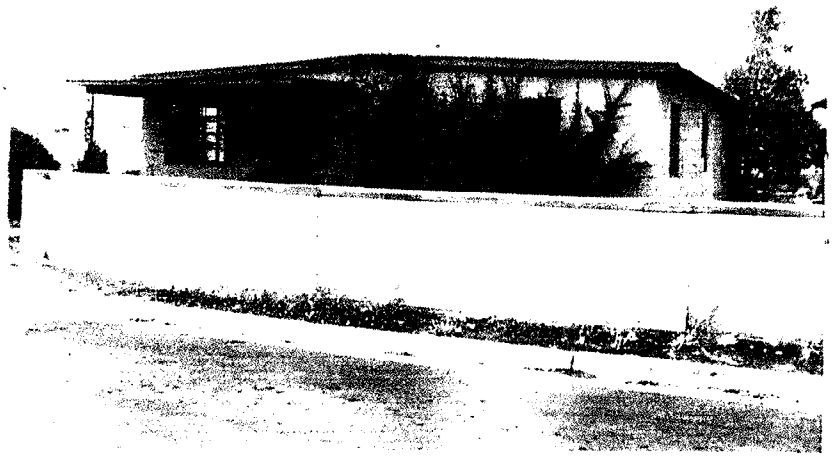
land ~~grant/reservation~~

building name

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

film roll	negative nos.	loc. of neg.
by SL no. SFHD #14	17	HPB

plan shape



date of construction
___ estimate P45 actual
source

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
DES

relationship to surroundings
___ similar x not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest x none
if eligible, why?

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Santa Fe, March 17, 2016

MAR 2 9 2016

Re: **Demolition Permit** for the property located at
911 Roybal Street, Santa Fe, New Mexico 87501

Dear Historic District Committee Members:

This letter is to respectfully request your permission to demolish the house I recently bought on 911 Roybal Street, Santa Fe, classified as **non-contributory**.

The house is beyond repair, and some parts of the structure are in danger of collapsing, posing a safety hazard.

I would like to build a new property with the standard guidelines of the Historic District. This will improve the neighborhood, beautify the city and add value to the properties around it.

The following are a few of the findings from the professional inspection:

- Large cracks in the exterior structure in all walls
- Exterior wood work of roof is rotten and deteriorated
- The ceiling has collapsed
- There is extensive water damage due to leakage of the pitched roof in multiple locations
- The electrical, plumbing and drainage system need to be completely updated
- The soil in the crawl space is damp from moisture infiltration, resulting in mold growth which can pose a serious health hazard
- All windows and doors need to be replaced

I have been a resident of Santa Fe for the past twenty years. I am an artist and a Spanish teacher, and I totally understand the need to preserve historic buildings. I feel this house is not contributing in anyway to the history or beauty of our city.

Please, allow me to make this corner of Roybal and St. Francis a beautiful landmark for years to come.

Thank you for your time and kind consideration of this matter.

Sincerely,

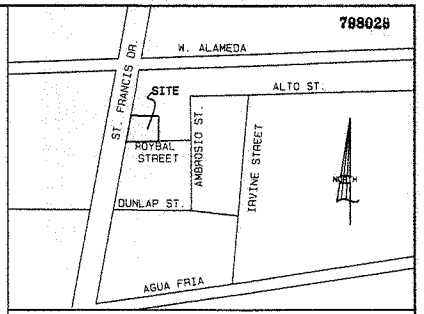
Adalucía Quan

Adalucía Delgado de Quan

BOUNDARY SURVEY OF PARCEL 10 OF GUADALUPE NEIGHBORHOOD PLAT D

LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT
PROJECTED SECTION 23 T. 17 N R. 9 E, NMPM,
CITY OF SANTA FE, COUNTY OF SANTA FE, NM

788028



VICINITY MAP (N.T.S.)

GRAPHIC SCALE 1" = 10'
0 10 20 30

N/F
JAYET
DEED INSTR. # 1675446
PLAT BOOK 491 PAGE 27
UPC
1-053-099-330-194

FOUND 5/8" REBAR
N85°42'49"E
81.72'
FOUND NAIL IN WALL (TOP) WITH DISC NMPLS 13604 P. ARMIJO
S00°15'25"W
101.08'
FIRE PIT
GARAGE
HOT TUB
PARCEL 10
0.208 AC±
RESIDENCE
911 ROYBAL ST.
UPC
1-053-099-329-186
PORCH
N/F
GEISENBERGER
DEED INSTR. # 1687215
PLAT BOOK 750 PG 19-20
UPC
1-053-099-339-189
FOUND 3/8" REBAR
23.60'
S00°15'25"W
101.08'
N/F
LUCERO-LUJAN
DEED INSTR. # 1772313
PLAT BOOK 61 PG 31
UPC
1-053-099-340-184
40.14'
ST. FRANCIS DR
HIGHWAY 285
130' R.O.W. ALONG BOUNDARY
STREET SIGNS
N00°25'08"E
P.O.B. ON LEGAL DESCRIPTION FROM DEED OF NOTE 3
18.00'
S85°04'01"W
79.83'
S89°02'55"W
FOUND 1/2" REBAR
97.79'
FOUND IRON PIPE IN CONCRETE WALL REMNANTS
S88°18'59"W
FOUND IRON PIPE
S84°14'31"E
118.73Ft.
TIE TO SANITARY SEWER MANHOLE AT ROYBAL AND AMBORSIO INTERSECTION
ROYBAL ST.
VARIABLE WIDTH R.O.W.
S20°28'25"W
917.63Ft.
TIE TO SANTA FE CONTROL MONUMENT No. 26

SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON 01/21/2016. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.
2) REFER TO A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61&64 PLAT-D" BY JOSEPH PACHECO N.M.P.L.S. 3905 RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 15, 1978 IN BOOK 61 PAGE 31.
3) REFER TO A WARRANTY DEED, LORETO AND TERESA DURAN (GRANTORS) TO JAMES AND MARCIA MALMSTROM (GRANTEES) RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 345 PG. 395.
4) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.
5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS PER FIRM PANEL 35049C0412E, DATED 12/04/2012.

LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- BOUNDARY FROM DEED OF NOTE 3
- BOUNDARY TIE
- ADJOINER BOUNDARY LINE
- FENCE LINE
- WALL OR WALL REMNANTS
- BUILDING
- OVERHEAD ELECTRIC LINES
- UTILITY POLE
- ELECTRIC METER
- TELEPHONE JUNCTION BOX
- GAS HOOK-UP
- FENCE POST
- CLOTHES LINE POST
- UNKNOWN CAPPED IRON PIPE
- CONCRETE
- FLAGSTONE

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries or any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. The statement does not in any way represent official County approval of this plat.

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

01/25/16
MITCHEL K. NOONAN N.M.P.L.S. No. 6998

NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

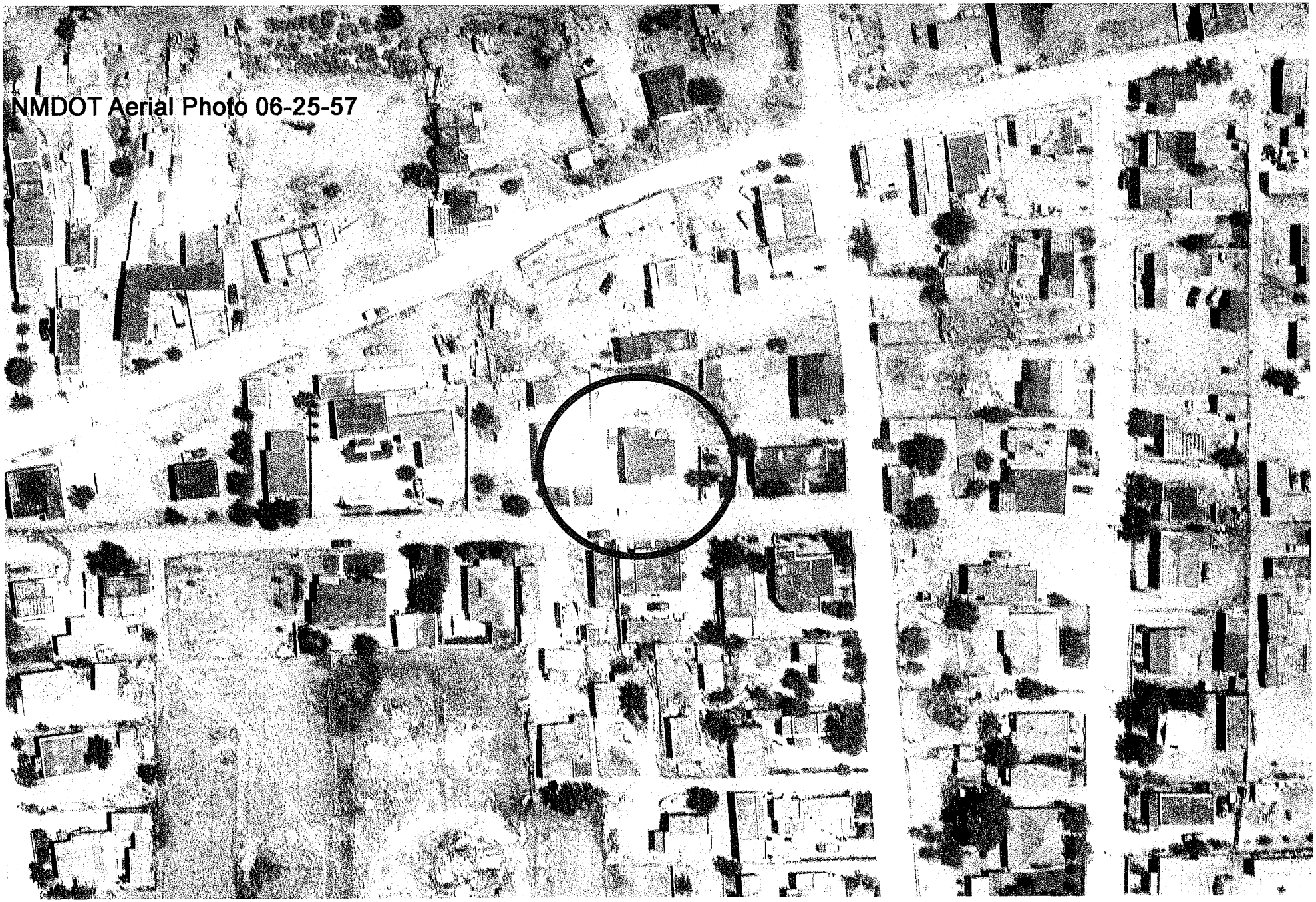
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1784852 WAS FILED FOR RECORD ON THE 25th DAY OF JAN. A.D. 2016 AT 4:48 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 138 PAGE 29 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
Estrella Martinez DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

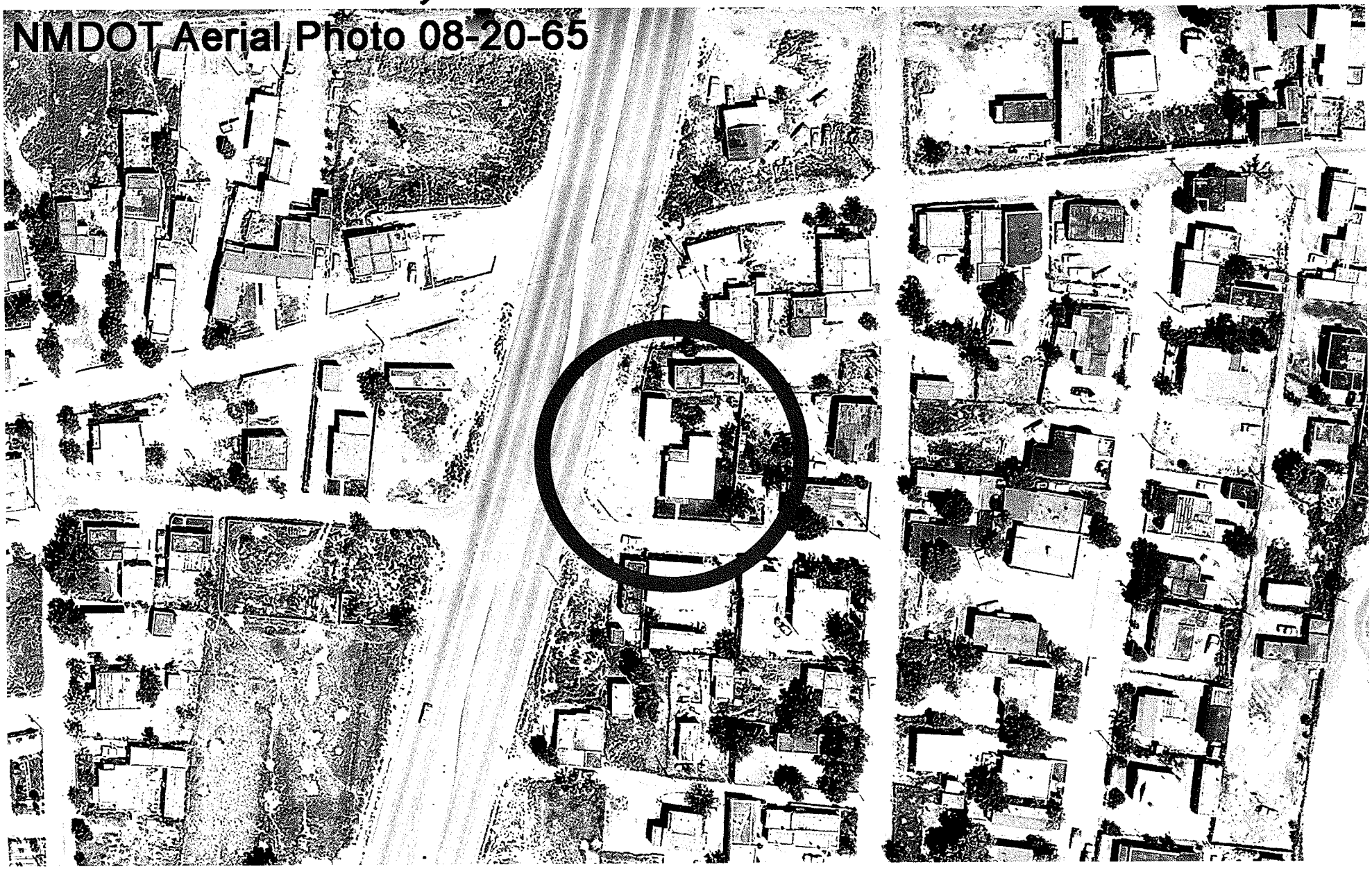
NAME: MALMSTROM, JAMES & MARCIA
FILED: BK 345 PG 395
SUBDIVISION: GUADALUPE NEIGHBORHOOD PLAT D
SECTIONS: PROJ. 23, T17N, R9E
UPC: 1-053-099-329-186

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 988-3413

DATE (S): 01/21/2016 PROJECT No. C-2607



Another structure seen in this aerial photo - 1957



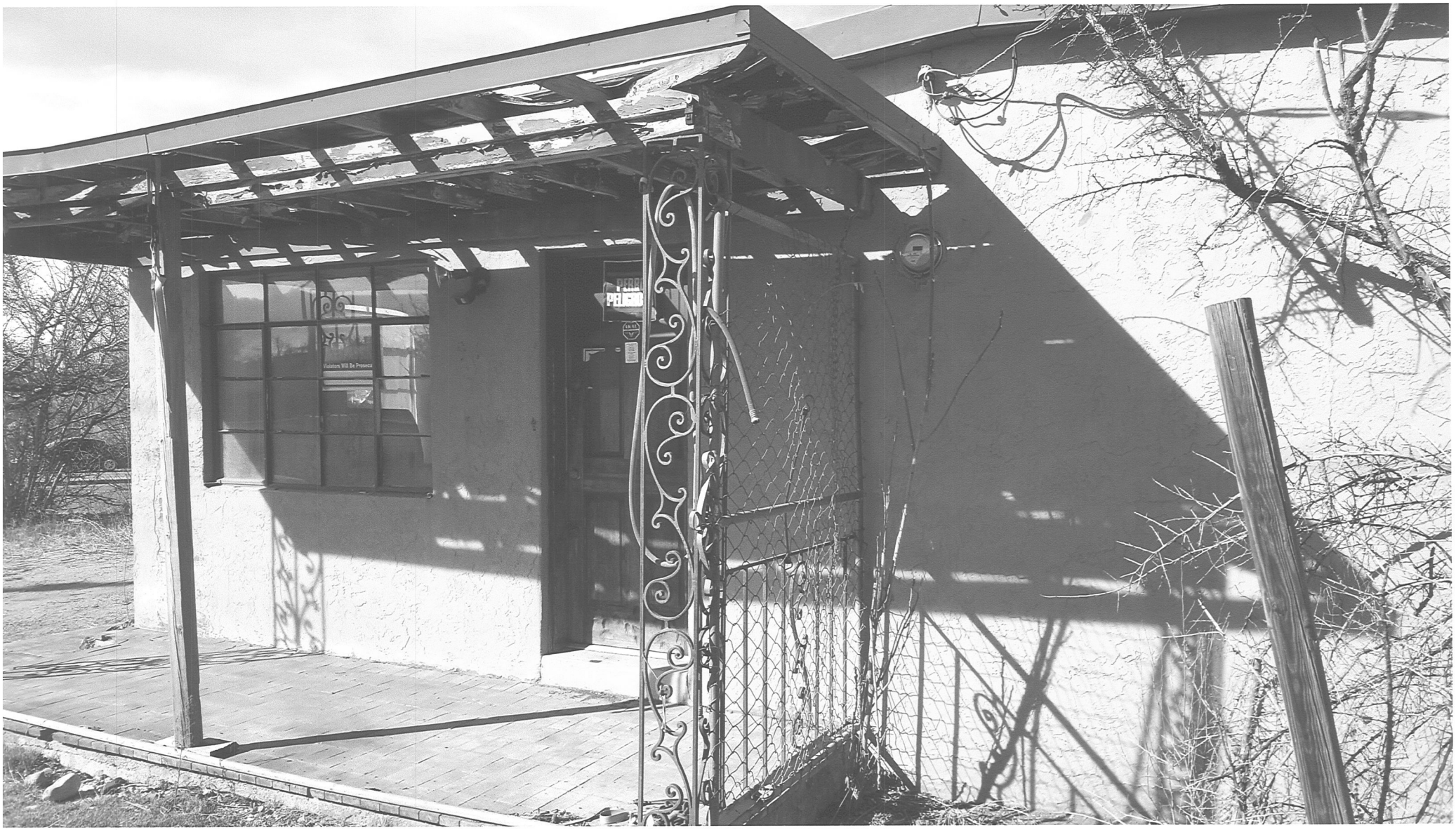
Earliest aerial photo of property - 1965

Front of house - 911 Roybal Street



South side

Front of house - 911 Roybal Street



South side

Front of house - 911 Roybal Street



South side

Front portal - 911 Roybal Street



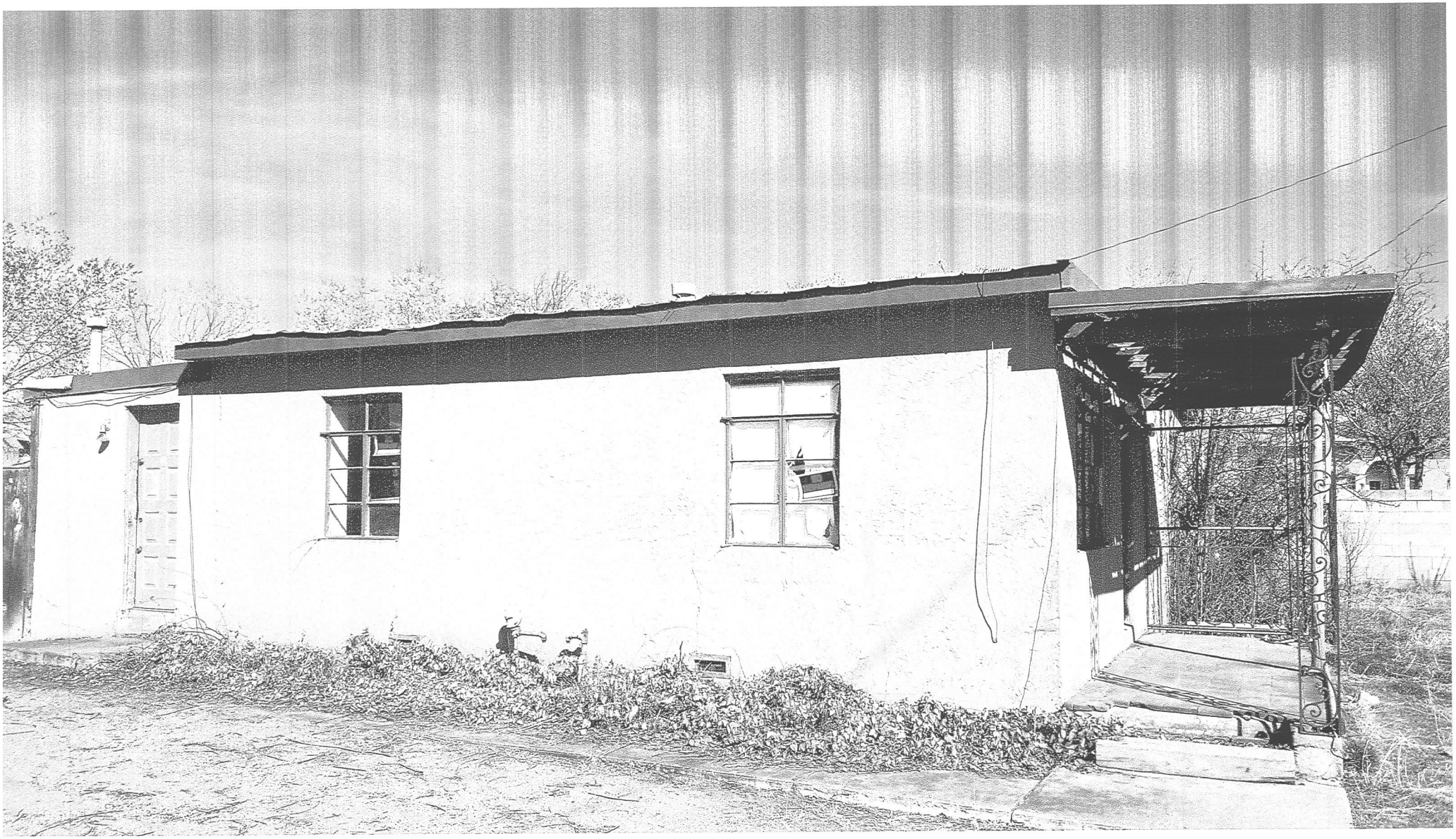
South side

Front portal - 911 Roybal Street



South side

House - 911 Roybal Street



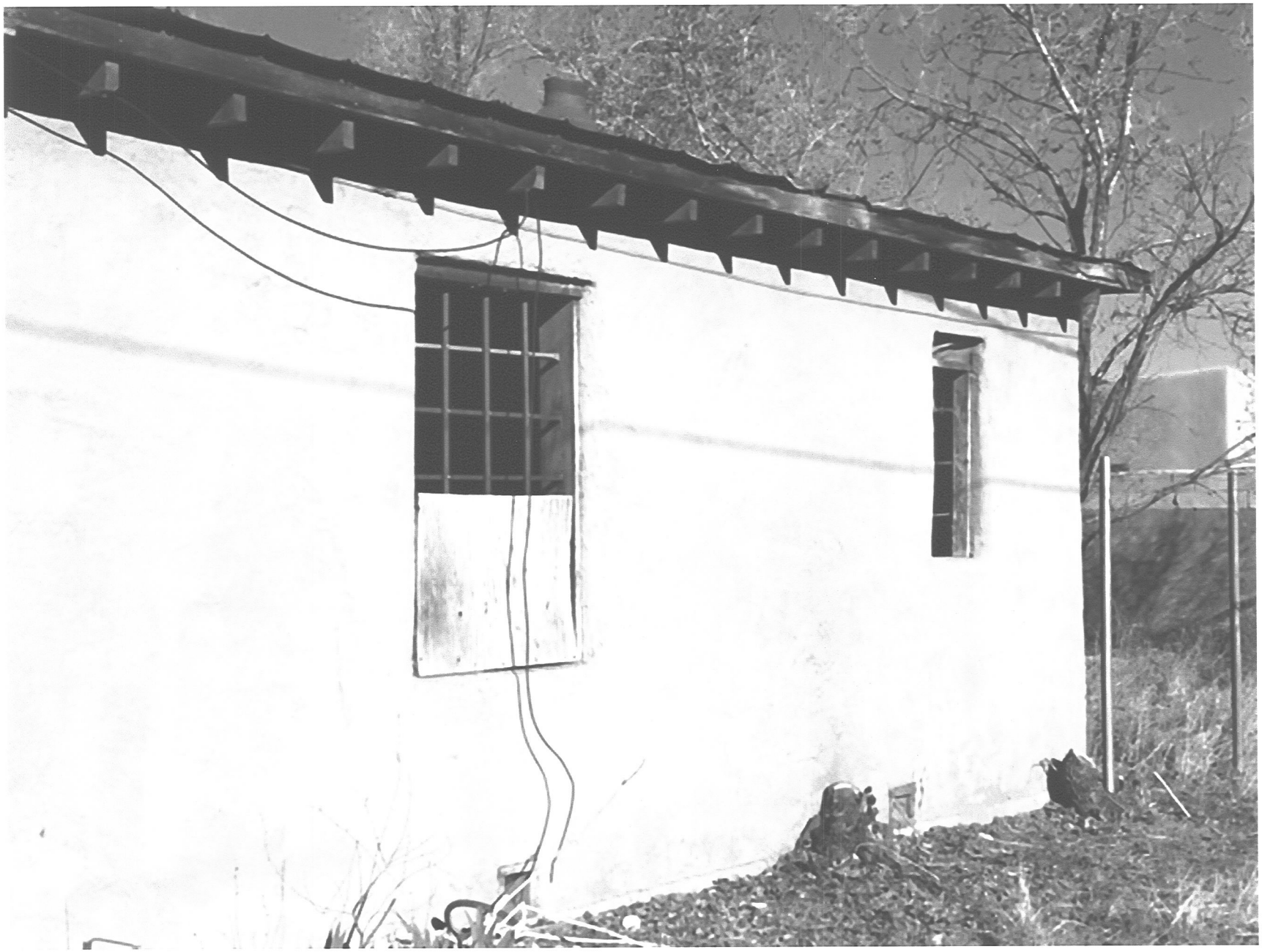
West side

Side of house - 911 Roybal Street



West side

Side of house - 911 Roybal Street



East side (Trees were cut)

Side of house - 911 Roybal Street



East side

House - 911 Roybal Street



East side

House - 911 Roybal Street



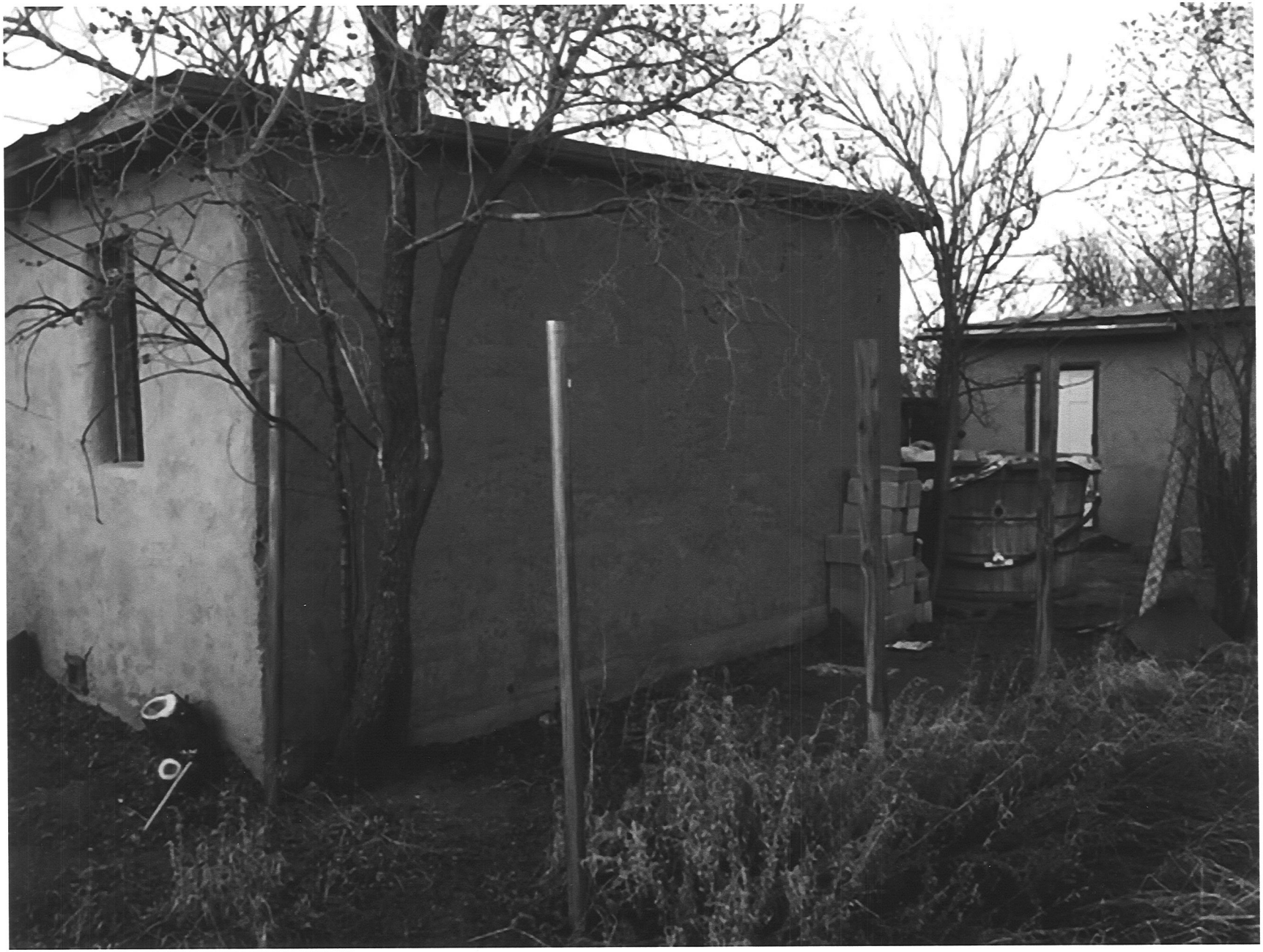
North side (Right)

House - 911 Roybal Street



North side (Right)

House - 911 Roybal Street



North side (Left)

Garage - 411 Royal Street



South side of garage

Garage - 911 Roybal Street



East side of garage

Garage - 911 Roybal Street



West side of garage

Garage - 911 Roybal Street



North side of garage

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

March 28, 2016

911 Roybal Street

Special Inspection

MAR 28 2016

On Thursday March 28, 2016 I performed an inspection at the above referenced address. My inspection was a visual observation only of a two bed room, one bathroom single family dwelling with a single car detached garage. These structures are vacant and in serious need of maintenance and repair, and do not comply with current building codes. These structures must be brought into compliance and made safe or be taken down.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Sincerely,

Mike Purdy

Mike Purdy, Building Official

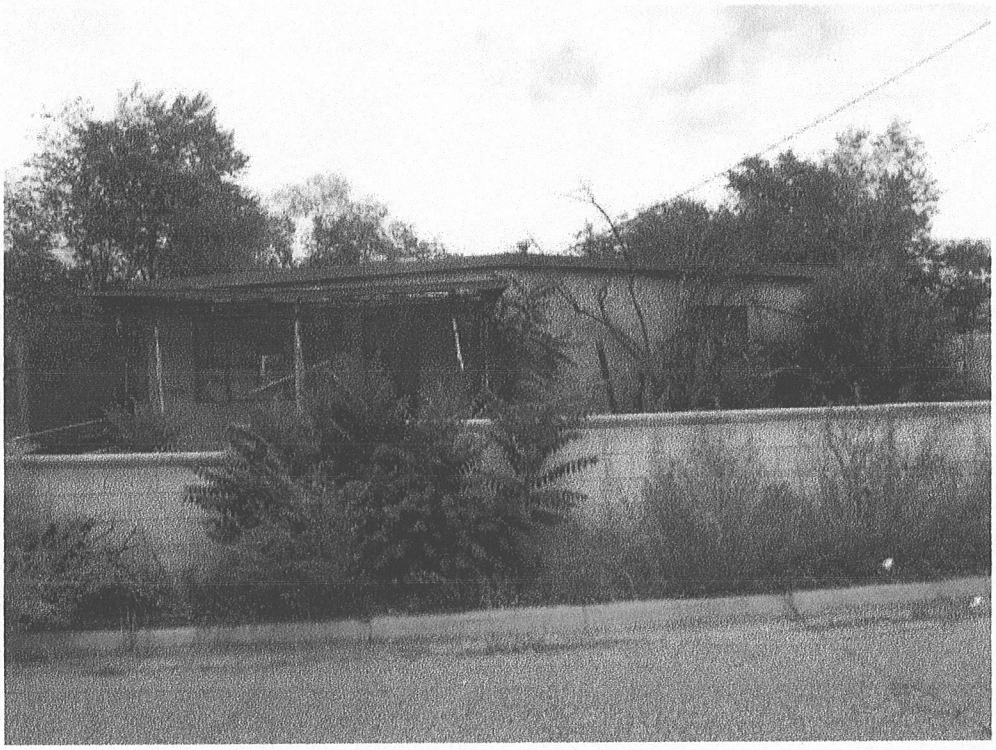
Land Use Department, Inspections and Enforcement

City of Santa Fe

PROPERTY INSPECTION REPORT

PREPARED FOR

EZRA ESTES



911 ROYBAL STREET
SANTA FE NM

BY

PATRICK FITCH

PROFESSIONAL INSPECTIONS & EVALUATIONS

This analysis criteria is based on the current habitable condition of the structure. The items addressed either require repair or replacement in order to provide integrity to the dwelling, or represent a condition that if neglected could result in severe additional costs or present a hazardous condition to occupancy.

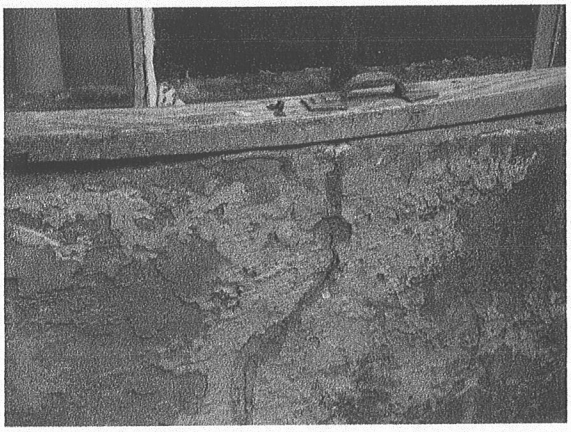
EXTERIOR STRUCTURE

2.2.0 EXTERIOR STRUCTURE

2.2.2 STUCCO CONDITION



THERE ARE LARGE CRACKS IN THE STUCCO OF THE STRUCTURE THAT SHOULD BE REPAIRED, SOME THROUGH BOTH THE COLOR AND THE SCRATCH COATS. SOME AREAS MAY NEED TO BE RE-LATHED AND STUCCOED,



SUCH AS THE NORTH WALL OF THE PORCH ADDITION. IT IS RECOMMENDED THAT A QUALIFED STUCCO CONTRACTOR EVALUATE THE STUCCO FOR REPAIR. ESTIMATES FOR STUCCO REPAIRS SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

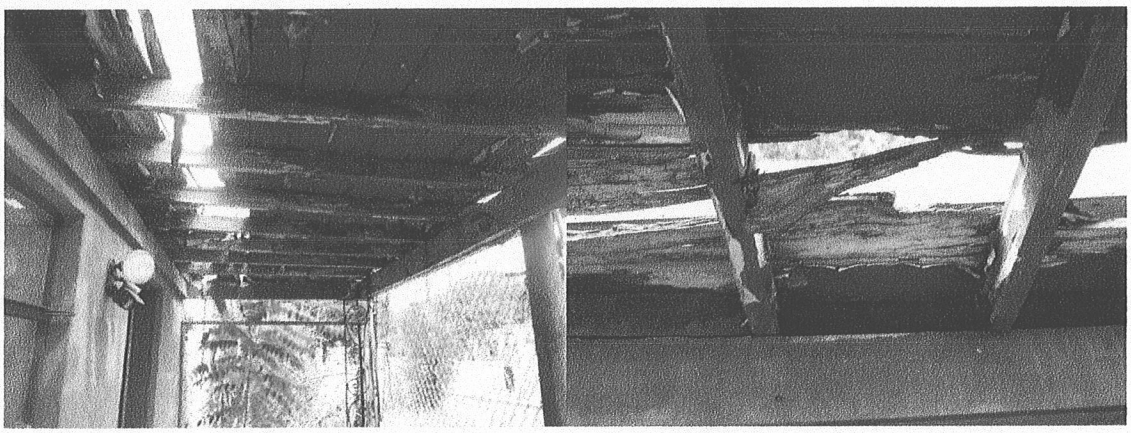
2.2.8 FASCIA BOARDS



THE EXTERIOR WOOD WORK OF THE ROOF IS DETERIORATED AND ROTTED IN SOME LOCATION. EXTENSIVE REPLACEMENT OF EXTERIOR WOODWORK SHOULD BE ANTICIPATED, INCLUDING FASCIA BOARDS, SOFFITS AND EAVES.

2.3.0 PATIOS & DECKING

2.3.10 PATIO/DECK COVERS



THE FRONT PORTAL IS COMPLETELY DETERIORATED AND NEEDS TO BE REBUILT. ESTIMATES FOR REBUILDING THE PORTAL SHOULD BE OBTAINED FROM A QUALIFED CONTRACTOR.

ROOF

3.1.0 FLAT

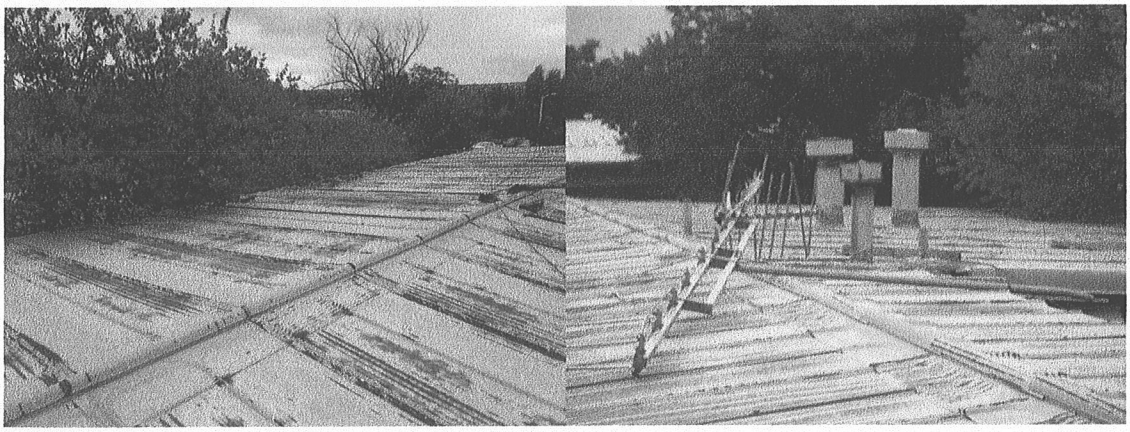
3.1.3 COVER MATERIAL CONDITION



THE FLAT ROOF OF THE PORCH ADDITION IS COMPLETELY DETERIORATED, INCLUDING THE RAFTERS AND SHEATHING. THE CEILING OF THE ROOM HAS COLLAPSED. REBUILDING AND RE-ROOFING OF THE PORCH ADDITION IS NEEDED. ESTIMATES FOR REBUILDING THE PORCH ADDITION SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

3.2.0 PITCHED

3.2.4 COVER MATERIAL CONDITION



THE ROOFING MATERIAL OF THE STRUCTURE (HOUSE AND DETACHED GARAGE) IS OLD AND RUSTED. THERE IS EVIDENCE OF LEAKAGE OF THE PITCHED ROOF IN SEVERAL LOCATIONS. THE HOUSE AND GARAGE SHOULD BE RE-ROOFED. REPLACEMENT OF ROOF SHEATHING AND RAFTERS MAY BE NEEDED AND COULD POSSIBLY BE EXTENSIVE. SHORING UP OF THE ROOF MAY BE NEEDED AND MAY ALSO BE EXTENSIVE. ESTIMATES FOR THE COMPLETE REROOFING OF THE STRUCTURE AND REPLACEMENT OF DETERIORATED ROOF FRAMING MEMBERS SHOULD BE OBTAINED FROM A QUALIFED CONTRACTOR SO THE COSTS CAN BE ANTICIPATED.

3.2.27 INDICATIONS OF LEAKING



EXTENSIVE REPAIRS TO THE ROOF SHEATHING DUE TO WATER DAMAGE SHOULD BE ANTICIPATED.

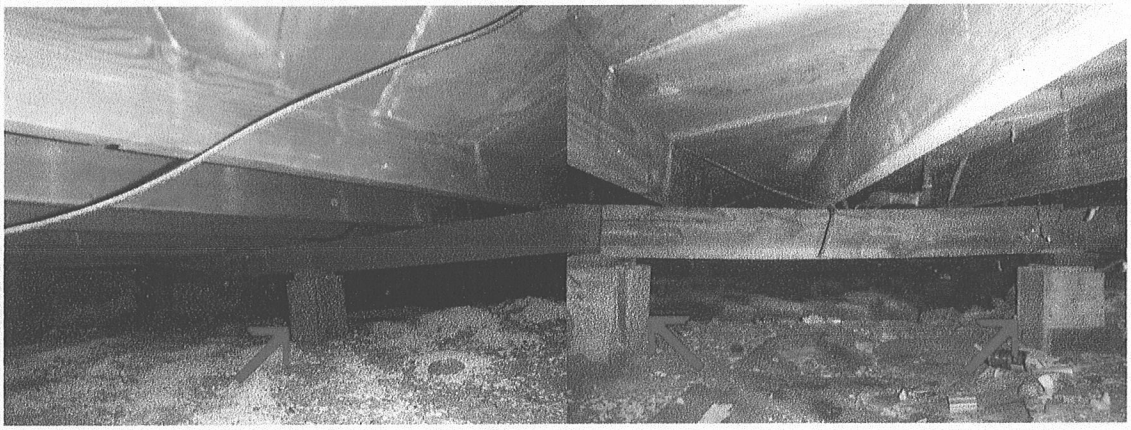


EXTENSIVE REPAIRS TO THE CEILINGS OF THE STRUCTURE DUE TO WATER DAMAGE SHOULD BE ANTICIPATED.

FOUNDATION

4.2.0 RAISED FOUNDATION

4.2.12 PROPER EARTH-WOOD CLEARANCE



THERE IS WOOD FORMING MATERIAL IN CONTACT WITH EARTH IN THE CRAWL SPACE. A PEST INSPECTION OF THE STRUCTURE IS HIGHLY RECOMMENDED.

4.2.13 WOOD MEMBERS



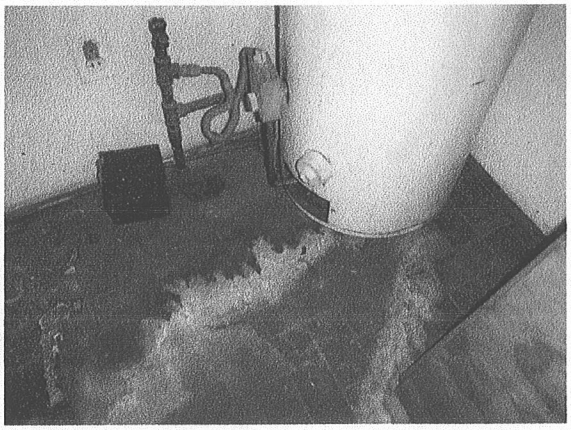
NOTE: THE POURED FOUNDATION OF THE STRUCTURE APPEARS TO BE IN SATISFACTORY CONDITIOI

COMPLETE ENTRY OF THE CRAWL SPACE WAS NOT POSSIBLE, HOWEVER, NUMEROUS PHOTOS WERE TAKEN FROM THE ACCESS AND NO CRACKS IN THE FOUNDATION WERE OBSERVED (FURTHER OBSERVATION IS RECOMMENDED). THE WOOD MEMBERS APPEAR TO BE IN SATISFACTORY CONDITION, HOWEVER, FORMING MATERIAL IN CONTACT WITH EARTH WAS OBSERVED AND A PEST INSPECTION SHOULD BE CONDUCTED. SOME SHORING UP OF THE WOOD UNDERPINNING MAY BE NECESSARY. IT COULD NOT BE DETERMINED IF THE POSTS OF THE UNDERPINNING ARE ON A CONCRETE FOOTING. IF THE POSTS ARE NOT ON A CONCRETE FOOTING, SUCH A FOOTING IS RECOMMENDED.

WATER HEATER

7.1.0 WATER HEATER

7.1.2 TYPE



THE GAS WATER HEATER IS OLD, LEAKING AND NEEDS TO BE REPLACED. ESTIMATES FOR REPLACEMENT OF THE WATER HEATER SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

HEATING & AIR CONDITIONING

8.2.0 HOT AIR

8.2.2 MANUFACTURER AND MODEL NUMBER



THE GAS WALL HEATERS OF THE STRUCTURE COULD NOT BE TESTED (GAS OFF). THE GAS HEATERS MAY BE OPERABLE. NEW GAS FLEX LINES, GAS VALVES AND GAS CONTROL VALVES ARE RECOMMENDED. THE HEATERS SHOULD BE EVALUATED FOR REPAIR BY A QUALIFED HEATING TECHNICIAN. REPLACEMENT OF SOME OF THE UNITS SHOULD BE ANTICIPATED. ALTERNATIVE FORMS OF HEATING THE STRUCTURE SHOULD BE CONSIDERED.

GAS, ELECTRIC & PLUMBING

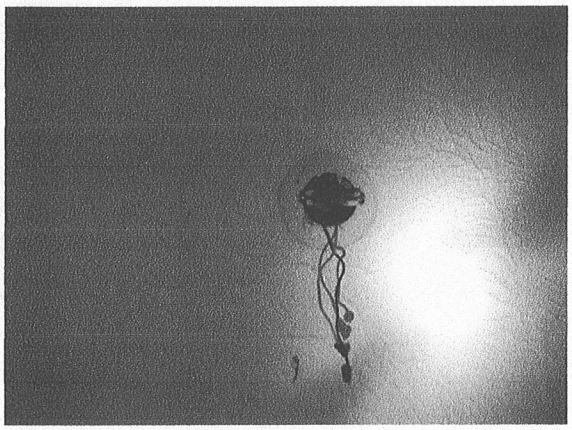
9.2.0 ELECTRICAL SERVICE

9.2.12 RECEPTACLE GROUND VERIFY



THE ELECTRICAL SYSTEM NEEDS TO BE UPDATED, INCLUDING, A NEW SERVICE DROP FROM THE POLE, A NEW WEATHER HEAD, AND AN UPDATED SERVICE PANEL WITH 100 AMPS MINIMUM. THE WIRE IN THE STRUCTURE IS THE ORIGINAL 2 WIRE WITH NO GROUND. THE WIRING IN THE STRUCTURE SHOULD BE UPDATED. IT IS RECOMMENDED THAT THE STRUCTURE BE EVALUATED BY A QUALIFIED ELECTRICIAN FOR COMPLETE UPDATING. ESTIMATES FOR UPDATING THE ELECTRICAL SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

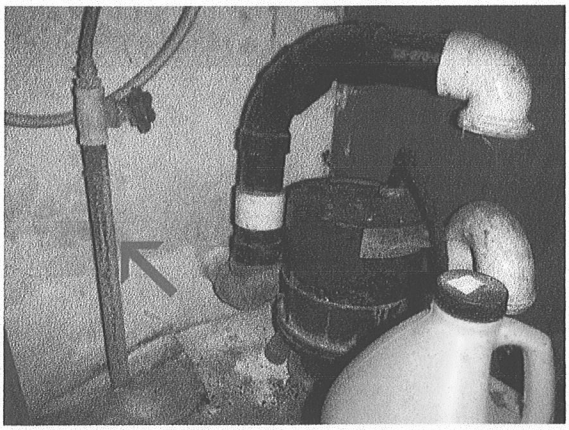
9.2.19 SWITCHES



SEVERAL OF THE ELECTRICAL FIXTURES IN THE STRUCTURE WERE MISSING. A COMPLETE UPDATING OF THE ELECTRICAL INCLUDING OUTLETS, SWITCHES, AND FIXTURES IS RECOMMENDED.

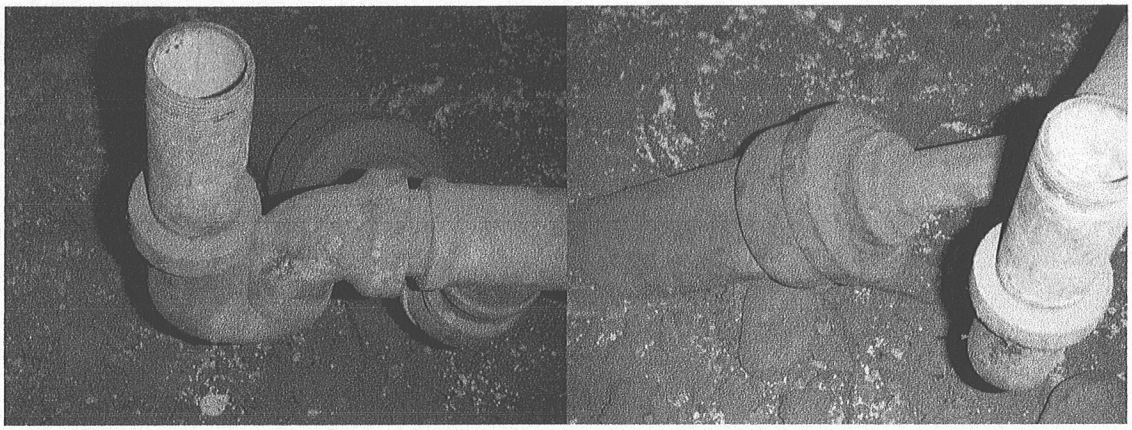
9.3.0 PLUMBING

9.3.2 STRUCTURE PIPE MATERIAL



THE WATER SUPPLY PIPING IS GALVANIZED STEEL WHICH CORRODES OVER TIME, REDUCING THE DIAMETER OF THE PIPE AND FLOW. IT IS RECOMMENDED THAT THE CONDITION OF THE WATER SUPPLY PIPES BE EVALUATED BY A QUALIFED PLUMBER. CONSIDERATION SHOULD BE GIVEN TO UPDATING THE SUPPLY PIPING. ESTIMATES FOR UPDATING SHOULD BE OBTAINED, BEFORE THE END OF THE INSPECTION CONTINGENCY PERIOD, SO THE COSTS CAN BE ANTICIPATED.

9.3.3 WASTE PIPING MATERIAL



THE WASTE PIPES ARE CAST IRON, WHICH CORRODES OVER TIME FROM THE INSIDE OUT, EVENTUALLY CAUSING LEAKAGE. IT IS RECOMMENDED THAT THE WASTE LINES BE EVALUATED BY A QUALIFED PLUMBER TO DETERMINE THEIR CURRENT CONDITION. DUE TO THE AGE OF THE PIPES, CAMERA SCOPING OF THE WASTE PIPES AND THE SEWER LINES ARE RECOMMENDED TO DETERMINE IF DAMAGE OR A BLOCKAGE IN THE PIPES EXIST. ESTIMATES FOR REPAIRS, SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

EXTERIOR DOORS AND MAIN HALL

10.3.0 MAIN HALL

10.3.1 FLOORING

REPLACEMENT OF FLOORING MATERIALS ARE NEEDED IN THE KITCHEN, THE BATHROOM AND THE REAR PORCH. THE WOOD FLOORS WILL NEED TO BE REFINISHED AND DETERIORATED WOOD FLOORING BOARDS REPLACED. THERE ARE HOLES IN THE FLOORING THAT WILL NEED REPAIR. ESTIMATES FOR THE REPAIR AND REPLACEMENT OF THE FLOORING SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

KITCHEN

11.1.0 KITCHEN

11.1.1 LOCATION

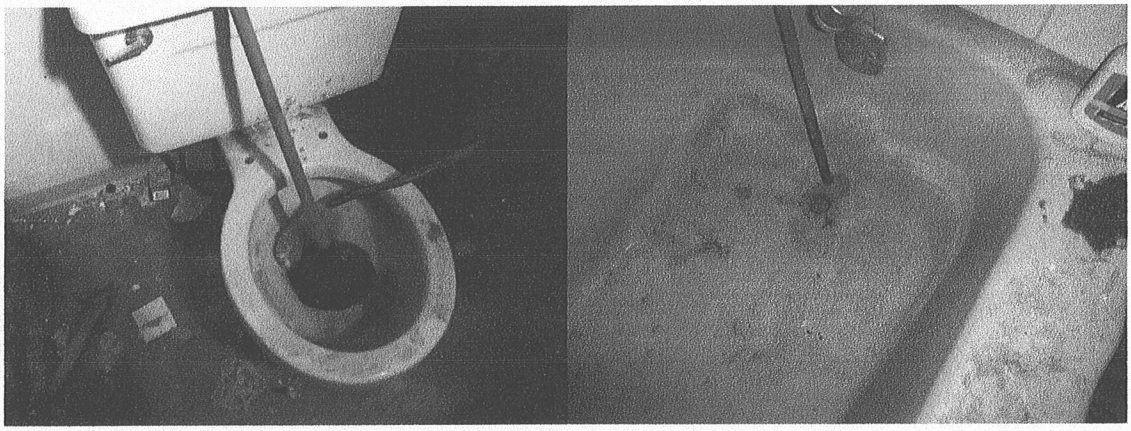


COMPLETE REMODELING OF THE KITCHEN INCLUDING NEW CABINETS AND PLUMBING FIXTURES SHOULD BE ANTICIPATED.

BATHROOMS

13.1.0 BATHROOM A

13.1.1 LOCATION



COMPLETE REMODELING OF THE BATHROOM INCLUDING NEW PLUMBING FIXTURES AND TILE REPLACEMENT SHOULD BE ANTICIPATED.

STRUCTURE

16.1.0 STRUCTURE

16.1.3 MOST COMMON INTERIOR WALL TYPE



THERE IS EXTENSIVE DAMAGE TO THE PLASTER OF THE INTERIOR WALLS, WHICH NEEDS TO BE REPAIRED. LATH AND RE-PLASTERING MAY BE NECESSARY IN SOME AREAS. ESTIMATES FOR PLASTER REPAIR SHOULD BE OBTAINED FROM A QUALIFED PLASTER CONTRACTOR SO THE COSTS CAN BE ANTICIPATED.



NOTE: EXTENSIVE PERSONAL ITEMS ON THE FLOORS AND AGAINST THE WALLS OF BOTH THE STRUCTURE AND THE GARAGE PREVENTED FULL EVALUATION. UNSEEN DAMAGE MAY EXIST IN THESE AREAS.

16.1.7 WINDOWS GENERAL OPERATION



THE WINDOWS IN THE STRUCTURE ARE THE ORIGINAL STEEL WINDOWS. THE GLASS IS BROKEN IN SEVERAL OF THE WINDOWS AND MOST ARE INOPERABLE. REPLACEMENT WINDOWS ARE NEEDED. IT IS RECOMMENDED THAT ESTIMATES FOR REPLACING THE WINDOWS BE OBTAINED FROM A QUALIFED WINDOW COMPANY. ESTIMATES FOR INSTALLATION OF THE REPLACEMENT WINDOWS, INCLUDING RESTUCCOING, SHOULD BE OBTAINED FROM A QUALIFED CONTRACTOR.

ATTENTION REQUIRED REPORT

This report shows the items that our inspection has found in need of attention. There may be a need for just preventive maintenance or actual repairs should be scheduled. The existing condition does not necessarily affect the habitability of the structure.

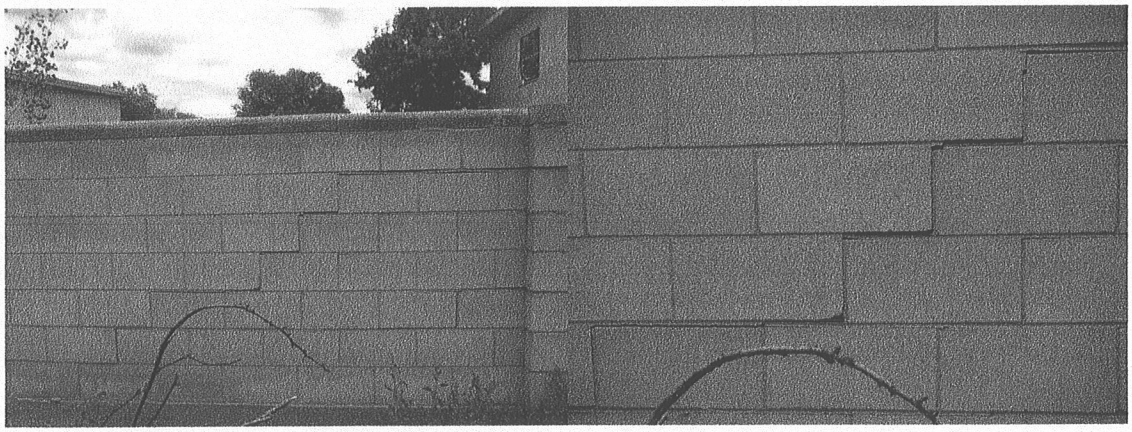
SITE

1.2.0 SITE CONCRETE AND PAVING
1.2.2 WALKWAYS



BRICKS ARE LOOSE AND SHOULD BE RESET WHERE NECESSARY ON THE FRONT WALKWAY AND PORCH TO PREVENT A TRIP HAZARD.

1.4.0 FENCES, WALLS & GATES
1.4.2 WALLS



NOTE: THERE ARE STEP CRACKS IN THE REAR CONCRETE BLOCK WALL, INDICATING SETTLEMENT IN THOSE AREAS. SOME CONCRETE BLOCKS IN THE WALL ARE BROKEN.

EXTERIOR STRUCTURE

2.1.0 PERIMETER EXTERIOR
2.1.2 EVIDENCE OF SETTLEMENT



NOTE: THERE IS A LARGE SETTLING CRACK THROUGH THE STRUCTURE WALL ON THE WEST SIDE.

2.1.3 SITE DRAINAGE
DRAINAGE IMPROVEMENTS ARE NEEDED ON THE EXTERIOR OF THE STRUCTURE (AFTER TREE REMOVAL).

2.1.6 EVIDENCE OF ANIMAL INFESTATION
THERE IS EVIDENCE OF RODENTS IN THE HOUSE. CONTROL MEASURES SHOULD BE IMPLEMENTED AND THE AFFECTED AREAS PROFESSIONALLY CLEANED TO ELIMINATE A HEALTH SAFETY HAZARD.

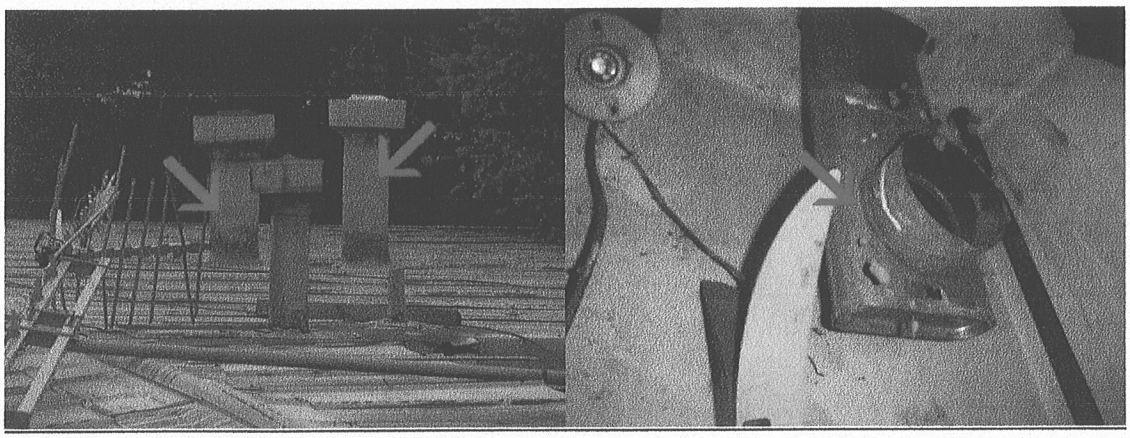
2.1.8 VEGETATION CLEAR FROM STRUCTURE



ALL VEGETATION SHOULD BE TRIMMED AWAY FROM THE STRUCTURE WALLS. ESTIMATES FOR TREE REMOVAL SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

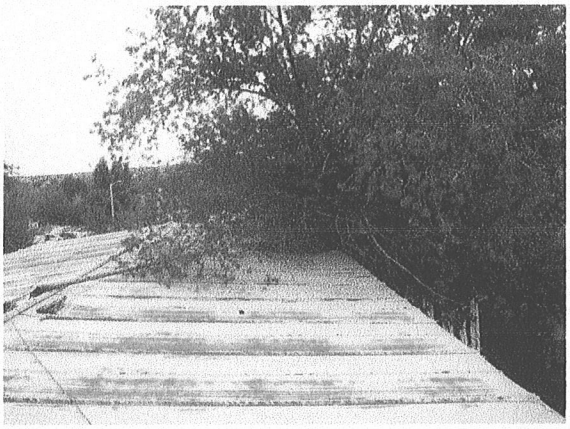
ROOF

3.1.0 FLAT



THERE ARE GAS HEATER FLUES IN THE STRUCTURE WHICH MAY CONTAIN ASBESTOS. INSULATION IN THE PORCH ROOF MAY BE ASBESTOS CONTAINING. A QUALIFED ASBESTOS EXPERT SHOULD BE CONSULTED REGARDING PROCEDURES OF REMOVAL OR CONTAINMENT OF ASBESTOS CONTAINING MATERIALS.

3.2.0 PITCHED
3.2.2 DEBRIS ON ROOF

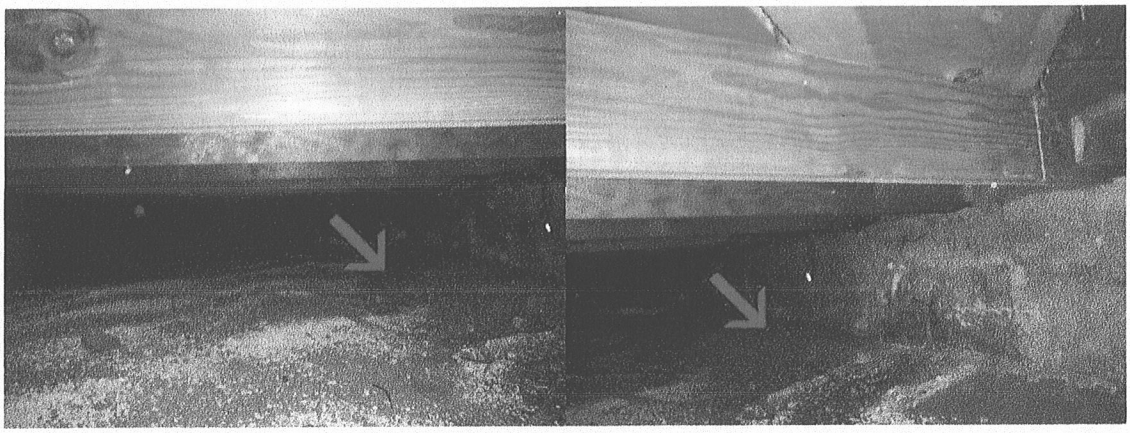


TREE LIMBS SHOULD BE CUTBACK FROM THE ROOF SURFACE.

3.2.8 VENTS/COVERS
NOTE: THERE IS WATER DAMAGE TO THE PLASTER ABOVE THE GAS HEATERS INDICATING THE FURNACE FLUES ARE LEAKING AND NEED TO BE REPAIRED.

FOUNDATION

4.2.0 RAISED FOUNDATION
4.2.6 MOISTURE/DAMPNESS

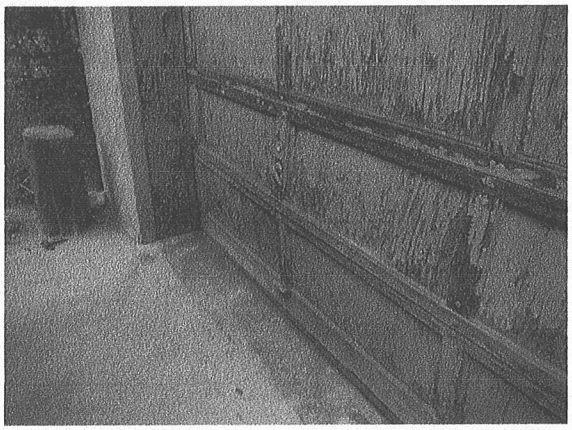


THE SOIL IN THE CRAWL SPACE APPEARS DAMP FROM MOISTURE INFILTRATION DUE TO POOR DRAINAGE AT THE PERIMETER. MOISTURE BUILD-UP IN THE CRAWL SPACE CAN RESULT IN MOLD GROWTH WHICH CAN POSE A HEALTH HAZARD. DRAINAGE UPGRADES SHOULD BE INSTALLED, THE AREA THOROUGHLY DRIED AND NECESSARY TREATMENT MEASURES INSTALLED AS A HEALTH PRECAUTION.

4.2.17 UNDER FLOOR INSULATION
THERE IS NO UNDER FLOOR INSULATION WHICH IS RECOMMENDED FOR EFFICIENCY PURPOSES.

GARAGE

5.1.0 GARAGE
5.1.3 OVERHEAD DOOR(S)



THE OVERHEAD GARAGE DOOR IS VERY OLD AND MAY NEED REPLACEMENT. ESTIMATES FOR THE REPLACEMENT OF THE OVERHEAD GARAGE DOOR SHOULD BE OBTAINED.

5.1.7 DOOR SEAL



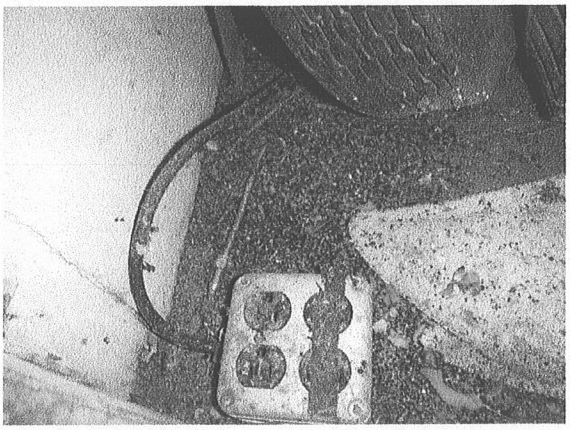
THE SEAL ON THE BOTTOM OF THE OVERHEAD DOOR IS DAMAGED AND SHOULD BE REPLACED.

5.1.8 FLOOR



NOTE: EXTENSIVE PERSONAL ITEMS IN THE GARAGE PREVENTED A COMPLETE EVALUATION OF THE GARAGE FLOOR. THE VISIBLE AREAS OF THE CONCRETE FLOOR APPEARED TO BE IN GOOD CONDITION.

5.1.14 EVIDENCE OF INSECTS



THERE IS EVIDENCE OF UNDESIRABLE INSECTS IN THE GARAGE. THESE INSECTS ARE NOT NECESSARILY WOOD DESTROYING, BUT IT IS RECOMMENDED THAT A TERMITE/PEST INSPECTION BE PERFORMED.

5.1.15 EVIDENCE OF RODENTS
THERE IS EVIDENCE OF RODENTS IN THE GARAGE. CONTROL MEASURES SHOULD BE INVESTIGATED.

WATER HEATER

7.1.0 WATER HEATER
7.1.9 COMBUSTION AIR
THERE IS NO COMBUSTION AIR INLET FROM THE EXTERIOR FOR THE WATER HEATER, WHICH SHOULD BE INSTALLED.

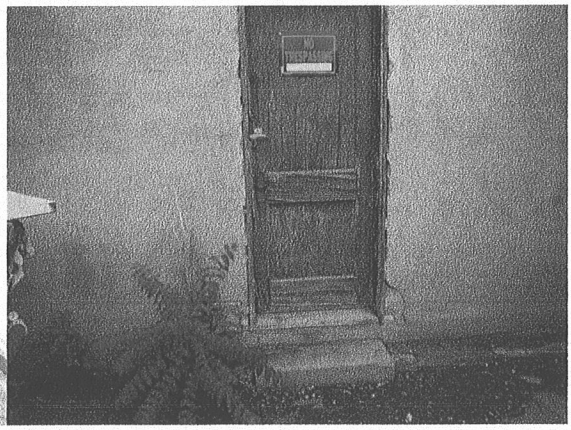
7.1.11 INSTALLATION
CURRENT BUILDING CODES REQUIRE GRAVITY VENTED WATER HEATERS TO BE INSTALLED IN A FIRE RATED ENCLOSURE FOR FIRE SAFETY PURPOSES. INSTALLATION OF AN APPROVED ENCLOSURE AROUND THE WATER HEATER SHOULD BE PROVIDED..

GAS, ELECTRIC & PLUMBING

9.2.0 ELECTRICAL SERVICE
9.2.7 PANEL COVER
THE SCREWS OF THE ELECTRICAL PANEL IN THE HALL WERE STRIPPED AND THE PANEL COULD NOT BE REMOVED.

EXTERIOR DOORS AND MAIN HALL

10.1.0 MAIN ENTRY
10.1.1 DOOR FITS

REPLACEMENT OF ALL EXTERIOR DOORS SHOULD BE ANTICIPATED. ESTIMATES FOR THE REPLACEMENT OF THE DOORS SHOULD BE OBTAINED SO THE COSTS CAN BE ANTICIPATED.

10.3.0 MAIN HALL
10.3.3 DOORS
REPLACEMENT OF THE INTERIOR DOORS SHOULD BE ANTICIPATED.

STRUCTURE

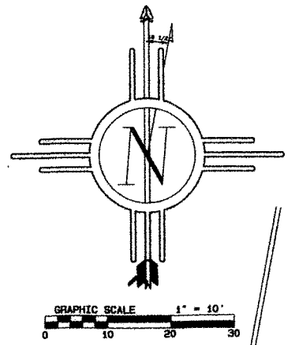
16.1.0 STRUCTURE
16.1.13 SMOKE DETECTORS
IT IS RECOMMENDED THAT A SMOKE DETECTOR BE INSTALLED IN THE BEDROOMS.

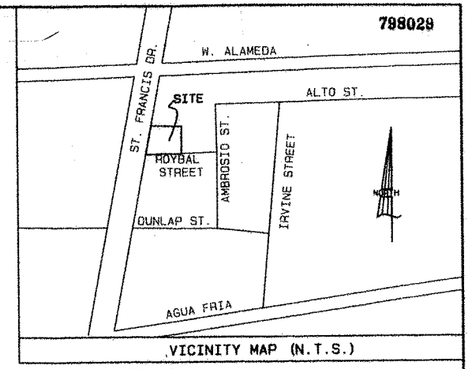
911 Roybal Street - Survey

MAR 29 2016

BOUNDARY SURVEY OF PARCEL 10 OF GUADALUPE NEIGHBORHOOD PLAT D

LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT
PROJECTED SECTION 23 T. 17 N R. 9 E, NMPM,
CITY OF SANTA FE, COUNTY OF SANTA FE, NM





ST. FRANCIS DR
HIGHWAY 285
130' R.O.W. ALONG BOUNDARY

N/F
JAYET
DEED INSTR. # 1675446
PLAT BOOK 491 PAGE 27
UPC
1-053-099-330-194

FOUND 5/8" REBAR
N85°42'49"E
101.08'
81.72'
FOUND NAIL IN WALL (TOP) WITH DISC NMPLS 13604 P. ARMIJO
S00°15'25"W

FIRE PIT
HOT TUB
GARAGE
PARCEL 10
0.208 AC±
RESIDENCE
911 ROYBAL ST.
UPC
1-053-099-329-186
PORCH

N/F
GEISENBERGER
DEED INSTR. # 1687215
PLAT BOOK 750 PG 19-20
UPC
1-053-099-339-189

FOUND 3/8" REBAR
82.80'
S00°01'57"W
N/F
LUCERO-LUJAN
DEED INSTR. # 1772313
PLAT BOOK 61 PG 31
UPC
1-053-099-340-184
40.14'
S89°02'55"W
S88°18'59"W
FOUND IRON PIPE
S84°14'31"E
118.73Ft.

STREET SIGNS
N09°29'55"E
P.O.B. ON LEGAL DESCRIPTION FROM DEED OF NOTE 3
18.00'
S85°04'01"W
79.83'
97.79'
FOUND 1/2" REBAR
FOUND IRON PIPE IN CONCRETE WALL REMNANTS

ROYBAL ST.
VARIABLE WIDTH R.O.W.

TIE TO SANTA FE CONTROL MONUMENT No. 26
S20°28'26"W
917.63Ft.

TIE TO SANITARY SEWER MANHOLE AT ROYBAL AND AMBORSIO INTERSECTION

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code. Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. The statement does not in anyway represent official County approval of this plat.

SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON 01/21/2016. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.
2) REFER TO A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61&64 PLAT-D" BY JOSEPH PACHECO N.M.P.L.S. 3905 RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 15, 1978 IN BOOK 61 PAGE 31.
3) REFER TO A WARRANTY DEED, LORETO AND TERESA DURAN (GRANTORS) TO JAMES AND MARCIA MALMSTROM (GRANTEES) RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BK. 345 PG. 395.
4) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.
5) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS PER FIRM PANEL 35049C0412E, DATED 12/04/2012.

LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- BOUNDARY FROM DEED OF NOTE 3
- BOUNDARY TIE
- ADJOINER BOUNDARY LINE
- FENCE LINE
- WALL OR WALL REMNANTS
- BUILDING
- OVERHEAD ELECTRIC LINES
- UTILITY POLE
- ELECTRIC METER
- TELEPHONE JUNCTION BOX
- GAS HOOK-UP
- FENCE POST
- CLOTHES LINE POST
- UNKNOWN CAPPED IRON PIPE
- CONCRETE
- FLAGSTONE

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

01/25/16
MITCHEL K. NOONAN — N.M.P.L.S No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1734952 WAS FILED FOR RECORD ON THE 26TH DAY OF JAN A.D. 2016 AT 4:48 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 798 PAGE 29 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
Estrella Martinez DEPUTY

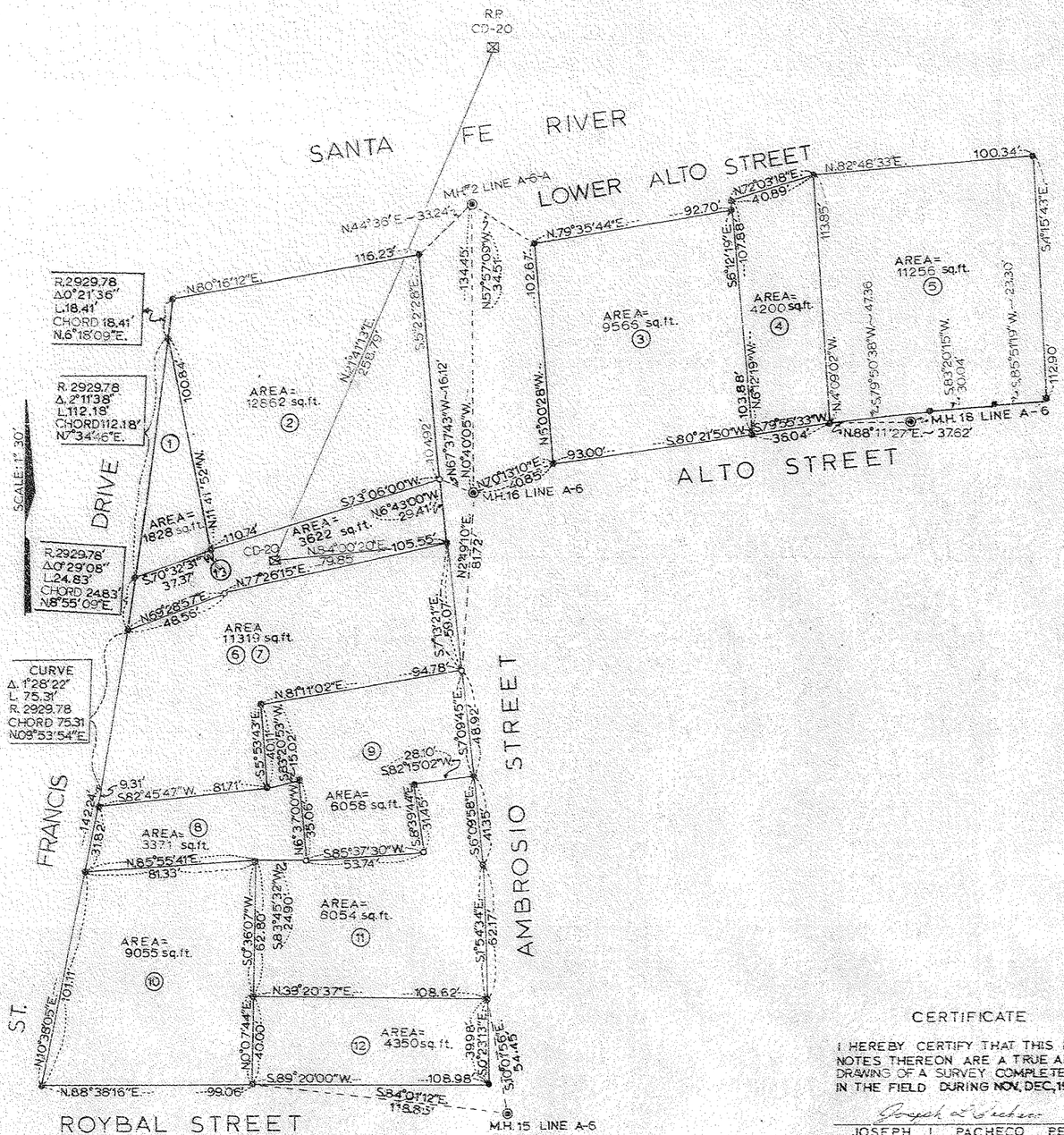
COUNTY CLERK SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

NAME:
FILED: MALMSTROM, JAMES & MARCIA
SUBDIVISION: BK 345 PG 395
SECTIONS: GUADALUPE HEIGHBORHOOD PLAT D
UPC: PROJ. 23, T17N, R9E
1-053-099-329-186

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9429 FAX (505) 988-3413
DATE (S): 01/21/2016 PROJECT No. C-2607

911 Roybal Street - Site plan



MAR 29 2016

PLAT OF SURVEY

SHOWING LANDS IN

GUADALUPE NEIGHBORHOOD

REPLAT OF PORTIONS
OF KINGS MAP BLOCK 61 & 64

PLAT-D

CITY OF SANTA FE, COUNTY OF SANTA FE,
STATE OF NEW MEXICO

CITY OF SANTA FE NEW MEXICO
REVIEWED ON March 15 1978 BY _____
CITY PLANNER

REVIEWED ON 15 March 1978 BY _____
CITY ENGINEER

PARCEL	OWNERS
?	W. JOHN DRISCOL (TRUSTEE) FELIPE LUTHER CHAVEZ
1	RICHARD D. BELIAN AND MARY R. BELIAN
3	ANGELINA S. PADILLA
4	FIDEL GALLEGOS AND FRANCES GALLEGOS
5	EMMA VALDEZ
6 & 7	ROY R. MARTINEZ AND CONSUELO M. MARTINEZ
8	RUMALDA O. MADRID
9	SANDRA L. KIGER
10	JAMES C. MALMSTROM AND MARCIA L. MALMSTROM
11	REBECCA M. VALDEZ
12	AGUSTIN LUCERO AND LETICIA LUCERO
13	CITY OF SANTA FE

COUNTY OF SANTA FE STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS 15 DAY OF March A.D. 79 1:45 O'CLOCK P.M. AND DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY
WITNESS MY HAND AND SEAL OF OFFICE
DANNY ORTIZ
COUNTY CLERK, SANTA FE COUNTY, N.M.
417,093

CITY OF SANTA FE

COMMUNITY DEVELOPMENT PROJECT

#C-41 ~ TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT DRAWING OF A SURVEY COMPLETED BY ME IN THE FIELD DURING NOV. DEC. 1977 & JAN. 1978.

Joseph L Pacheco

JOSEPH L PACHECO P.E. & L.S. 3905

NOTES

- ⊗ INDICATES IRON PIPE FOUND
- ○ INDICATES REBAR FOUND
- ● INDICATES ½" REBAR SET
- I INDICATES HIGHWAY R.W. MARKER (RAIL)
- ◉ INDICATES MANHOLE
- ⊠ INDICATES MONUMENT BRASS CAP SET

78-20

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)).

Case number: **H-16-030**
Project Type: HDRB

PROJECT LOCATION (S): 911 Roybal Street

PROJECT NAMES:

OW – Claudia Quan	1660 Steele Street Apt. 104	Denver, CO 80206-1735	
AP – Jay Jay Shapiro	90 Leaping Powder Road	Santa Fe, NM 87508	505-699-6161

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☑ Contributing ☐ Significant ☐ Landmark ☐

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ NA

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☒

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER NA

YEAR OF CONSTRUCTION NA

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☑ Other _____

USE, EXISTING Residential ☐ Non-Residential ☐ Vacant

USE, PROPOSE Residential ☐ Non-Residential ☑

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: February 14, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-16-030

ADDRESS: 911 Roybal Street
Historic Status: NA
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
___ Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: bldg. ht. calc.	x Photographs
	x Other: exception responses

STAFF RECOMMENDATION:

Staff finds that the exception has not been met to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

The applicant proposes to remodel the property with the following three items.

1. A 1,661 square foot non-residential two-story structure will be constructed to a height of 23' 10" where the maximum allowable height is 14' 1". An exception is requested to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report. The building is designed in a simplified or contemporary Santa Fe Style with little stepback for the second story. A concrete door surround, metal arbor, and the use of copper is unusual. Roof-mounted equipment will be screened from public view with parapets. Stucco will be El Rey "Sandalwood" color and trim color will be "Medium Bronze".

2. Stuccoed yardwalls at 4' high and 6' high will be constructed and a metal pedestrian gate will be installed in the taller wall.

3. A 4' high wrought iron fence with stuccoed pilasters will be constructed.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))

(i) Do not damage the character of the streetscape

Response: A second story on this structure would not damage the character of the streetscape, as there are at least three other buildings, either contiguous, or close, to this lot that are two story buildings. Standing on the lot and looking eastward, there are two residential structures that have two-story elements (see picture "A: Two-Story Buildings" in the supplemental attachment). The first two-story structure is located on the lot adjacent to 911 Roybal St., with the address of 901 Roybal St. (see picture "B: 901 Roybal St." in the supplemental attachment). The second two-story structure is a residence located at 208 Ambrosio St., and located off the northeast corner of the subject lot (see picture "C: 208 Ambrosio St." in the supplemental attachment). The third two-story structure is at 109 St. Francis Drive, two lots north of the subject property (see picture "D: 109 St. Francis Dr." in the supplemental attachment).

Staff response: Staff agrees with this statement.

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

Response: The necessity for a second floor storage and archival area is due to the need of the Owner to provide sufficient space for patients and employees, in order for the Owner to make a livable source of revenue, and be able to work out future growth goals. As it is, this structure will be an average size dental practice, with room for one dentist, a hygienist, and a hygienist assistant, along with a receptionist (see

supplemental attachment titled, "1500 Is The Limit", reported by AFTCO, the oldest and largest dental practice transition consulting network in the United States).

Staff response: Staff does not agree with this statement; perhaps this lot is not big enough for the proposed use.

(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 architectural style of the neighborhood is indeed diverse, with several Santa Fe architectural styles adjacent, or in closest proximity to the subject property. Adjacent to the subject property, the residence at 901 Roybal is a northern NM style (see picture B: 901 Roybal Street); the residence directly across the street, at 910 Roybal St. (see picture E: 910 Roybal Street), with multiple buildings, is both northern NM and SW Pueblo style. The small commercial building, directly north, and adjacent to the subject property, is SW Pueblo style, as well as the large two-story commercial building north of it. Both are at the same address – 109 St. Francis Dr. (see picture "F: 109 St. Francis Drive 2"). The commercial complex at 228 St. Francis Drive, directly across St. Francis Drive from the subject property, is SW Pueblo style as well (see picture "G: 228 St. Francis Drive"). Finally, the two residential homes at 232-1/2 Ambrosia Street, across the street and just east of the subject property are both Territorial and SW Pueblo style, the pueblo style structure having definite contemporary flare (see picture "H: 232-1/2 Ambrosia St."). In lieu of these observations, we propose this building to be a contemporary SW pueblo style and believe that it will strengthen the character of this area of the city.

Staff response: The applicant did not address this criterion, design options were not presented.

(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: The most difficult thing about this lot that compels us to provide a second story room is the required setbacks, and subsequent requirements for open space, parking, sidewalks, and buffers. With the required rooms necessary for this dental building, the buildable area has been maxed, and it is necessary to provide the Owner with a storage and archival area.

Staff response: Staff does not agree with this statement. The zoning requirements are not a special condition for this lot. Staff is unsure if this use is peculiar within the streetscape.

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

Response: The obligatory requirements for commercial lots and buildings in this area necessitate the design and building of a second floor, so we have provided a minimal area of the overall roof area for this need. The total ground floor area is 1661 square feet, and the second floor a fourth of the area, at 441 square feet.

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 Subsection 14-5.2(A)(1)

Response: Because the previous building on this lot was deemed non-contributing by the Historic Department, and subsequently approved to be demolished in its entirety, our desire in designing the new building is to provide historical character for the viewing of neighbors, patients, and visitors to our city. For this reason we have provided the style, colors, window and door types, and textures that we believe would be appealing to viewers. Although not in the immediate vicinity, a noted building in a similar environment is the Ellsworth Gallery, at 213 E. Palace Avenue. This is a contemporary SW pueblo style building among traditional SW Pueblo style and Territorial style buildings (see picture "I: Ellsworth Gallery" in the supplemental attachment). However, unlike the Ellsworth Gallery, we have designed masses with different parapet heights, and have provided for more traditional divided-lite windows and doors, with some stone veneer accents, in order to have a more Santa Fe style façade.

Staff response: Staff agrees with this statement.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 1/6/17	911 [illegible]
Property Owner of Record: [illegible]	Proposed Construction Description:
Applicant/Agent Name: JAY JAY SHAPIRO	DENTAL OFFICE
Contact Person Phone Number: (505) 699-6161	TOTAL ROOF AREA:

Zoning District: CY

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes

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

Lot Coverage: 23 %
☐ Open Space Required:

Setbacks:
Proposed Front: 90 Minimum: 25
2nd Front? 10
Proposed Rear: 50 Minimum: 25
Proposed Sides: L 10 R 15 Minimum: 10-15

Height: Proposed 23 10
Maximum Height: or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 6 Accessible 1 [illegible] 7
Minimum:

Bicycle Parking:**
Proposed: 5 Minimum:
** Commercial Requirement

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

JAY JAY SHAPIRO [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE [signature] DATE 1/6/17

To Be Completed By City Staff:

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

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions:

REVIEWER: [signature] **DATE:** 1/10/17

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



13.7 + 13.8 + 10.9 + 10.9 + 14.9 + 11.1 + 9.8 + 13.7 + 11.4 + 10.3 + 14.8 + 9.6 + 11.5 + 12.1 + 12.3 + 12.3

168.5/14

= 12.1 + 2

= 14.1'

Jay Jay Shapiro ARCHITECT
architecture - planning - management

December 06, 2016

Jay Jay Shapiro, Architect
90 Leaping Powder Road
Santa Fe, NM 87508

JAN 12 2017

David Rasch
Historical Review
City of Santa Fe, NM

Re: A new Dental Office at 911 Roybal Street

Dear Mr. Rasch,

We are requesting approval for the construction of a new building at 911 Roybal Street. Presently, the lot has no structure on it, after the Owner, Claudia Quan, had received approval from the Historical Design Review Board to demolish all structures on the lot in their entirety. Our request is for the construction of a frame/stucco building for use as a small Dental Office.

This lot is on the edge of the Westide Guadalupe Historic District, being on the north-east corner of St. Francis Drive and Roybal Street *(see supplemental attachment, "A: Lot From St. Francis Drive and Roybal St.")*. The lot zone is classified as C4, Limited Office and Retail. The architectural style will be a Contemporary Southwest Pueblo, with several masses, providing nice proportions for the building, and a pleasing view for neighbors, and visitors to our city.

The entrance drive will be on Roybal Street, and the building main entry will have southern exposure off the parking area. The Entry mass will have a lower parapet, and the stucco will be the same base color with a five percent (5%) darkening agent to provide a contrast with the rest of the structure. The entry door will be an aluminum full glass door, with a pre-formed concrete surround, with the color to match the window color.

The Entry Arbor will be designed with 12" diameter metal columns and structural steel beams. The columns and steel beams will be pre-painted with a copper color *(see supplemental attachment, "B: Metal Beam Color")*.

A second arbor, in like design with the entry arbor, will be located on the northwest corner of the structure, for required egress and ingress.

90 Leaping Powder Road, Santa Fe, NM 87508. E: shapiro434@gmail.com
P: 505.699.6161

A secondary entry will be located on the southwest corner of the building, with a metal awning attached to the building and suspended by half-inch diameter steel rods, and color to match the arbors.

Massing of the structure will be anchored by a 1,661 square foot main floor, with a 381 square foot second floor storage and archival area, and a winding staircase to ascend. Parapet heights will be based on five masses *(see supplemental attachment, "C: Quan Building – Massing").* Mass A will be the predominant height, at 14'-6" above finished grade. Mass B will have a parapet height of 16'-0"; Mass C will have a parapet height of 23'-10"; Mass D will have a parapet height of 22'-0", and Mass E, the smallest mass, will have a parapet height of 12'-0".

HVAC units will be located between Masses B and C, and will be shielded from view by the parapet height, and the inclusion of a medial parapet *(see supplemental attachment, "C: Quan Building – Massing").* A solar system and a TV dish satellite will be located on the roof as well, and will be shielded by the parapets.

Custom canales will be fabricated from copper. The size will be 16" wide by 9" high at the front, and 12" high at the back. The total length, from the face of the stucco will be 24".

There are yard walls existing between this property and the adjacent lots, both on the east and the north property lines. They are both unpainted CMU block walls with varied heights. The easterly wall has 16"x16" CMU pilasters at approximately 8' on center and a CMU radiused half-block as a cap, except at the most southerly three sections of wall. The height of this wall is approximately 6'+/-. The CMU wall at the northern property line has no pilasters, and is approximately 6'+ at the northeast corner to over 8' at the northwest corner.

We are proposing to build two stuccoed walls, with gates, and a wrought iron fence with stuccoed pilasters. The first stuccoed wall will be located from the southeast corner of the building and progressing eastward to the existing block wall on the east property line. This wall will have a 36"x66" metal gate *(see supplemental attachment, "D: East Metal Gate").* The next CMU stuccoed wall will be located from the southwest corner of the building and proceed westward to the property line, connected with a 16"x16" stuccoed pilaster. This wall will be 48" tall from finished grade. A 36"x48" metal gate *(see supplemental attachment, "E: West Metal Gate")* will be installed close to the building for access, via colored concrete steps, toward the back of the building where the stair access is. Stuccoed walls will also be located at both sides of the entry drive as buffers from the parking area, as per required regulations, and will be 48" high from finished grade. Finally, a 48" high wrought iron fence with 16"x16" stuccoed pilasters, at approximately 11' on center, will be built along the westerly property line, as a required regulation of the zoning department of the City of Santa Fe *(see supplemental attachment, "F: Wrought Iron Fence").*

90 Leaping Powder Road, Santa Fe, NM 87508. E: shapiro434@gmail.com
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Concrete sidewalks and curbs will be located between the south side of the building and the parking area, with widths and slopes to accommodate accessibility. The accessible parking spaces, as well as the rest of the parking area will be a minimum 4" sub-basecourse, with a minimum 2" asphalt parking surface. All exterior doors will have a concrete stoop, as required by governing codes. All three (3) arbors will have a colored concrete slab; the color shall be Walnut, as manufactured by Kemico *(see supplemental attachment, "G: Kemico Stone Tone Stain Colors").* There will be random size and placed concrete steps at both the east and west side of the building, and the color shall match the Arbor slabs.

The windows and French doors shall be manufactured by Kawneer. The windows will be the 516 Series *(see supplemental attachment, "H: Kawneer Storefront Window").* Exterior doors will be the 360 Series *(see supplemental attachment, "J: Kawnee Entrance Door, 360 Series).* The color shall be "Medium Bronze" *(see supplemental attachment, "K: Kawneer Window/Door Color").*

The exterior finish system, shall be an El Rey Premium Stucco Finish, on Fastwall 100 Fiber-reinforced one coat stucco base, on 20 gauge stucco wire on Tyvek house wrap. The Color shall be "Sandlewood", as manufactured by El Rey *(see supplemental attachment, "L: El Rey Premium Stucco: Sandalwood").*

All exposed metal trim will be painted to match the stucco color.

The exterior light fixtures will be indirect wall sconces, as manufactured by The Southwest Store *(see supplemental attachment, "M: Exterior Wall Sconce").* The size will be 12" tall by 8" wide by 6" deep, and the color will be Dessert, as shown in the attachment picture.

David, I hope that this will give you enough information to understand the extent of our request, and hopeful approval. If you need anything else, please don't hesitate to contact us.

Respectfully,

Jay Jay Shapiro, Architect (agent for Claudia Quan)

90 Leaping Powder Road, Santa Fe, NM 87508, E: shapiro434@gmail.com
P: 505.699.6161



A. Two Story Buildings



B. 901 Roybal Street



C. 208 Ambrosia St.



D. 109 St. Francis Dr.



E. 910 Roybal Street



F. 109 St. Francis Drive 2

G. 228 St. Francis Drive



H. 232-1/2 Ambrosia St.



I. Ellsworth Gallery (213 E. Palace Ave.)

1500 Is the Limit

Annual patient billings for a well-run general dental practice should average approximately $750 per year per active patient. This figure can vary somewhat based on practice demographics, but overall this will apply to most areas of the United States.

An average, well-run, solo general dental practice with two restorative rooms and two hygiene rooms should produce about $1,125,000 per year. Take that $1,125,000 and divide it by $750 per year average patient billings and this comes to 1500 patients. This means you need one dentist for every 1500 active patients (actually, you need 300 patients per doctor day per week - 1500 patients = 5 doctor treatement days, 1200 patients = 4 doctor treatment days, etc.)

A hygienist can see 12 patients per day working in two hygiene rooms with a hygiene assistant. A practice will average 48 weeks per year (two weeks vacation and two weeks off for eight holidays and two sick days combined). Active patients will average two hygiene visits per year (considering those that visit once, twice, three and four times a year and those that only visit every other year). This means that, on the average, all active patients will be seen every 24 weeks (and then recall begins again). If the hygienist works five days a week and sees 12 patients per day, that is sixty patients per week. Sixty patients per week times 24 weeks equals 1440 patients.

Therefore, one dentist with two treatment rooms, one hygienist and one hygiene assistant with two treatment rooms, along with 1500 active patients are an ideal combination.

So what happens when you have one dentist who tries to treat more than 1500 active patients? The average annual billing per patient will begin to drop. When the doctor tries to see more patients in the same amount of time, something has to give, and it does. Comprehensive treatment gets put off in the quest to see more patients. The doctor begins to run out of time while running more to see all the patients.

The more patients on the doctor's schedule, the less time he/she has for each patient. Then there are more hygiene patients to check, and that results in less time to see patients. As a rule, the higher the number of patients (over 1500) in a solo general practice, the lower the practice income. That's right, a high number of patients equals lower income, and that is the rule, not the exception.

So why do doctors do this? It's because they have developed a perspective of scarcity over the years, that's why. Dentists tend to think that every new patient is going to be their last one! Heaven forbid if they should turn one away; it could be their last. Try to fit them in the schedule if you can. Put off that six-unit bridge in order to see another new patient. You can catch that bridge on that patient's next visit.

What should you do if you already have two or three thousand patients? First, get off this speeding treadmill. If you are trying to see this many patients on your own, then you are killing yourself. You are working harder and making less money than you could be making if you worked smart instead of hard.

You have a unique talent if you have this many patients. I say it's unique because there are a lot of dentists who have little or no communication skills or lousy personalities, and they can't buy patients if they wanted to. If you have a huge patient base, it makes a statement about you. It says that your patients like you and trust you, and they refer all their family and friends to you. I find it interesting

that the dentists who worry the most about losing patients are usually the ones with the most patients.

If you are in this situation, then it's probably time to add another doctor to your practice. I know the first thing you are going to say is, "Where are the patients going to come from?" Well, you have them already, and it is time for you to let go of some of them. You can't handle all the patients you already have, so be prepared to share them with the new doctor. It's time to let go of some of them.

Don't worry. If your patients like the new doctor, it does not mean that they dislike you or like him/her better. They will, however, probably notice a more relaxed and comfortable atmosphere in the office. They may even notice that you are not running around like a chicken with its head cut off. They may even get to like you more than they do now (of course then they will send more patients, and the problem will grow, but at least you will have it under control).

You've worked hard all these years, and it is time to relax and enjoy some of the benefits of your labor. Go to a three-day workweek. See half the patients you are currently trying to see. Expand your hygiene program and add another doctor to your practice. Work less, like it more, and make more money! Or you can continue like you are and let the Grim Reaper get a shot at you before your time. The choice is yours, but at least recognize that it is time for you to let go and let someone else share the load. Call AFTCO at 800-232-3826 or visit our website at www.aftco.net. It's time to call AFTCO!

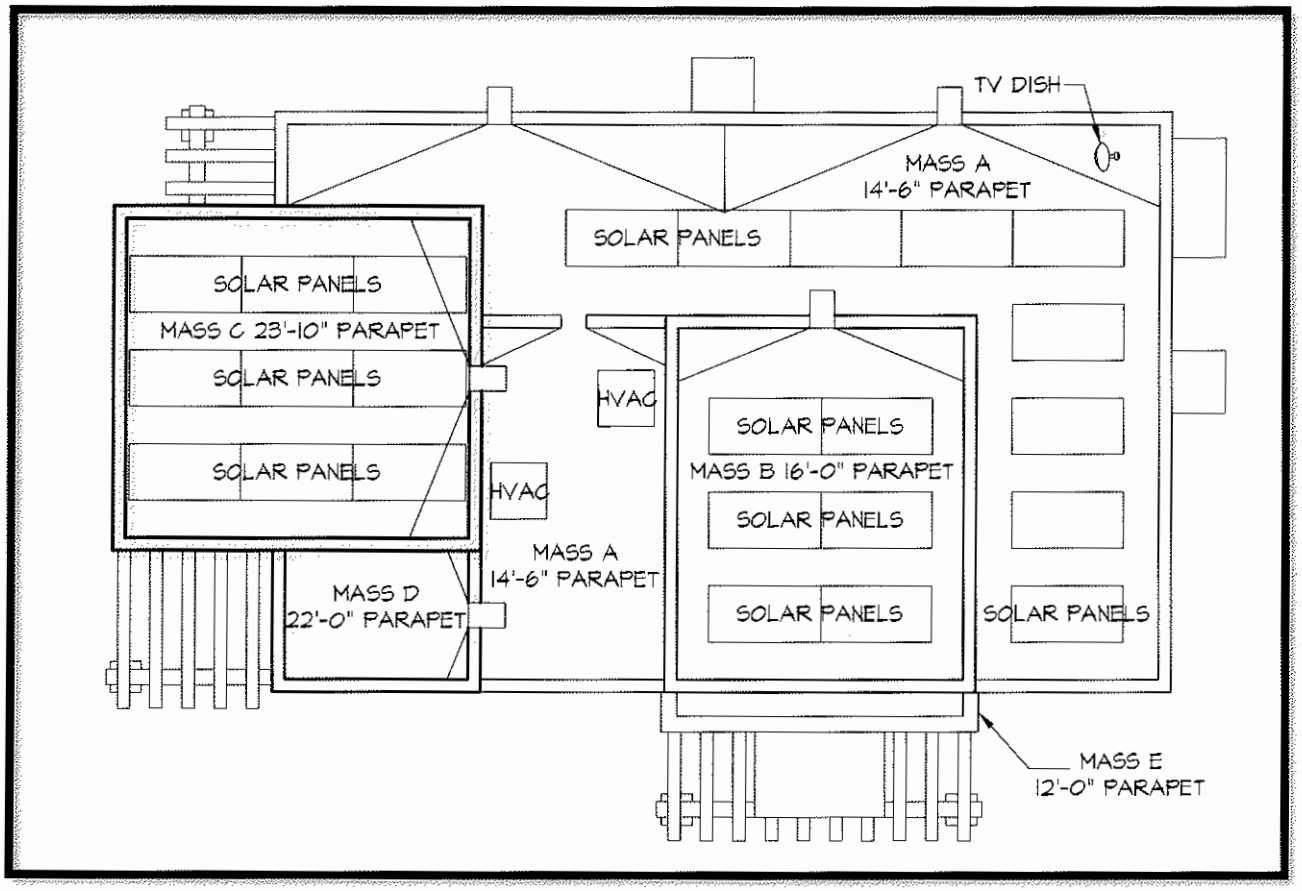
PROJECT: 911 Roybal Street, Santa Fe, NM 87501
Supplemental attachments



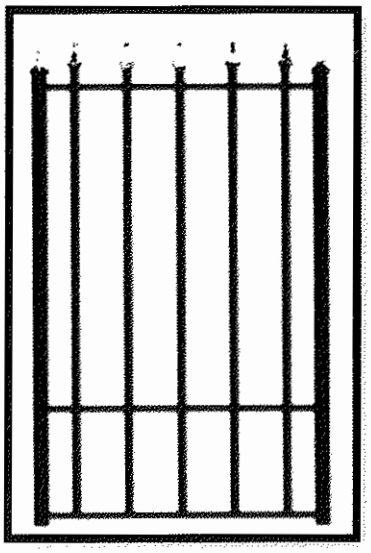
A: Lot from St. Francis Drive and Roybal St.



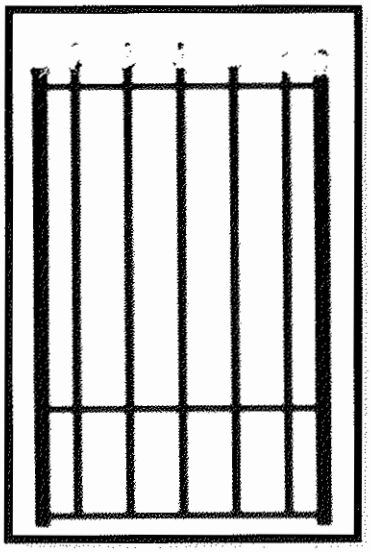
B. Metal Beam Color – Antique Copper Metallic, exterior grade



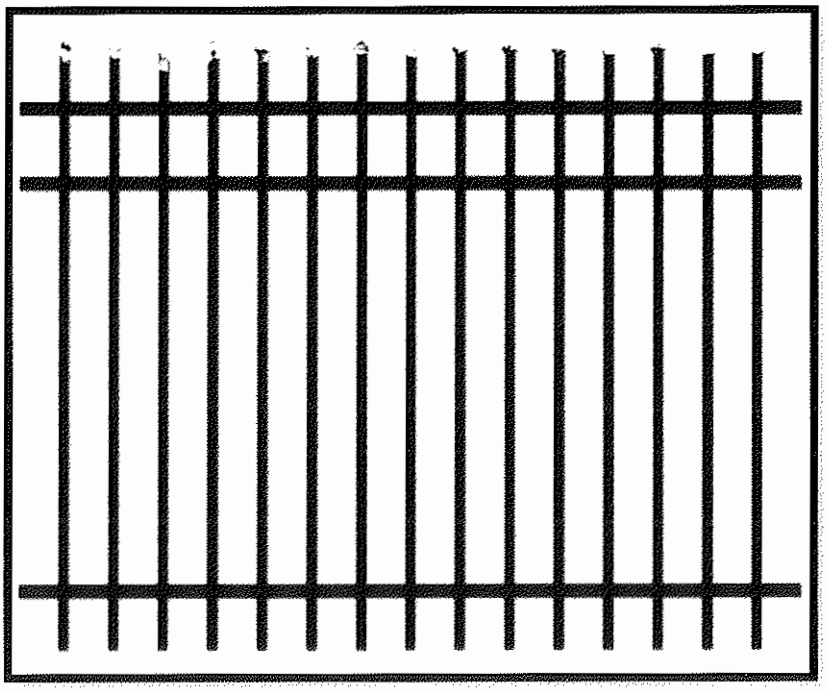
C: Quan Building - Massing



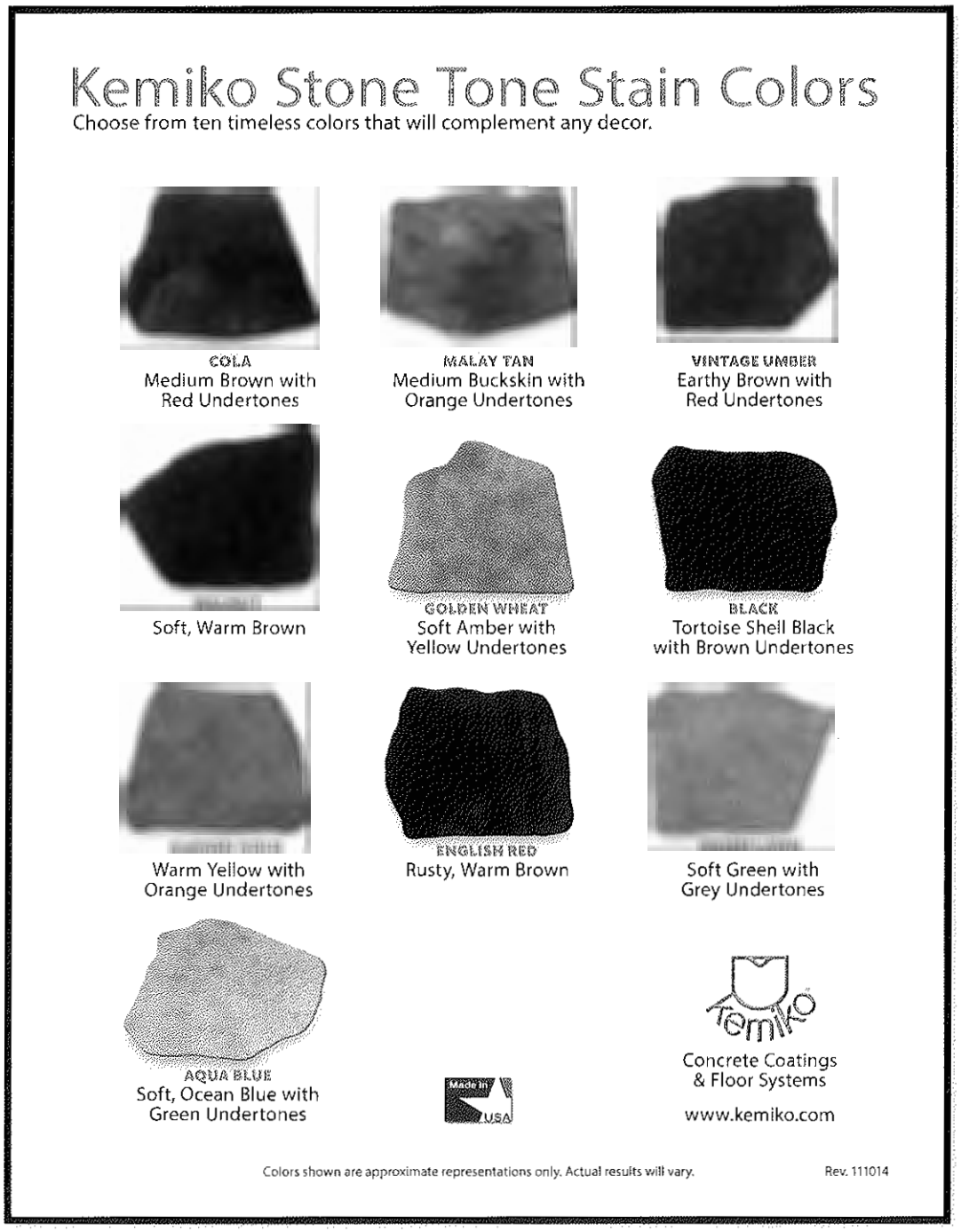
D: East Metal Gate



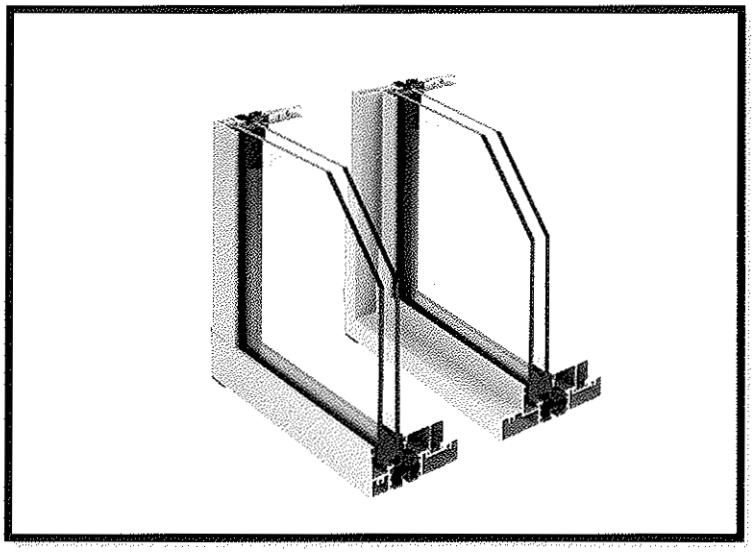
E: West Metal Gate



F: Wrought Iron Fence



G: Kemico Stone Tone Stain Colors



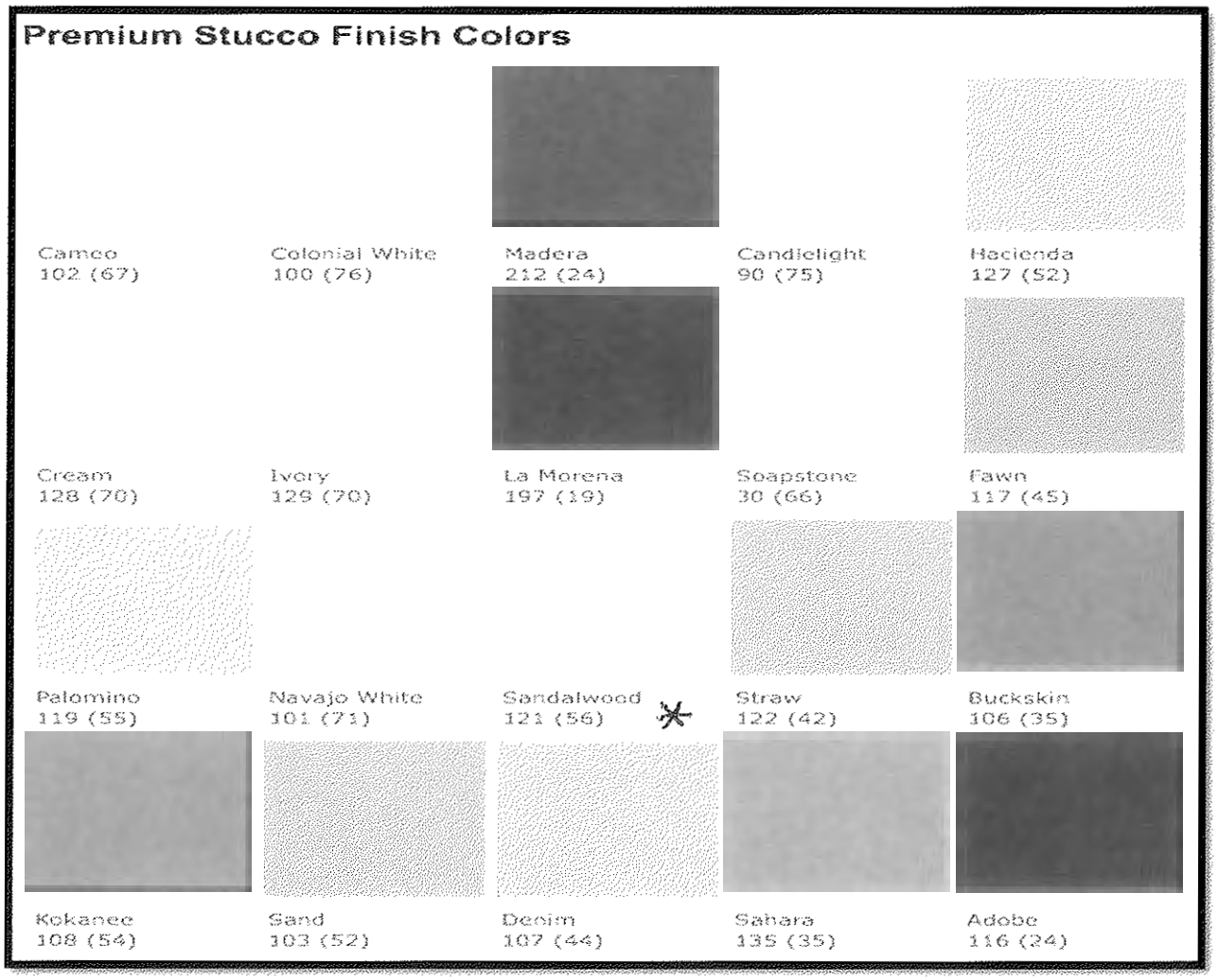
H: Kawnee Storefront Window, 516 Series



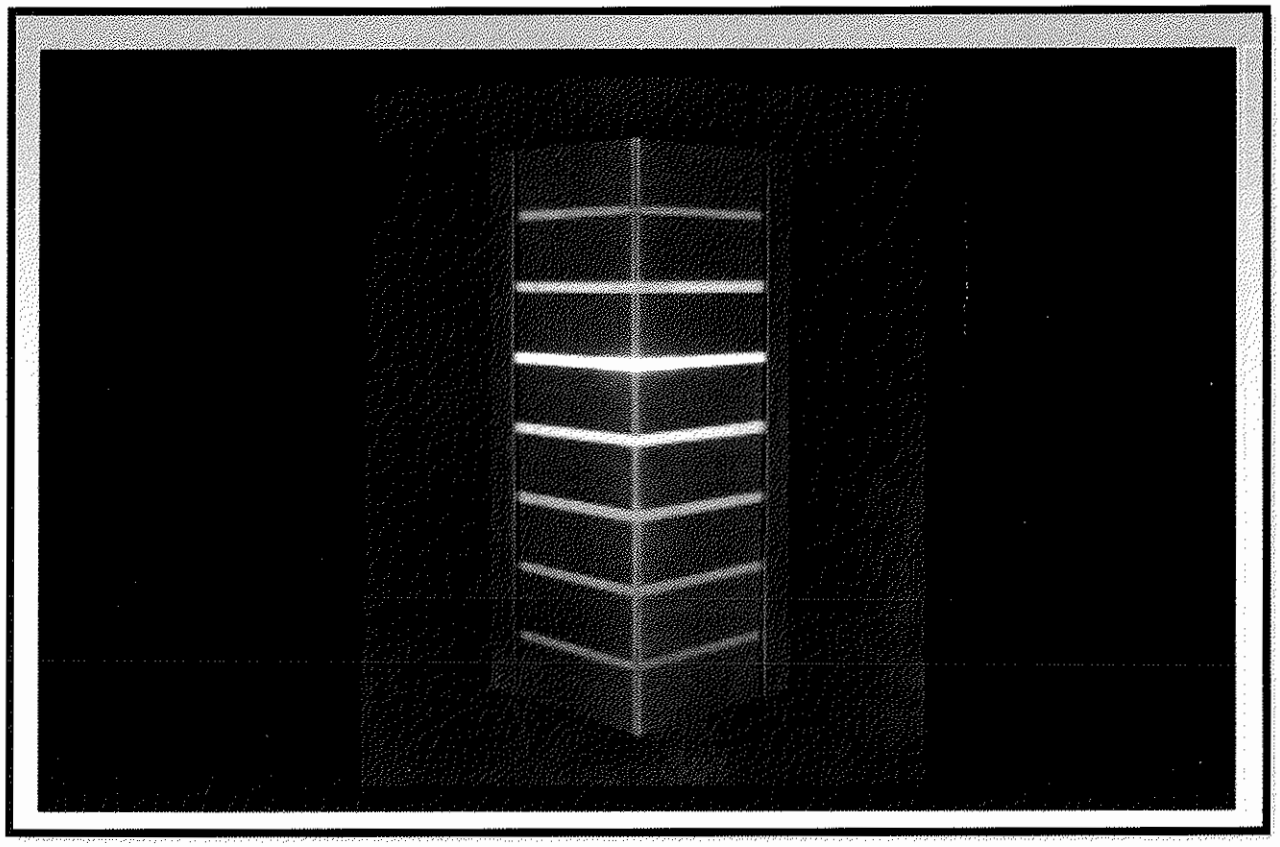
J. Kawnee Entrance Door, 360 Series

[redacted]	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)

K: Kawneer Window/Door Color



L. El Rey Premium Stucco Color: Sandalwood



M: Exterior Wall Sconce

GENERAL NOTES:

1. THIS PROJECT IS A NEW STRUCTURE BUILT FOR USE AS A FAMILY DENTAL OFFICE IN THE WESTSIDE GUADALUPE HISTORIC DISTRICT.

2. THE ARCHITECTURAL STYLE WILL BE A CONTEMPORARY SOUTHWEST PUEBLO STYLE, WITH SIMULATED DIVIDED LITE CASEMENT WINDOWS THROUGHOUT, A STUCCO EXTERIOR FACADE, METAL ARBORS AT THREE ENTRY AREAS, AND A FREE-STANDING ARBOR.

3. CONCRETE:
   A. FOUNDATION CONCRETE:
      1. FOOTINGS/STEM WALLS - MINIMUM 3500 P.S.I.
      2. FLOOR SLAB/STOOPS - MINIMUM 3000 P.S.I,
   B. ORNAMENTAL CONCRETE:
      1. PARAPET/COLUMN CAPS AND SURROUNDS - MINIMUM 2500 P.S.I.
      2. ENTRY DOOR SURROUNDS/WINDOW SILLS - MINIMUM 2500 P.S.I.

4. METALS:
   A. STRUCTURAL STEEL ARBOR: ALL BEAMS AND POSTS AT ENTRY AND FREE-STANDING ARBOR SHALL BE MINIMUM 1/8" TUBE STEEL, WITH SIZES AS SHOWN ON PLANS.
      1. FINISH COLOR: COPPER
   B. ORNAMENTAL METAL:
      1. CANALES SHALL BE LINED WITH COPPER SHEET.
   C. EXTERIOR METAL TRIM SHALL BE PAINTED TO MATCH THE STUCCO COLOR;
   D. ALL ROOF APERTENANCE SHALL BE PAINTED SAME COLOR AS GAF ROOFING SYSTEM (TAN).

5. INSULATION:
   A. ROOF:
      1. MINIMUM R-38 CELLULOSE BLOWN-IN INSULATION.
   B. EXTERIOR WALLS:
      1. MINIMUM R-22 CELLULOSE BLOWN-IN INSULATION.
   C. SOUND WALLS:
      1. MINIMUM 3" SOUND ATTENTUATION BLANKETS AT PERIMETER WALLS OF OFFICE, BREAK ROOM, MECHANICAL ROOM AND BATHROOMS.

6. FINISHES:
   A. GYPSUM DRYWALL:
      1. 5/8" FIRECODE C GYPSUM BOARD PANELS THROUGHOUT; TAPE, TEXTURE, AND PRIME, TO PREPARE FOR PAINTING.
      2. 5/8" WATER RESISTANT GYPSUM BOARD PANELS AT ALL BATHROOM WALLS.
   B. PAINT:
      1. INTERIOR: SEMI-GLOSS LATEX ENAMEL AT ALL WALLS AND CEILINGS.
         A) COLOR: AS SELECTED BY OWNER.
      2. EXTERIOR: FLAT OIL-BASED ENAMEL, EXTERIOR GRADE.
         A) COLOR: MATCH STUCCO COLORS FOR ANY EXPOSED METAL TRIM; MATCH ROOF COLOR FOR ALL ROOF APERTENANCE.
   C. STUCCO:
      1. MANUFACTURER: EL REY
      2. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON TYVEK HOUSE WRAP.
      3. COLOR: SANDLEWOOD
      4. COLOR: SANDLEWOOD WITH 5% DARKENING AGENT AT ENTRY MASS.

7. WINDOWS: KAWNEER 516 THERMAL WINDOWS, LOW-E IG WITH ARGON.
   A. TYPE: 2"X4" ALUMINUM FRAME, PAINTED
   B. U-VALUE - 0.25
   C. SHGC - 0.44
   D. VLT % = 50
   E. CONDENSATION RESISTANCE = 61
   F. COLOR: #28 MEDIUM BRONZE

8. EXTERIOR DOORS:
   A. FRENCH STYLE DOORS SHALL BE KAWNEER 360 ALUMINUM STOREFRONT, IN CONFIGURATIONS SHOWN ON PLANS;
   B. COLOR: #28 MEDIUM BRONZE
   C. GLAZING: 1" LOW-E IG

9. ROOF:
   A. MANUFACTURER: GAF
   B. TYPE: RUBBEROID TORCH GRANULE MEMBRANE
   C. COLOR: TAN

10. PLUMBING SYSTEMS: SEE PLUMBING SHEETS FOR SCHEDULES OF FIXTURES, FAUCETS, AND EQUIPMENT.

11. HEATING: HVAC SYSTEM; SEE MECHANICAL SHEETS FOR EQUIPMENT AND SYSTEMS INFORMATION.

12. ELECTRICAL SYSTEMS: SEE ELECTRICAL SHEETS FOR FIXTURE SCHEDULE.

DESIGN CRITERIA

GROSS BUILDING AREA:	
GROUND FLOOR:	1661 SF
SECOND FLOOR:	441 SF
TOTAL:	2102 SF
LOT AREA:	9,060.48 SF
LANDSCAPE AREA:	3,052.72 SF
SANTA FE ZONING DISTRICT	C-4, LIMITED OFFICE AND RETAIL
OCCUPANCY CLASSIFICATION (IBC 2009, SECTION 304)	GROUP B
CONSTRUCTION TYPE, IBC SECTION 602.2 AND TABLE 601	TYPE V-A (ONE HOUR)
SIESMIC ZONE	2B
OCCUPANCY LOAD, TABLE 1004.1.1	1. BUSINESS AREA: 1/100 SQ. FT.; 2102 SF/100 = 21 TOTAL OCCUPANT LOAD
PARKING REQUIREMENTS SECTION 14-8.6-1	
- FIRST FLOOR (NET LEASABLE)	1473.69 SF/200 = 7.37 (8 PARKING SPACES
- SECOND FLOOR STORAGE (NET WAREHOUSE)	337.49 SF/500 = .67 (1 PARKING SPACE)
ACCESSIBLE PARKING, ADAAG TABLE 208.2	1 VAN ACCESSIBLE SPACE REQUIRED

JAN 10

STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2858
REGISTERED ARCHITECT

Jay Jay Shapiro Architect
with Lorenzo at Visual concepts, llc.
Jay Jay (505) 699-6161 Lorenzo (505) 930-9118

LANDSCAPE LEGEND

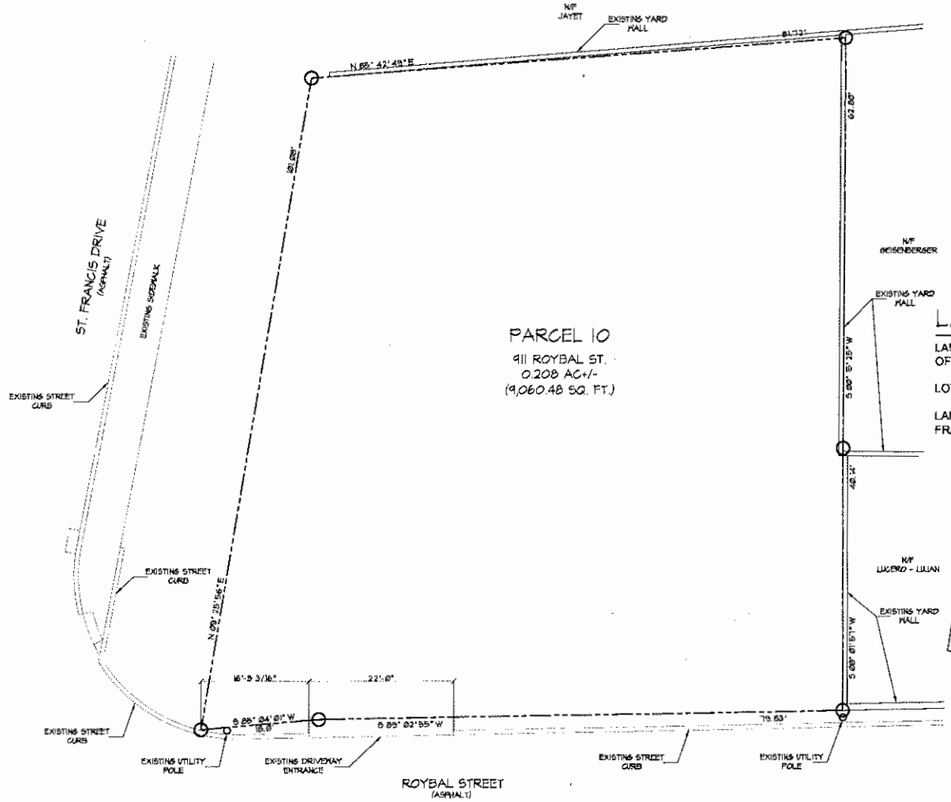
- TREE, PINE
- TREE, DECIDUOUS
- TREE, FRUIT
- SHRUB 1
- HEDGE
- SHRUB 3

LANDSCAPE AREA

LANDSCAPE AREA REQUIREMENT = 25% OF LOT AREA.

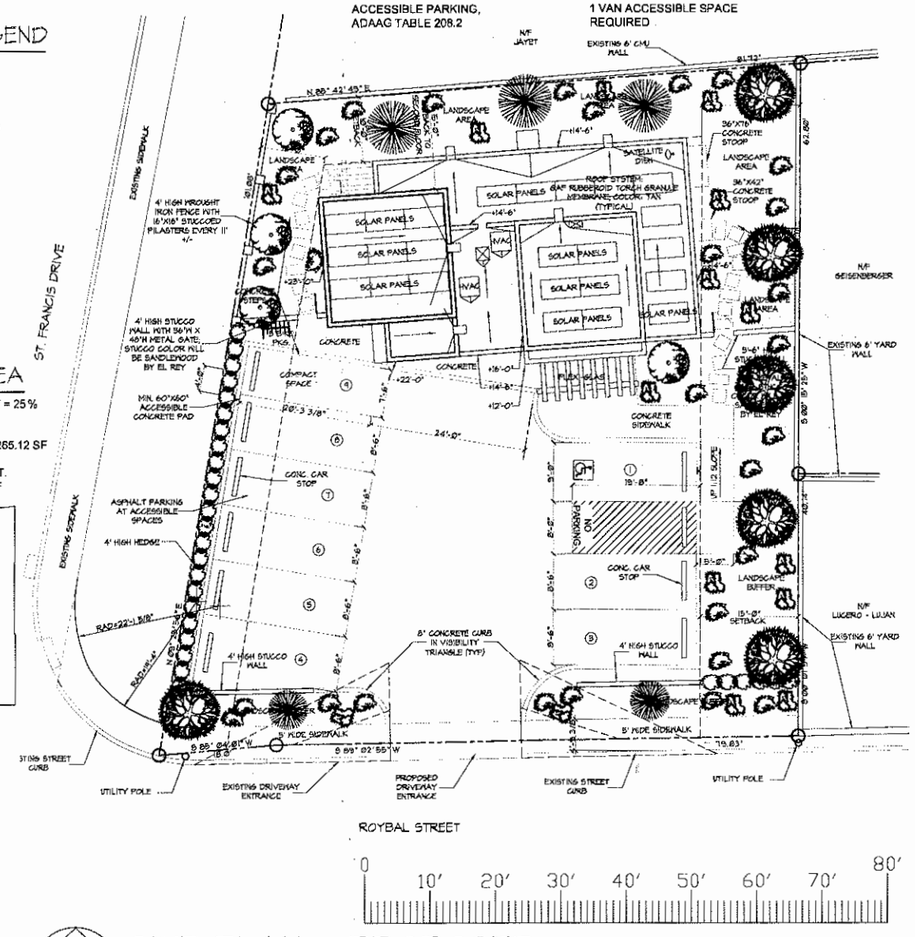
LOT AREA = 25% X 9060.48 SF = 2265.12 SF

LANDSCAPE AREA (EXCLUDING ST. FRANCIS FRONTAGE) = 3044.34 SF



SITE PLAN - EXISTING

SCALE: 1" = 10'-0"



SITE PLAN - PROPOSED

SCALE: 1" = 10'-0"

DENTAL OFFICE for CLAUDIA QUAN
911 Roybal St., Santa Fe, New Mexico 87507

SITE PLAN
JANUARY 04, 2017
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

REV. NO.	DATE

1 of 4

GENERAL NOTES:

1. THIS PROJECT IS A NEW STRUCTURE BUILT FOR USE AS A FAMILY DENTAL OFFICE IN THE WESTSIDE GUADALUPE HISTORIC DISTRICT.

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      1. PARAPET/COLUMN CAPS AND SURROUNDS - MINIMUM 2500 P.S.I.
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      1. MINIMUM R-22 CELLULOSE BLOWN-IN INSULATION.
   C. SOUND WALLS:
      1. MINIMUM 3" SOUND ATTENTUATION BLANKETS AT PERIMETER WALLS OF OFFICE, BREAK ROOM, MECHANICAL ROOM AND BATHROOMS.

6. FINISHES:
   A. GYPSUM DRYWALL:
      1. 5/8" FIRECODE C GYPSUM BOARD PANELS THROUGHOUT; TAPE, TEXTURE, AND PRIME, TO PREPARE FOR PAINTING.
      2. 5/8" WATER RESISTANT GYPSUM BOARD PANELS AT ALL BATHROOM WALLS.
   B. PAINT:
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         A) COLOR: AS SELECTED BY OWNER.
      2. EXTERIOR: FLAT OIL-BASED ENAMEL, EXTERIOR GRADE.
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   C. STUCCO:
      1. MANUFACTURER: EL REY
      2. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON TYVEK HOUSE WRAP.
      3. COLOR: SANDLEWOOD
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7. WINDOWS: KAWNEER 516 THERMAL WINDOWS, LOW-E IG WITH ARGON.
   A. TYPE: 2"X4" ALUMINUM FRAME, PAINTED
   B. U-VALUE - 0.25
   C. SHGC - 0.44
   D. VLT % = 50
   E. CONDENSATION RESISTANCE = 61
   F. COLOR: #28 MEDIUM BRONZE

8. EXTERIOR DOORS:
   A. FRENCH STYLE DOORS SHALL BE KAWNEER 350 ALUMINUM STOREFRONT, IN CONFIGURATIONS SHOWN ON PLANS;
   B. COLOR: #28 MEDIUM BRONZE
   C. GLAZING: 1" LOW-E IG

9. ROOF:
   A. MANUFACTURER: GAF
   B. TYPE: RUBBEROID TORCH GRANULE MEMBRANE
   C. COLOR: TAN

10. PLUMBING SYSTEMS: SEE PLUMBING SHEETS FOR SCHEDULES OF FIXTURES, FAUCETS, AND EQUIPMENT.

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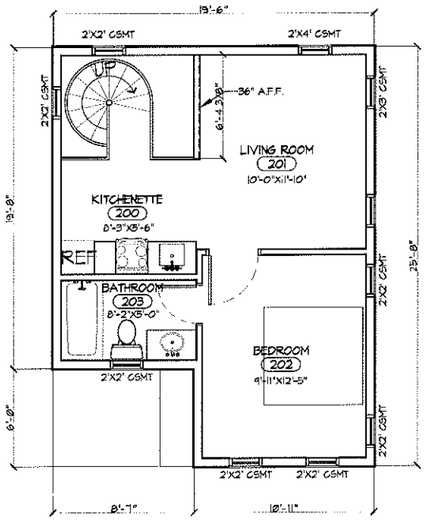
12. ELECTRICAL SYSTEMS: SEE ELECTRICAL SHEETS FOR FIXTURE SCHEDULE.

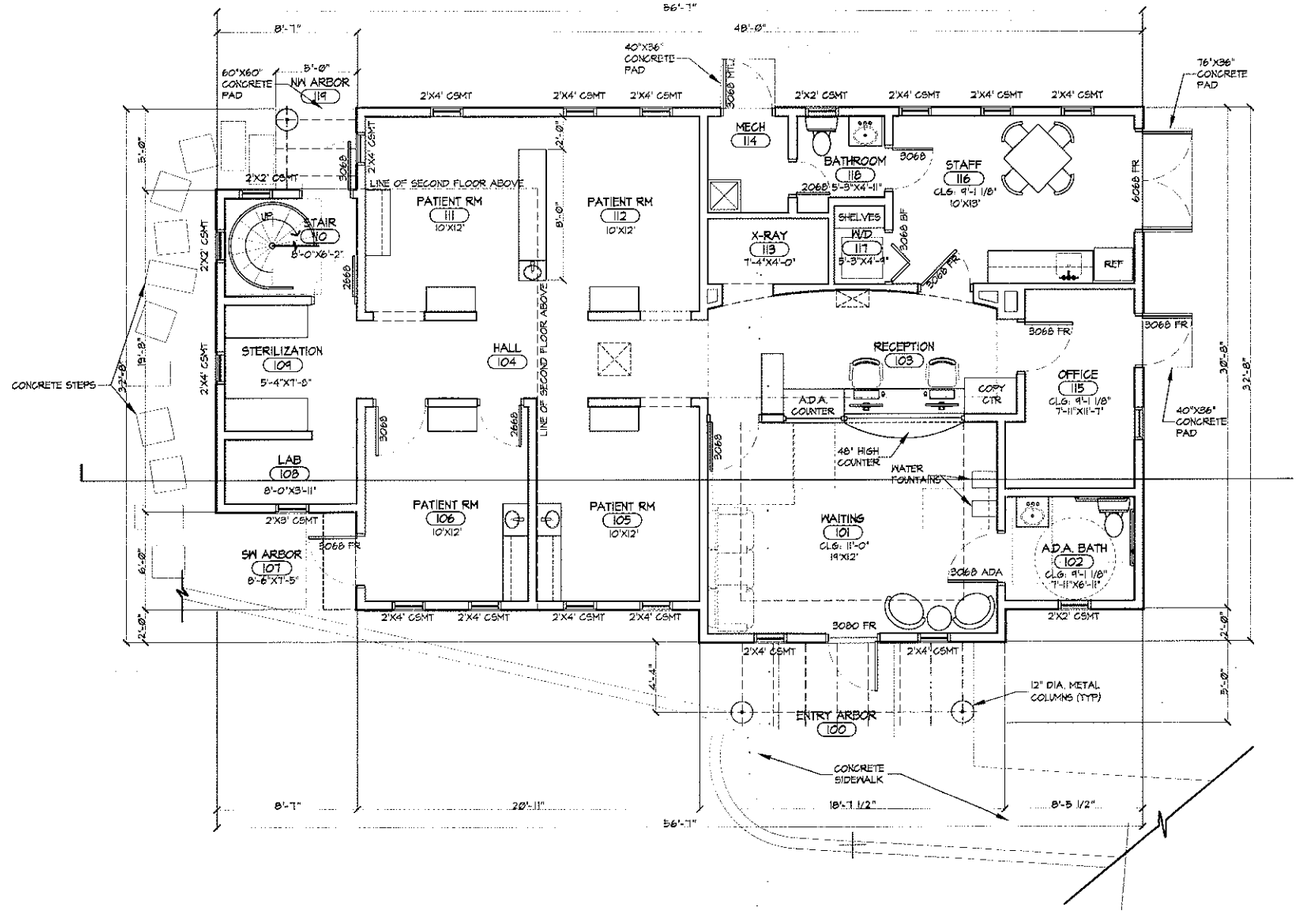
STATE OF NEW MEXICO
JAY JAY SHAPIRO
NO. 2358
REGISTERED ARCHITECT

0 4' 8' 12' 16' 20' 24' 28' 32'



PROPOSED SECOND FLOOR PLAN

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



PROPOSED GROUND FLOOR PLAN

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

Jay Jay Shapiro Architect
with Lorenzo at Visual concepts, llc.
Jay Jay (505) 699-6161 Lorenzo (505) 930-9118

JAN 27 2017

DENTAL OFFICE for CLAUDIA QUAN

911 Roybal St, Santa Fe, New Mexico 87507

FLOOR PLAN

JANUARY 04, 2017
DRAWN BY: Rudy DelGado
APPROVED: Jay Jay Shapiro

REVISIONS

REV. NO.	DATE
1	12/31/16
2	1/9/17

2 of 4

GENERAL NOTES:

1. THIS PROJECT IS A NEW STRUCTURE BUILT FOR USE AS A FAMILY DENTAL OFFICE IN THE WESTSIDE GUADALUPE HISTORIC DISTRICT.

2. THE ARCHITECTURAL STYLE WILL BE A CONTEMPORARY SOUTHWEST PUEBLO STYLE, WITH SIMULATED DIVIDED LITE CASEMENT WINDOWS THROUGHOUT, A STUCCO EXTERIOR FACADE, METAL ARBORS AT THREE ENTRY AREAS, AND A FREE-STANDING ARBOR.

3. CONCRETE:
   A. FOUNDATION CONCRETE:
      1. FOOTINGS/STEM WALLS - MINIMUM 3500 P.S.I.
      2. FLOOR SLAB/STOOPS - MINIMUM 3000 P.S.I.
   B. ORNAMENTAL CONCRETE:
      1. PARAPET/COLUMN CAPS AND SURROUNDS - MINIMUM 2500 P.S.I.
      2. ENTRY DOOR SURROUNDS/WINDOW SILLS - MINIMUM 2500 P.S.I.

4. METALS:
   A. STRUCTURAL STEEL ARBOR: ALL BEAMS AND POSTS AT ENTRY AND FREE-STANDING ARBOR SHALL BE MINIMUM 1/8" TUBE STEEL, WITH SIZES AS SHOWN ON PLANS.
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      1. CANALES SHALL BE LINED WITH COPPER SHEET.
   C. EXTERIOR METAL TRIM SHALL BE PAINTED TO MATCH THE STUCCO COLOR;
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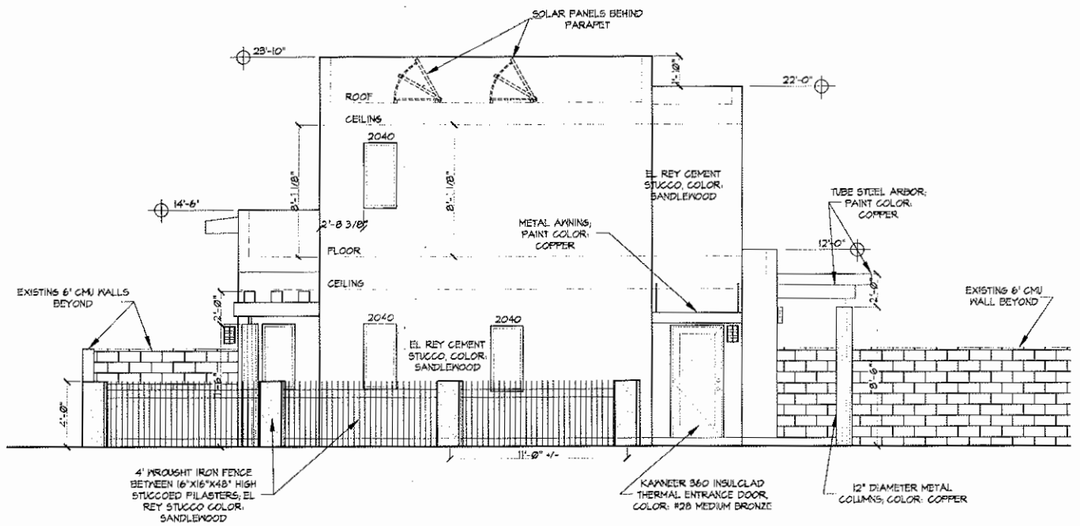
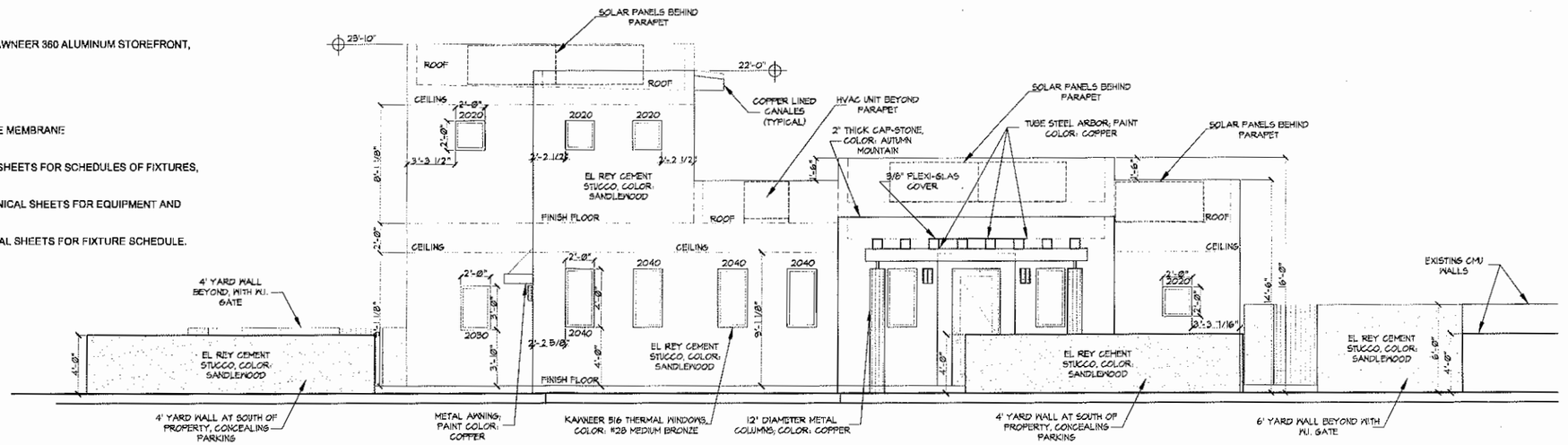


WEST ELEVATION WITH YARD WALLS

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



SOUTH ELEVATION WITH YARD WALLS

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

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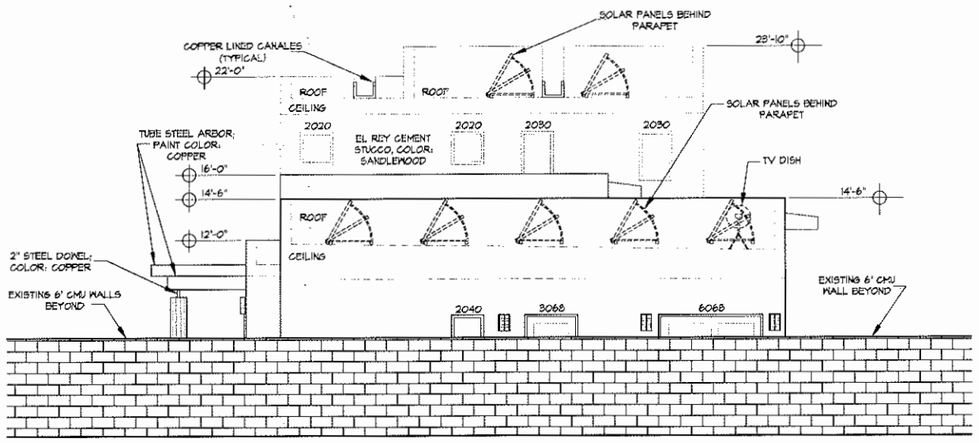
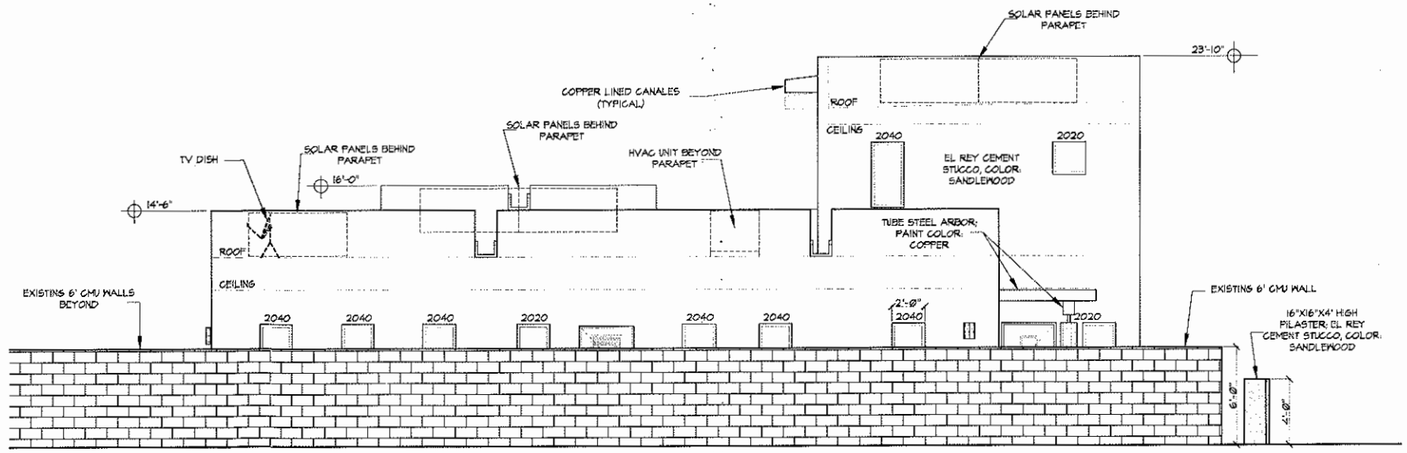


EAST ELEVATION WITH YARD WALLS

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



NORTH ELEVATION WITH YARD WALLS

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

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: Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)).

Case number: **H-16-030**
Project Type: HDRB

PROJECT LOCATION (S): **911 Roybal Street**

PROJECT NAMES:

OW – Claudia Quan
Denver, CO 80206-1735

1660 Steele Street Apt. 104

AP – Jay Jay Shapiro
Santa Fe, NM 87508

90 Leaping Powder Road
505-699-6161

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 14, 2017. The decision of the Board was approve the height exception request and the application with the conditions that all of the copper color shall be changed to the bronze window color and that staff shall approve drawings that show the structure flipped in the east-west direction, placing the second floor on the east side of the property, before a construction permit application is submitted. 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.**

City of Santa Fe, New Mexico

memo

DATE: **March 10, 2026**

TO: **Historic Districts Review Board Members**

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

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** *LJM*

2026-011770-HDRB, 302 Camino Cerrito, Downtown & Eastside Historic District, non-contributing, Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, propose to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum allowable is 14'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents, height calculation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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

Sample motions:

One motion will be required in this case.

a. In case 2026-011770-HDRB, for 302 Camino Cerrito, approve or deny the application as submitted.

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 subject property has street frontage along Canyon Road and an entrance to the property off Camino Cerrito, though it has no street frontage on Camino Cerrito. Most of the structures along this stretch of Canyon Road are close to or abutting the road. They are primarily Spanish Pueblo Revival style with a few Vernacular style units with pitched roofs.


Figure 2: View of Property from Canyon Road

Site Description:
The property at 302 Camino Cerrito is approximately 7,191 sq. ft. in an "L" shape. The 1,752 sq. ft. Vernacular style residence with an intersecting gable roof was constructed in 2013-2014. The house's ridgeline is 16'-0" high. The house has a 176 sq. ft. Portal on the east elevation, and the bump-out projection of the footprint is visible along Canyon Road. The roof is standing-seam. The fenestrations are single and grouped casement windows with divided lites in a two-over-three pattern in a "slate" color.

The property also has a 606 sq. ft. guesthouse on the south end. The guesthouse is a single-story, pitched-roof, side-gabled house. It holds an inset porch at the northwest corner and matches the treatment to the main residence.

Along the Canyon Road frontage is a combination of stucco on block and coyote fence at 5'-9" and a river rock retaining wall. Along the east and west property lines is 6'-0" high coyote fencing. Another combination of stucco on block and coyote fence at 6'-0" forms a small courtyard on the south side of the house.

PREVIOUS CASE SUMMARIES:
ARC:
Archaeological clearance for the property was issued under case AR-23-2013.

HDRB:
The property was developed according to the approval of case H-13-104 in 2014.

ADMINISTRATIVE:
An approval was provided in July 2016. The approval included relocating a window on the south, a 6' Fultz door, and relocating the fencing using new irregularly topped latillas at 6'-0" high.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Construct a 286 sq. ft. freestanding carport constructed of 6” x 6” wood frame posts and roof rafters, corrugated metal sheet roof, gravel flooring, and a gutter and downspout on the north elevation. The roof will slope to the north for drainage.

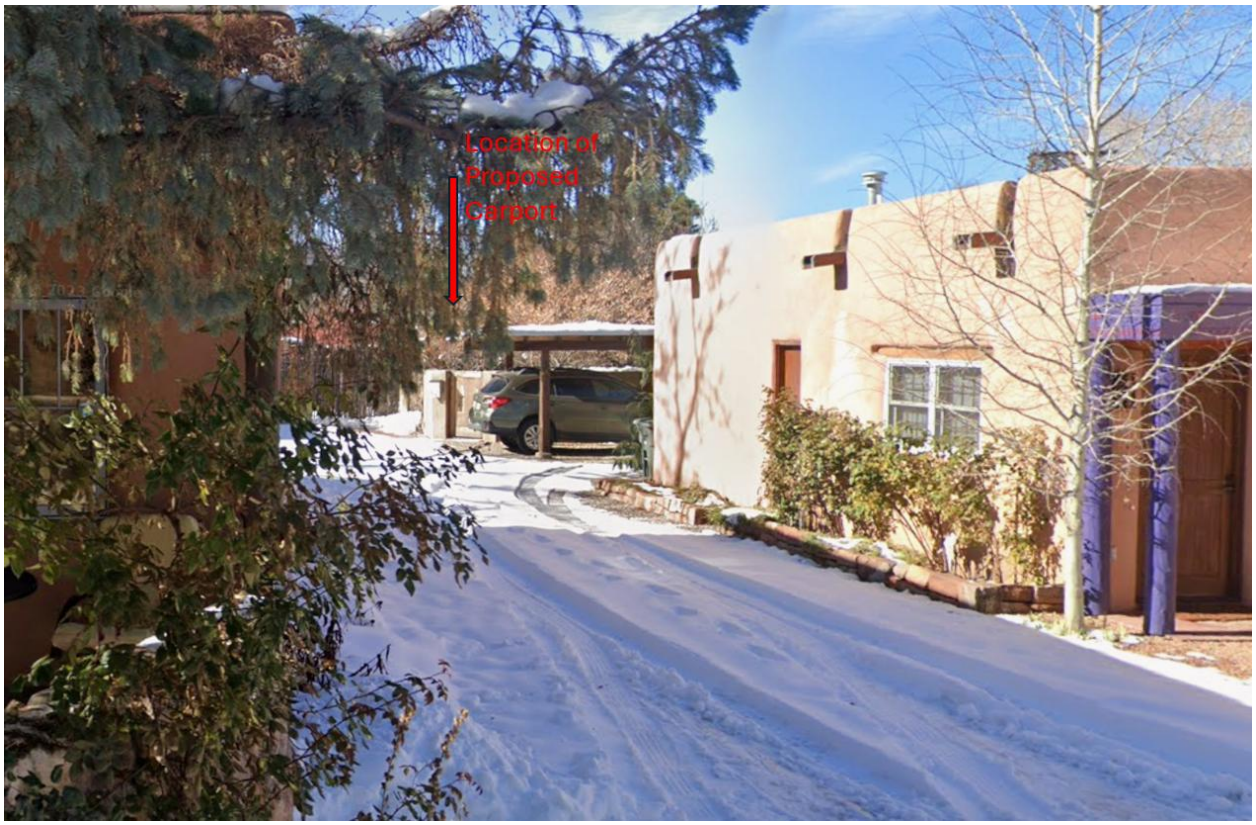


Figure 3: Location of Proposed Carport Looking Down Driveway from Camino Cerrito

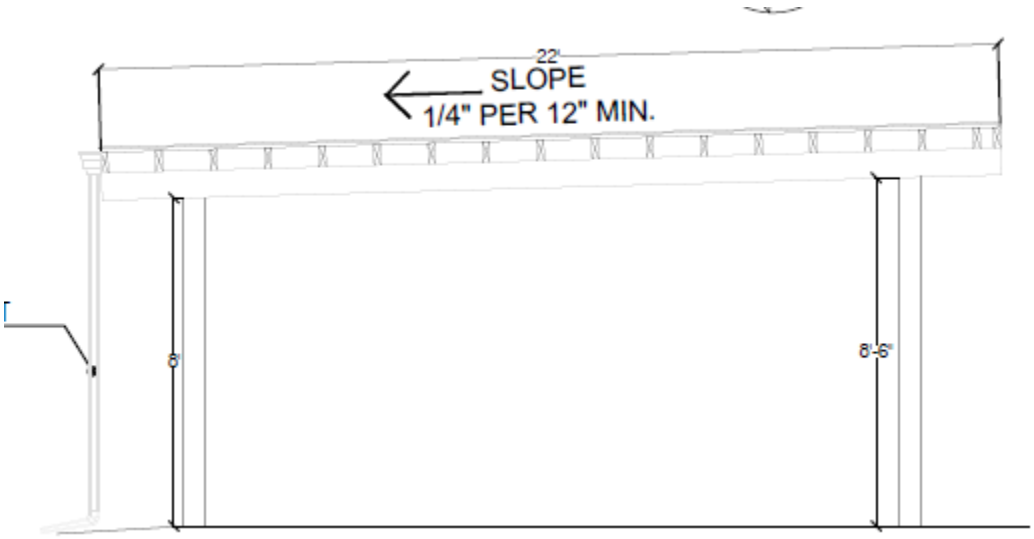


Figure 4: Elevation of the Visible Side of the Carport

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

(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*.

(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 that are *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.

302 Camino Cerrito

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 12/3/2024	Property Owner of Record Dennis B. Karbach & Robert K. Brown						
Applicant/Agent Contact Efrain Cuna							
Site Address 302 Camino Cerrito, Santa Fe NM 87505							
Suite or Space #	Subdivision Name						
Lot # 2-B	Block #			Total Roof Area (square feet) 3,897			
Lot Coverage % 54.19	Lot Size (square feet) 7191						
Proposed Construction Description	The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the i						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations Development Plan						
Zoning District RC8	Overlay Districts ✓ Escarpment Flood Plain Other						
Proposed Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5			
Required Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5			
Proposed Height ~9'	Max Height 24'	Parking Required	Provided	Bike Parking	Provided		

Historic Planning Case Manager Lani McCulley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y ✓ 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.

Efrain Cuna Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

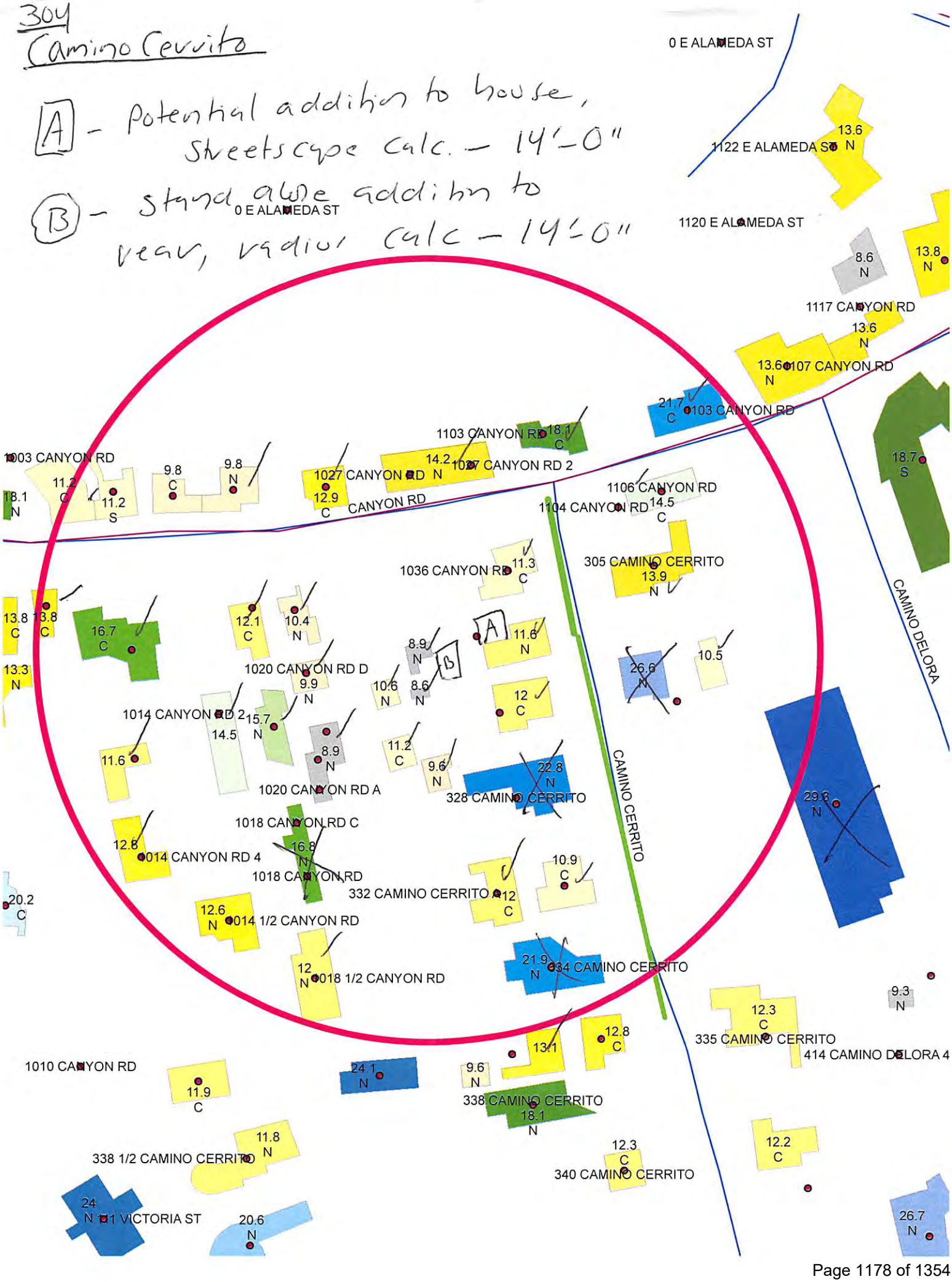
PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	must comply w/ Ch. 14 LDC at time of development.	
Preliminary Zoning Review completed by Rachael Harrison	Date 12 | 10 | 2025	
Preliminary Zoning Review # 2025-011662-PAR		

304
Camino Cerrito

[A] - Potential addition to house,
Streetscape Calc. - 14'-0"

(B) - Stand alone addition to
rear, radius Calc - 14'-0"



17 November 2025

City of Santa Fe Historic Preservation Division
200 Lincoln Avenue
Santa Fe, New Mexico 87501
505-955-6629

RE: 302 Camino Cerrito, Santa Fe, NM 87505- Proposal Letter

Dear HPD Staff:

This is Efrain. I am acting as the consultant and representative for the owner and contractor throughout the Historic District application process.

The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the intent is to match the architectural style – Concrete spot footings, 6x6-in. column, 6x8-in. beams, 2x6-in. roof joist, 1x6-in. plank decking, and roof metal panel. Rough-sawn wood will be utilized, with clear wood sealant applied to prevent deterioration. Please refer to exhibit A (drawing), and exhibit B (photos) for reference.

We kindly ask for HDRB approval for the above-mentioned scope of work at 302 Camino Cerrito.

Please feel free to contact me at p:505.310.3885 or e:efrain@integralccg.com for any additional information on the proposed scope of work. I will be more than happy to provide all the documentation needed.

Sincerely,

Efrain Cuna
505.310.3885
INTEGRAL CONSTRUCTION CONSULTING GROUP INC

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO, SANTA FE NM 87505

CODE SUMMARY

CODE:	2021 NM RESIDENTIAL BUILDING CODE 2021 NM PLUMBING CODE 2021 NM MECHANICA CODE 2020 NM ELECTRICAL CODE 2018 NM ENERGY CONSERVATION CODE
ZONE:	RC8; ACRC8 COMPOUND 8DU/AC
OVERLAY DISTRICT:	HISTORIC DISTRICT: DOWNTOWN & EASTSIDE
LEGAL DESCRIPTION:	S30 T17N R10E 2-B
OCCUPANCY GROUP:	R-3; SINGLE FAMILY RESIDENCE
SETBACKS:	STREET: NONE (EXISTING 6' WALL) SIDE: 5 FT REAR: 5FT (EXISTING 6' WALL)
HEIGHT:	24 FT MAX

PROJECT DATA

OWNER	DENNIS B & ROBERT K BROWN KARBACH
SITE:	302 CAMINO CERRITO , SANTA FE NM
SCOPE:	NEW SINGLE CAR CARPORT
CONSTRUCTION TYPE:	V-B; WOOD FRAME

BUILDING AREA:			
EXISTING MAIN HOUSE			1,795 SF
EXISTING CASITA			888 SF
EXISTING CARPORT			158 SF
EXISTING PORTALS			770 SF
PROPOSED CARPORT			286 SF
TOTAL ROOFED AREA:			3,897 SF
LOT SIZE:			0.1650826 AC
			7191 SF
LOT COVERAD AREA:			54.19%
MAX LOT COVERAGE (%):	54.19% < 55%	40;55 IF PRIVATE OPEN SPACE	
OPEN SCPACE:			
PORTALS			770 SF
CARPORTS			444 SF
LANDSCAPED AREA			2755 SF
TOTAL OPEN SPACE AREA:			3,969 SF
PROVIDED OPEN SPAC (%)			55.19%
MIN REQ. OPEN SPACE	250X2 (500 SF) < 3,969 SF		

UTILITY DATA

WATER	PUBLIC COSF
SEWER	PUBLIC COSF
GAS	NM GAS
ELECTRIC	PNM



VICINITY MAP N

DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
CS	COVER SHEET
Civil	
C-1	EXISTING SITE PLAN
C-2	SITE PLAN
STRUCTURAL	
S1	STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS
ARCHITECTURAL	
A-1	FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

CONSULTANT:
INTEGRAL CONSTRUCTION CONSULTING GROUP INC
EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT
302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
2		
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JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

COVER SHEET

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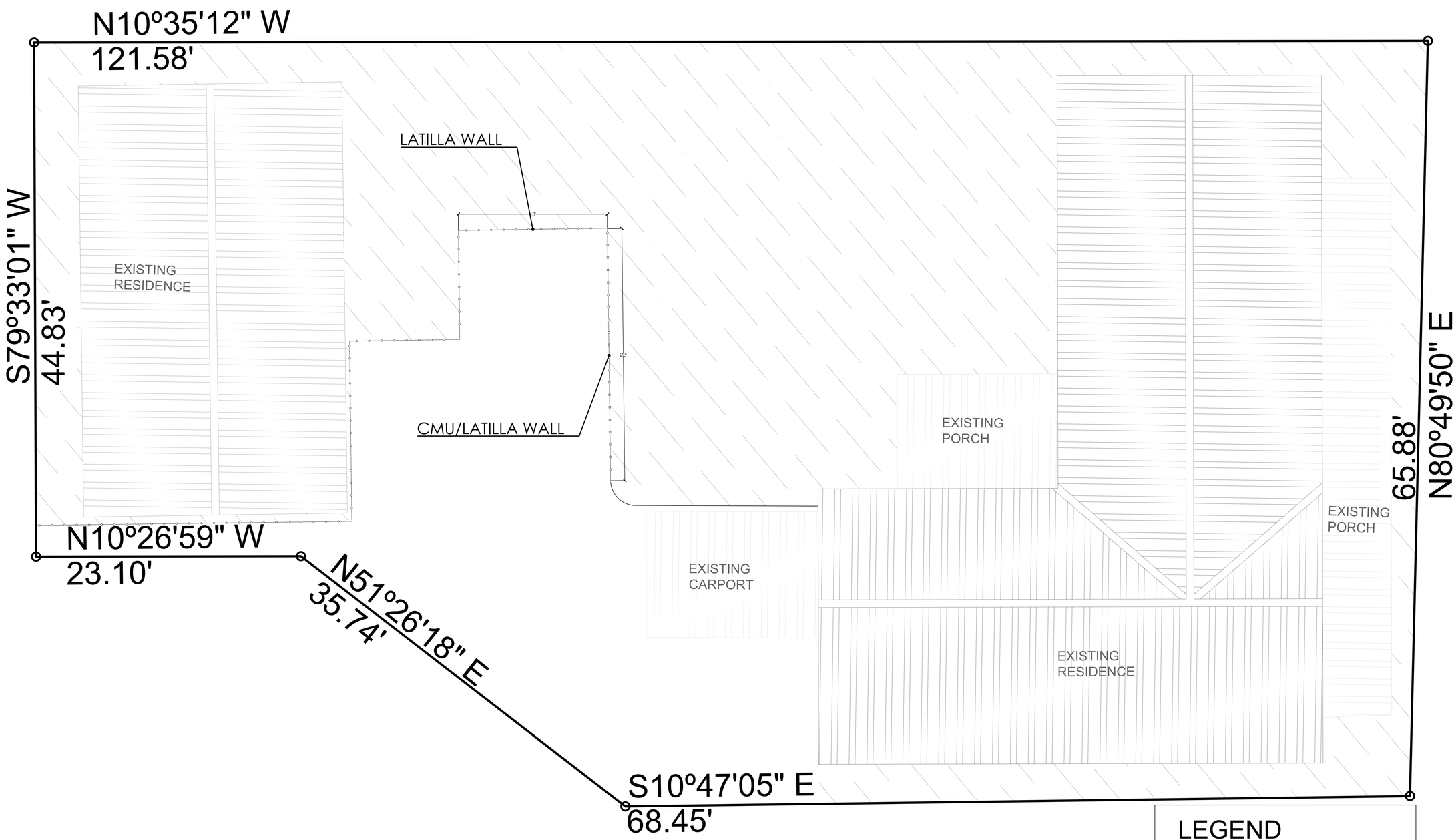
CS



EXISTING SITE PLAN

1"=50'-0"

LEGEND

- LATILLA WALL
- CMU/LATILLA WALL
- OPEN SPACE AREA

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE, NM 87505

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EXISTING SITE PLAN

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C-1



SITE PLAN

1"=50'-0"

LEGEND

- (E) WALL COYOTE FENCE
- (E) CMU WALL
- OPEN SPACE AREA

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE, NM 87505

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SITE PLAN

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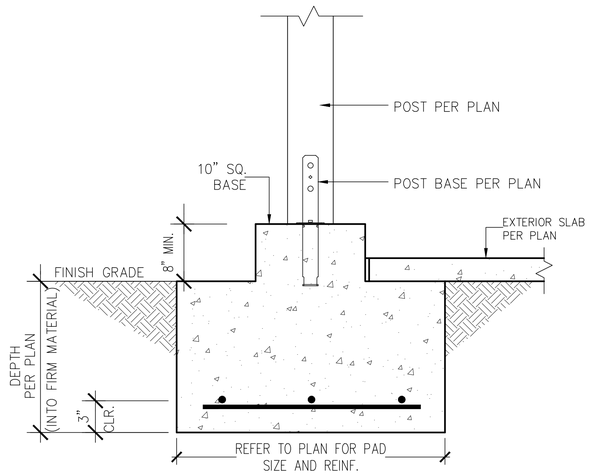
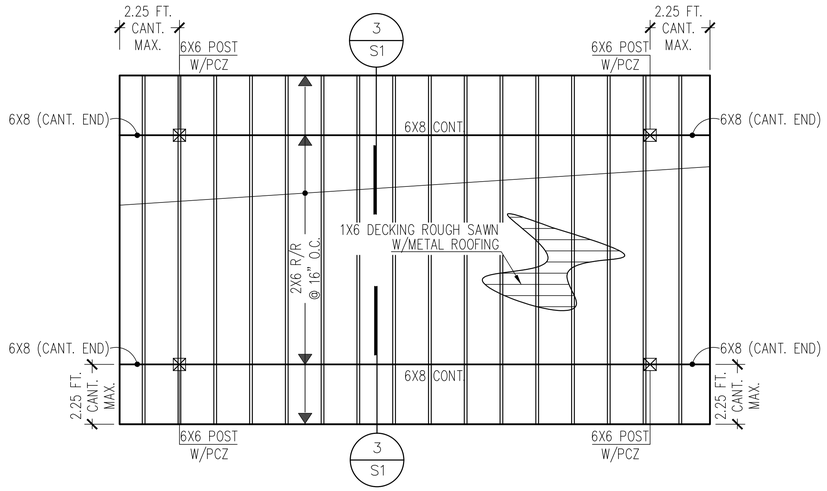
C-2



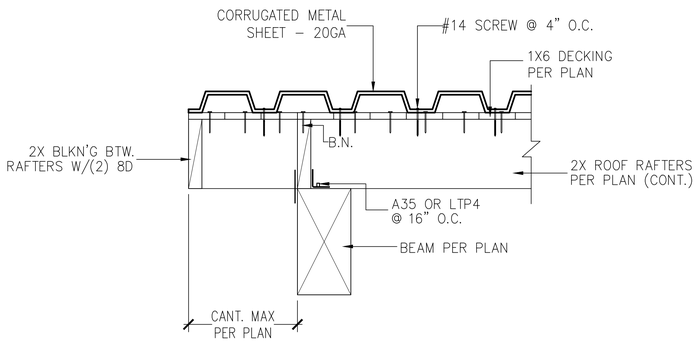
FOOTING DETAIL

1



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"



CONNECTION DETAIL

2



FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

LEGEND

- POSTES, BEAMS OR JOIST, U.N.O.
- PROPOSED FOUNDATION PER PLAN

SHEATHING SCHEDULE

ROOF: 1X6 DECKING ROUGH SAWN W/10D COMMON NAILS @ 6" O.C. B.N.

CONCRETE NOTES:

1. SPECIFIED COMPRESSIVE STRENGTH, FC, SHALL BE 3,000 PSI AT 28 DAYS. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO (W/CM) SHALL BE 0.50. NOMINAL MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4 INCH (ASTM C33).
2. CONCRETE SLUMP AT PLACEMENT SHALL BE 4 TO 5 INCHES. ADDING WATER ON SITE IS PROHIBITED.
3. AIR-ENTRAINING ADMIXTURE IS REQUIRED FOR ALL EXTERIOR CONCRETE. CHLORIDE-BASED ADMIXTURES ARE PROHIBITED.
4. CONSOLIDATE FRESH CONCRETE WITH INTERNAL VIBRATION. CURE BY MOIST CURING METHODS FOR A MINIMUM OF 7 DAYS (ACI 308).
5. SUBMIT CERTIFIED MIX DESIGN FOR APPROVAL PRIOR TO CONCRETE PLACEMENT.

REINFORCING STEEL NOTES:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE:

1. INCHES FOR ELEMENTS CAST AGAINST AND/OR PERMANENTLY EXPOSED TO EARTH (E.G., PEDESTALS AND FOOTINGS),
2. 1.5 INCHES FOR ALL OTHER ELEMENTS.

MINIMUM CLEAR SPACING BETWEEN BARS SHALL BE 1.5 INCHES. LAP SPLICES SHALL BE CLASS B TENSION SPLICES PER ACI 318. ALL BARS MUST BE CLEAN AND FREE OF BOND-IMPAIRING COATINGS.

BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615, INCLUDING SUPPLEMENT S1:

GRADE 60 - #3 AND SMALLER
GRADE 60 - #4 AND LARGER

CODES AND DESIGN CRITERIA:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE STATE OF NEW MEXICO AND SANTA FE CITY.

MATERIAL DESIGN STANDARDS:

1. CONCRETE & FOUNDATIONS: DESIGNED IN ACCORDANCE WITH ACI 318-14.
2. WOOD FRAMING & LUMBER: DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2018. ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL INSULATED PANELS (SIPS): DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE IBC AND THE SIP STRUCTURAL DESIGN GUIDE. SIP PANELS SHALL COMPLY WITH ASTM E1804.
4. CONNECTORS: ALL METAL CONNECTORS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AGAINST THE DRAWINGS PRIOR TO COMMENCING ANY WORK. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL NEW FINISH MATERIALS, BOTH INTERIOR AND EXTERIOR, SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE IN TEXTURE, COLOR, AND FINISH.
3. ALL PROPOSED MATERIALS SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND MUST BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO INSTALLATION.
4. ANY EXISTING ROOF STRUCTURE TO BE MODIFIED OR REMOVED MUST BE ADEQUATELY SHORED AND SUPPORTED PRIOR TO DEMOLITION, AND REMAIN SUPPORTED THROUGHOUT CONSTRUCTION UNTIL ALL NEW STRUCTURAL ELEMENTS (WALLS, COLUMNS, OR FRAMING) ARE FULLY IN PLACE AND CAPABLE OF CARRYING LOADS.
5. CONTRACTOR SHALL VERIFY IN THE FIELD THE QUANTITY AND LOCATIONS OF ALL ROOF SCUPPERS AND CANALES WITH THE BUILDER PRIOR TO INSTALLATION.
6. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT POSITIVE DRAINAGE IS MAINTAINED AROUND THE ENTIRE STRUCTURE AT ALL TIMES.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT THEIR RESPECTIVE WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REQUIREMENTS.
8. IF ANY PART OF THE PLANS DOES NOT MEET THESE REQUIREMENTS, THE SUBCONTRACTOR SHALL NOTIFY THE DESIGNER SO THAT CORRECTIONS CAN BE ISSUED.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH OR EXCEEDS THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO.IF ANY PLANS OR DETAILS DO NOT MEET THESE REQUIREMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED

FOUNDATION INFORMATION

1. SOILS DESIGN IS LIMITED TO:

ALLOW. SOIL BEARING	2000 PSF
ACTIVE SOIL PRESSURE	45 PCF
PASSIVE PRESSURE	100 PCF
SOIL FRICTION FACTOR	0.25

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	2'-6" X 2'-6"	1'-6"	(4) #4 EA. WAY @ BOTTOM

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

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REVIEWED BY:

STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS

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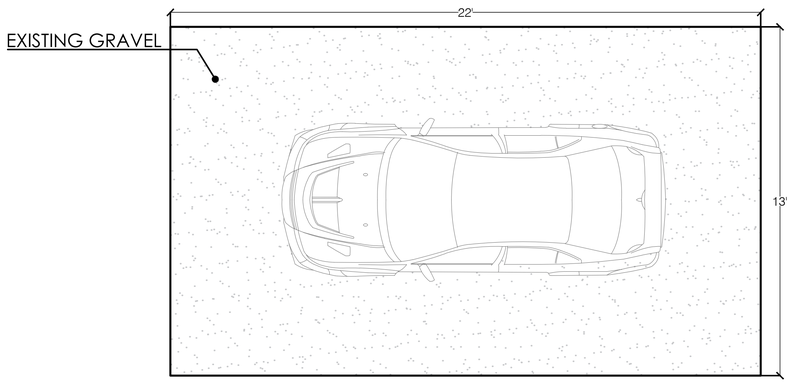
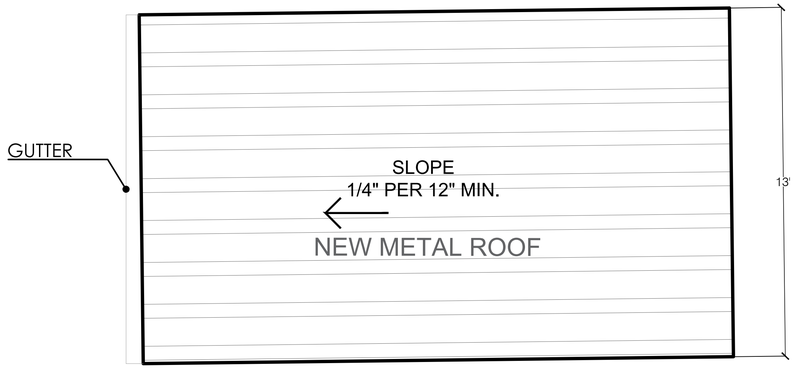
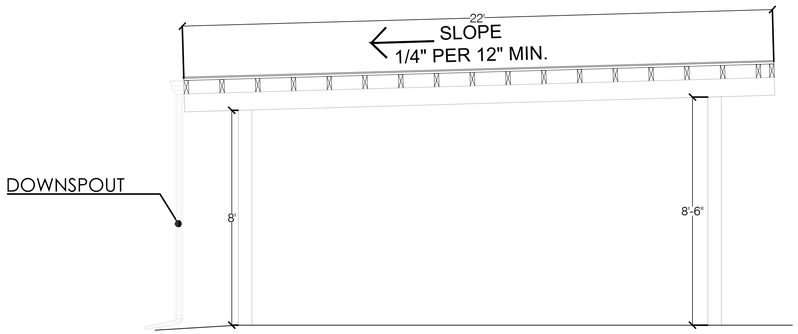
S1



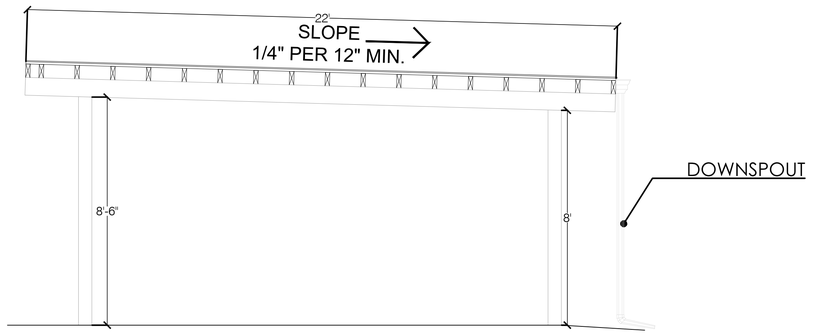
FLOOR PLAN
3/8"=1'-0"



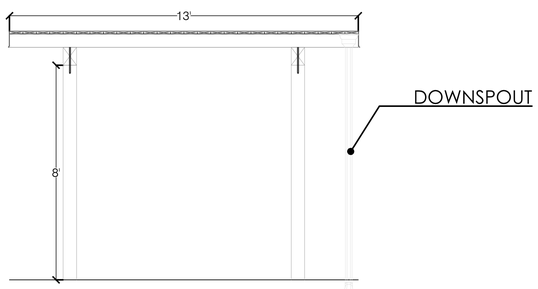
ROOF PLAN
3/8"=1'-0"



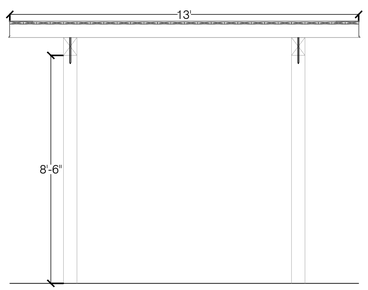
EAST ELEVATION
3/8"=1'-0"



WEST ELEVATION
3/8"=1'-0"



SOUTH ELEVATION
3/8"=1'-0"



NORTH ELEVATION
3/8"=1'-0"

GENERAL NOTES

1.- CONTRACTOR SHOULD VERIFY DIMENSIONS ON FIELD WITH DRAWINGS BEFORE COMMENCING ANY WORK.
2.- CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A POSITIVE DRAINAGE SLOPE AROUND ENTIRE STRUCTURE AT ALL TIMES.
3.- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL THEIR RESPECTIVE WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND/OR APPLICABLE BUILDING CODES . IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY PLAN CORRECTIONS NEEDED.
4.- GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED.

CONSULTANT:
INTEGRAL CONSTRUCTION CONSULTING GROUP INC
EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

THIS DOCUMENT CONTAINS INFORMATION PRIVATE. IT IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHER WITH THE PRIOR.

A-1



Fig. 1 – Aereal View Proposed Location





Fig. 2 – Street View Proposed Location



Fig. 3 – Existing Carport _ Proposed to Match Existing

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

David Coss, *Mayor*

Councilors:
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Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Requests permission to demolish two non-contributing structures and proposes to construct an approximately 1,751 sq. ft. with either a pitched roof at the maximum allowable 16' streetscape height, or 14'6" flat roof residence, and a 606 sq. ft. 15' high flat or pitched roof guesthouse, and erect yardwalls. An exception is requested to build a pitched roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CYNY LLC
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

BOARD ACTION

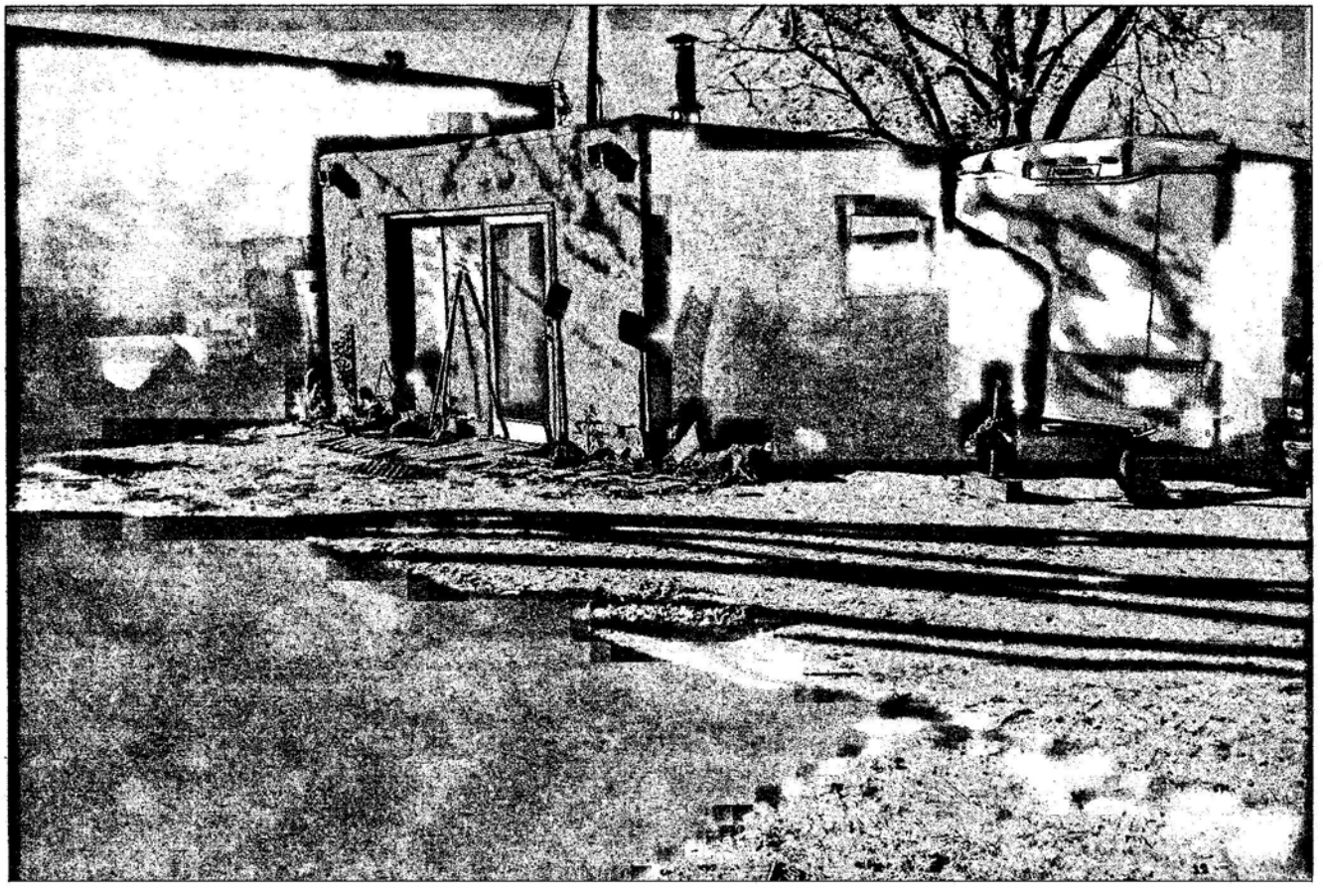
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 14, 2014, the decision of the Board was to approve the exception request to build pitched roofs, to demolish the two non-contributing accessory structures, and with the condition that the pitch height shall be lowered by 1' while maintaining the same pitch angle. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, 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 Clerks 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.**

Guest House Location



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11-8-13

Property Owner of Record: 1020 CSFW LLC

Applicant/Agent Name: Cody North

Contact Person Phone Number: (505) 679-9858

Site Address: 302 Camino Cerrito

Proposed Construction Description: New Residental Home

TOTAL ROOF AREA: 2874

Zoning District: RAC

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☑ Legal Lot of Record ☐ Development Plan ☒ Building Plans

☐ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☑ Zero Lot Line Affidavit

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

Use of Structure: ☑ Residential ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage: 48 % 38.81%

☐ Open Space Required:

Setbacks:

Proposed Front: 17' Minimum: 17'

2nd Front? 0

Proposed Rear: 6' Minimum: 15'

Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 16'

Maximum Height: 16' or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible 0

Minimum: 3

Bicycle Parking:**

Proposed: Minimum:

** Commercial Requirement

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

Cody North [☐OWNER ☒APPLICANT ☐AGENT]

PRINT NAME

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

Cody North — Nov 8-13

SIGNATURE — **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__

☐ Flood Plain Approval by _____ Date: __/__/__

☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes:

Zoning Approval:

☒ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**

Comments/Conditions: Subdivision plat shall be recorded & submitted with building permit. Turn around shall be included on Lot 2-A to allow Lot 2-B parking & maneuver.

REVIEWER: _____ **DATE:** 11/18/13

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: January 14, 2014

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: Vacant Lot; Noncontributing (two)
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations; City Inspector Report	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff recommends granting approval to demolish the noncontributing garage and shed, finding that the applicant has met the standards under Section 14-3.14 (C) and (G)). In regard to the project, staff believes the applicant has not met the requested exception to build pitched roof residences under Option 1 (Section 14-5.2 (D)(9)(d)), finding that Option 2 more closely

harmonizes with the streetscape and complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito. This house was recently sold and the lot subdivided. Two noncontributing ancillary buildings formerly associated with 304 are now part of the undeveloped lot at 302 Camino Cerrito.

The applicant came before the Board on December 10, 2013, with a project to construct a pitched roof residence and guesthouse on the undeveloped lot. The Board postponed the application, finding the applicant had not met the exception to build pitched roof structures. The Board requested the applicant return with a design for a flat roof dwelling. The Board additionally postponed review of the guesthouse, requiring the applicant to return with a request to demolish two noncontributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G).

Project

The applicant now requests a review of a project to demolish the noncontributing structures and to build a main house and guesthouse presented as two options: 1) pitched roof structures, as originally presented, or 2) flat roof structures, as requested by the Board.

Demolition

At the September 24, 2013 hearing, the Board designated a former garage and shed at the time associated with 304 Camino Cerrito noncontributing, finding they did not meet the definition of a Contributing Structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-3.14 (C)).

For Item 1, staff defers to the Board's September 24, 2013 designation of noncontributing status. In regard to Item 2, staff asks the Board to review the December 9, 2013 letter from the City Building Inspector, finding the structures "to be in need of maintenance and repair but do not appear to be in danger of collapse." In regard to Item 3, the Archaeological Review Committee clearance is not needed, as the structures are less than 75 years old.

The Board's decision to grant or deny demolition is premised on the application of three standards (14-3.14 (G)(1)):

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

For Item a, the subject structures are noncontributing to the Downtown and Eastside Historic District. In regard to Item b, the structures are not an essential part of a unique street section. For Item c, the City Building Inspector found the structures in need of maintenance but not structurally unsound.

In this regard, staff recommends demolition.

The Project

Main Residence

Option 1

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)). See responses below.

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded in a "slate" color.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

Guesthouse

Situated at the south end of the property, where currently the noncontributing structures stand, is proposed a small, one-story, pitched-roof, side-gabled guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's nearly identical in treatment to the main house.

Option 2

Following the Board's direction, the applicant redesigned both dwellings as flat roof structures. In regard to height, the revised design for the main house is at roughly 15'-0". Otherwise, the flat roof revision is nearly the same in regard to location, footprint, portal layout, and fenestration, as the original design for the main house, with the exception of its more Spanish-Pueblo Revival treatment. The same is true of the flat roof option for the guesthouse.

Under both options, the dwellings will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence at a 6'-0" maximum height will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-0" structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the character of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

Staff Response: Except for one similar residence at 1132 Canyon, there is no precedent for a gabled, pitched roof form along the specific streetscape. Other than the proposed roof form, the treatments for the main house and guesthouse under Option 1 are consistent with the standards for the district. Option 2, however, is closer to the building stock of the specific

streetscape. In sum, Option 1 is less harmonious but would not damage the character of the streetscape.

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

This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and prevents an injury to the public welfare by keeping the eave height along the street at 10' which is much lower then a 14 or 16' parapet.

Staff Response: The location, in regard to frontage along Canyon Road, appears to be identical for both Options 1 and 2. There is some visual setback achieved by employing a pitched roof. But the roof's ridge and the gable end will be visible from Canyon Road. In this regard the visual setback of the pitched roof is negligible. In sum, staff does not believe a hardship has been established.

(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 unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the 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;

The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

Staff Response: The lot, as a few others along the specific streetscape, is considerably above street grade (5'-0"), resulting in the fact that any structure arranged at street frontage will be more visible than adjacent residences. A pitched roof will somewhat reduce the massiveness of a flat roof wall plane, but in final appearance the effect is negligible.

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

Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

Staff Response: Staff agrees with the applicant's stated special circumstances, 1-3, but does not believe a pitched roof design mitigates these conditions any more than a flat roof option.

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

Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Staff Response: Staff believes the flat roof design, Option 2, would provide the least negative impact to the specific streetscape.

In conclusion, staff believes the applicant has many but not all of the exceptions. A pitched roof house, while rare to the specific streetscape, would not damage the streetscape. However, Option 2, the flat roof design, would be more harmonious.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
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Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

December 9, 2013

304Camino Cerrito

Demolition Request Historic District

On December 9, 2013 I inspected two structures at the above referenced address, a one room studio garage conversion, and a storage shed both totaling 700 square feet or less the studio appears to be structurally sound and does have a foundation with wood frame construction on the walls and roof. The shed does not have a foundation and is wood frame construction resting on blocks of wood and masonry. They are both in need maintenance and repair but do not appear to be in danger of collapse.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy

Michael Purdy, Building Official

Land Use Department, City of Santa Fe

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

December 20, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house. With the recent postponement of the design we are presenting two options.

Option 1 is a pitched roof. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north

and south gables. All the exterior wood will be finished in a weathered wood fashion. The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

Option 2 is a flat roof Pueblo Revival style home. It will be the same floorplan as the pitched roof. All the portals will be galvalume standing seam and the carport will be torch down roofing.

We are requesting a review to demolish two small structures as required by 14-3.14 (C) & (G) where the new guest house will be placed. Both structures were deemed to be non-contributing by this board. Please note attached letter from Mike Purdy in regards to the existing structures.

We are proposing yard walls and Coyote Fences as shown on the design documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. Color chips will be provided at the hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda".
See the provided cut sheets of exterior light fixtures.

We are seeking an **exception** for the use of a Pitched Roof (option 1) in this neighborhood, And believe we meet the criteria with the answers below:

1. A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the charater of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

2. This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and ~~prevents an injury to the public welfare by keeping the eave height~~ along the street at 10' which is much lower then a 14 or 16' parapet.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic ~~district and the eastside neighborhood~~.

4. The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

5. Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

6. Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

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Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CNYN LLC
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 10, 2013, the decision of the Board was to postpone the application, finding the applicant had not met the exception to build a pitched roof (Section 14-5.2(D)(9)(d)). The Board requested the applicant return to the Board with a redesign with a flat roof. The Board additionally postponed the review of the guesthouse, requiring the applicant to return with a request to demolish the two non-contributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G). For further information please call 955-6605.

Sincerely,

John Murphey
Senior Planner, 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 Clerks 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 permit.**

City of Santa Fe, New Mexico

memo

DATE: December 10, 2013

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: No Status, Vacant Lot
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exception to build pitched roof residences (Section 14-5.2 (D)(9)(d)), and, therefore defers to the Board as to whether the project complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito, linked with the Romero family. This house was recently sold and the lot subdivided. As an undeveloped lot, the subject piece of property has no historic status in the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to construct a residence and guesthouse on the undeveloped lot.

Residence

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed-roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)).

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded with a "slate" color. Windows will set within the wall without a sill or lintel.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

The house will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Tin canister lighting will be placed along the house at door openings.

Guesthouse

Situated at the south end of the property, where currently the noncontributing garage and shed of 304 Camino Cerrito stand, is proposed a small, one-story, pitched-roof, side-gabled

guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's similar in treatment to the main house.

In order to build the guesthouse, the applicant will need to demolish the noncontributing former garage and shed. The applicant, however, did not request a review of demolition, as required under Section 14-3.14 (C) and (G)).

Staff, therefore, recommends reviewing the guesthouse with the condition that the applicant reapply for the January 14, 2014 hearing, with a request to demolish the two structures.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence, at a 6'-0" maximum height, will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-high structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff Response: Except one similar residence at 1132 Canyon, there is no precedent for the gabled (pitched roof) form along the streetscape. Other than the proposed form, the treatments for the house and guesthouse harmonize with the streetscape and are consistent with the standards for the district.

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

The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

Staff Response: Staff does not believe a hardship has been established.

(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 unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the 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;

The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home.

Staff Response: Staff does not believe a "special conditions and circumstances" need has been established.

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

The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

Staff Response: Staff does not believe the applicant responded to the intent of the question.

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

The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff Response: Staff does not believe the applicant has not adequately considered the "least negative impact" design for the lot.

While staff believes the design of the house is harmonious and incorporates most of the district standards, and is similar to a gabled roof house at 1132 Canyon, the requested exception to build two pitched roof dwellings has not been met.

TRUE NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

November 11, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

House

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house we are proposing that both will have a pitched roof which are found in this neighborhood. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north and south gables. All the exterior wood will be finished in a weathered wood fashion.

walls

We are proposing yard walls and Coyote Fences as shown on the proposal documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. See sample at hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda". The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

See the provided samples of exterior light fixtures.

We are seeking an **exception** for the use of Pitched Roofs in this neighborhood, And believe we meet the criteria with the answers below:

1. The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

2. The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

4. The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home

5. The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

6. The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

302 Camino Cerrito

302 Camino Cerrito, Santa Fe, NM

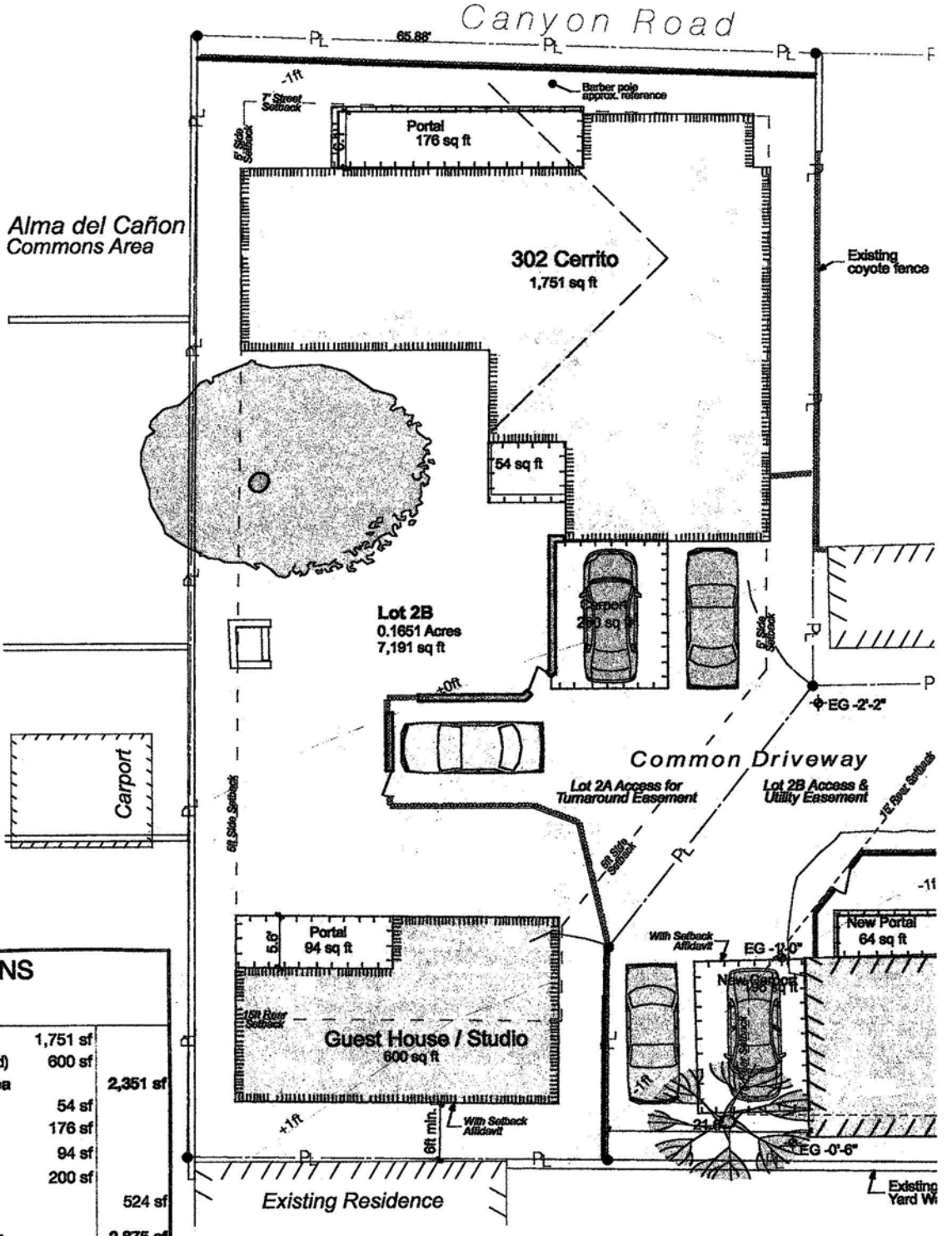
Site Plan

As of: 11/6/13

TRUE NORTH BUILDERS LLC
Cody North
buildnorth@gmail.com
505| 699-9858

Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

percy HOME design



AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	600 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	94 sf	
Carport	200 sf	
Total Portals and Carport		524 sf
Total Proposed Roofed Area		**2,875 sf**
Lot Size		7,191 sf
40% Lot Coverage Limit		2,876 sf
Lot Coverage Satisfied?		–
(Over/Under)		*(1)*

SHEET: 2

11-8-17

MURPHEY, JOHN W.

From: MURPHEY, JOHN W.
Sent: Monday, December 09, 2013 4:01 PM
To: buildnorth@gmail.com
Subject: 302/304 Camino Cerrito demolition

Cody,

To reiterate, there is nothing in your letter of intent, project description, nor plans that indicate the garage and shed of now 302 are to be demolished.

When we intake an application, we review it for what is described in the letter or shown on the plans. It was only when I started writing the case memos last week that this omission caught my attention, and I notified you of it as soon as I detected it.

As I said in our earlier telephone conversation, and as I recommended on the staff memo, the Board can decide to provisionally approve the guesthouse, with you returning to the next hearing to request for demolition of the garage and shed.

John

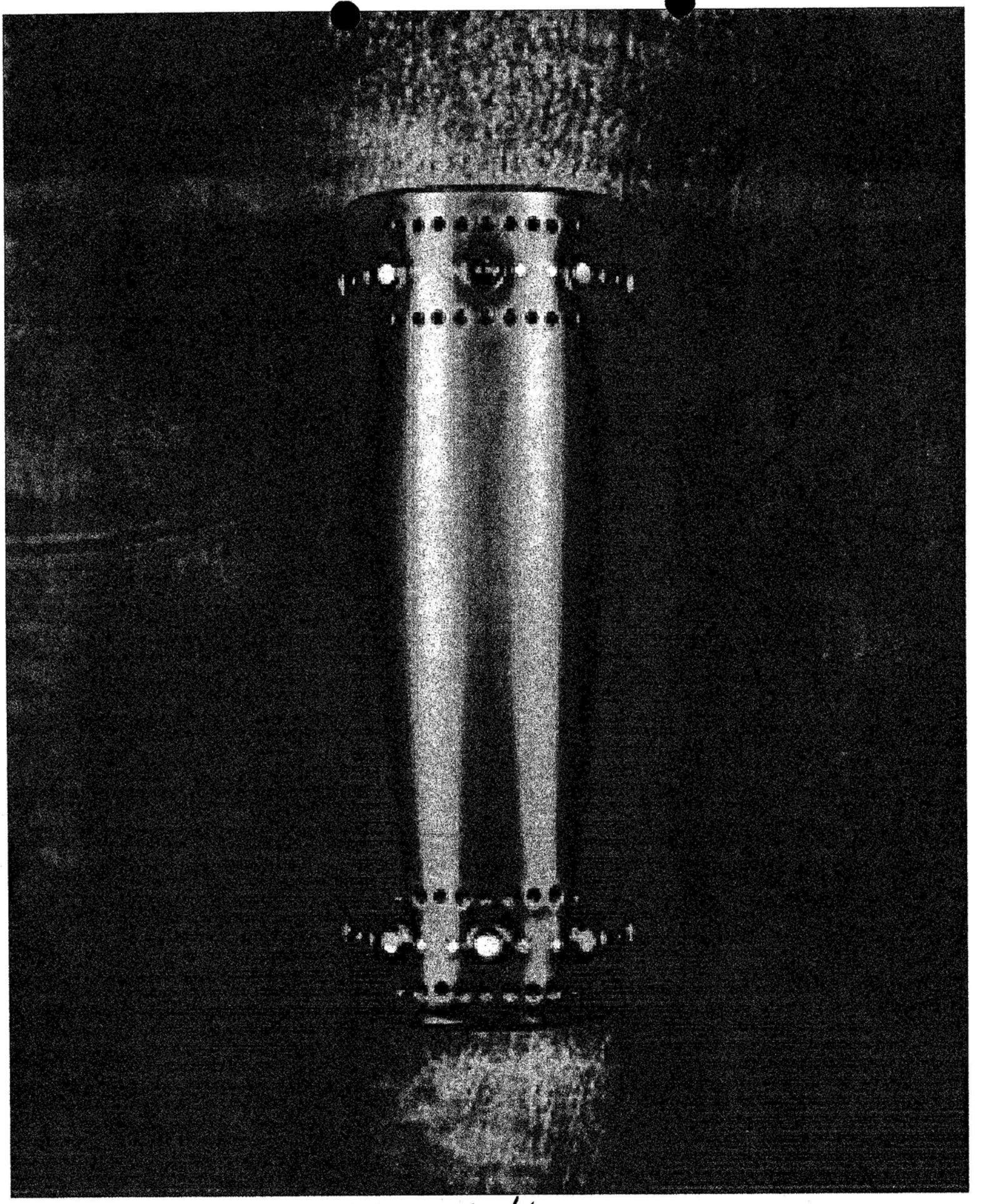
John W. Murphey
Senior Planner
Archaeological Review Committee Liaison

Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909
505-955-6660 (direct)
505-955-6605 (office)
505-955-6328 (fax)

302 Camino Cerrito

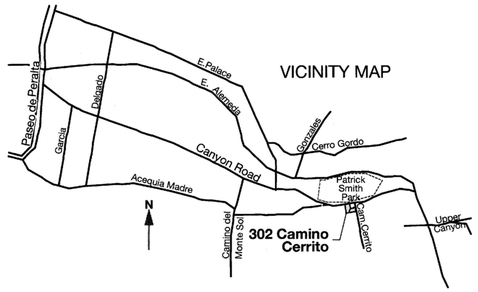


To Be Demolished

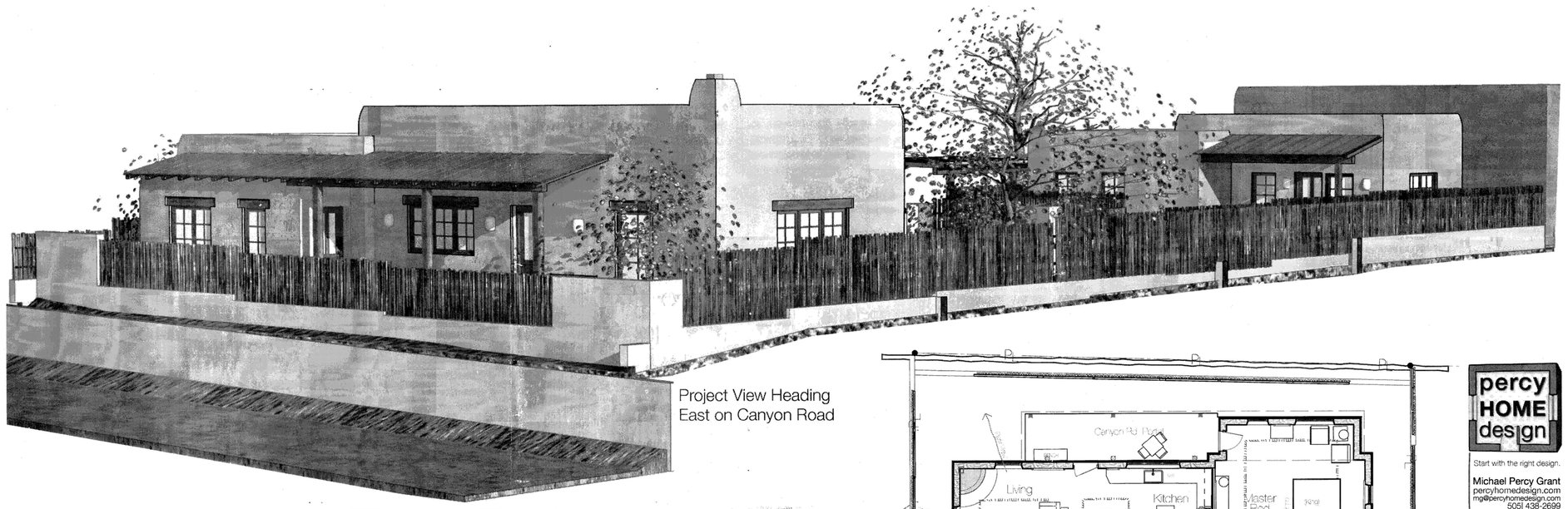


Exterior Lighting

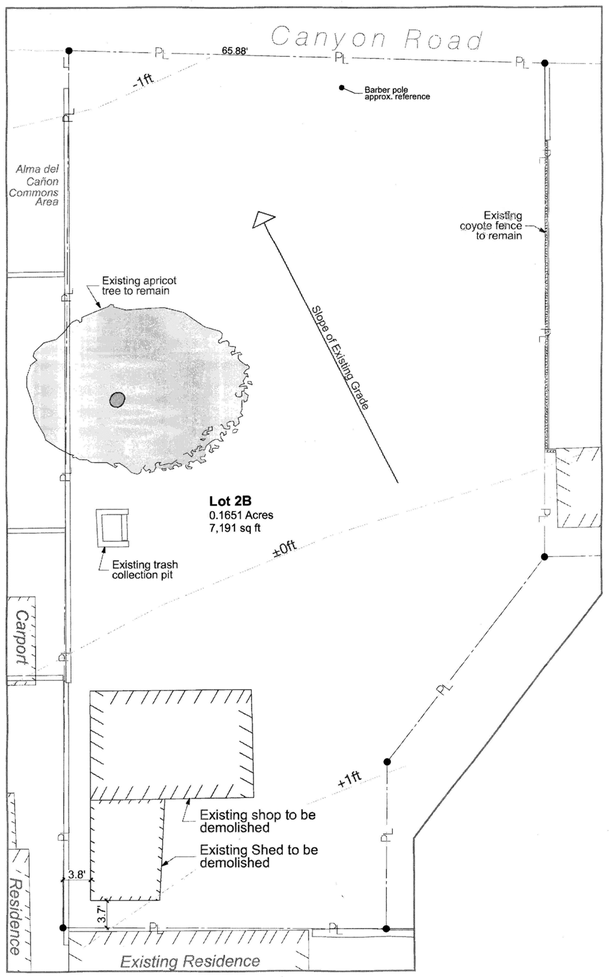

Looking Northwest on Lot



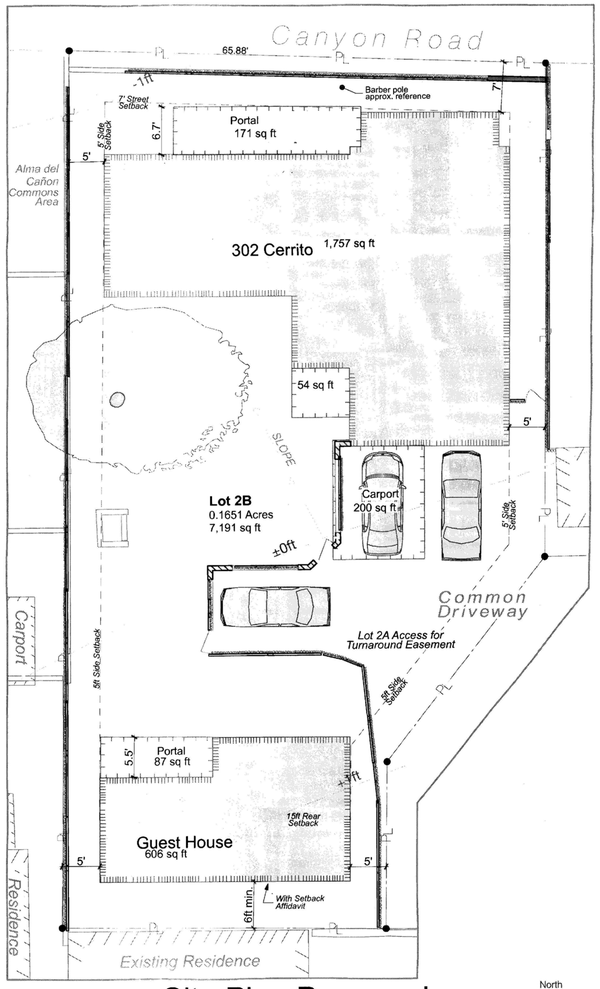
DIRECTIONS
From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



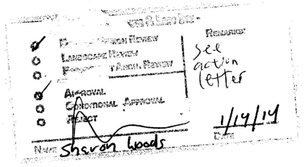
Project View Heading
East on Canyon Road



Site Plan Existing SCALE:1" = 10'
16'-0"



Site Plan Proposed SCALE:1" = 10'
40'-0"



COLOR FINISHES

Stucco	El Rey "Hacienda"
Portal Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"

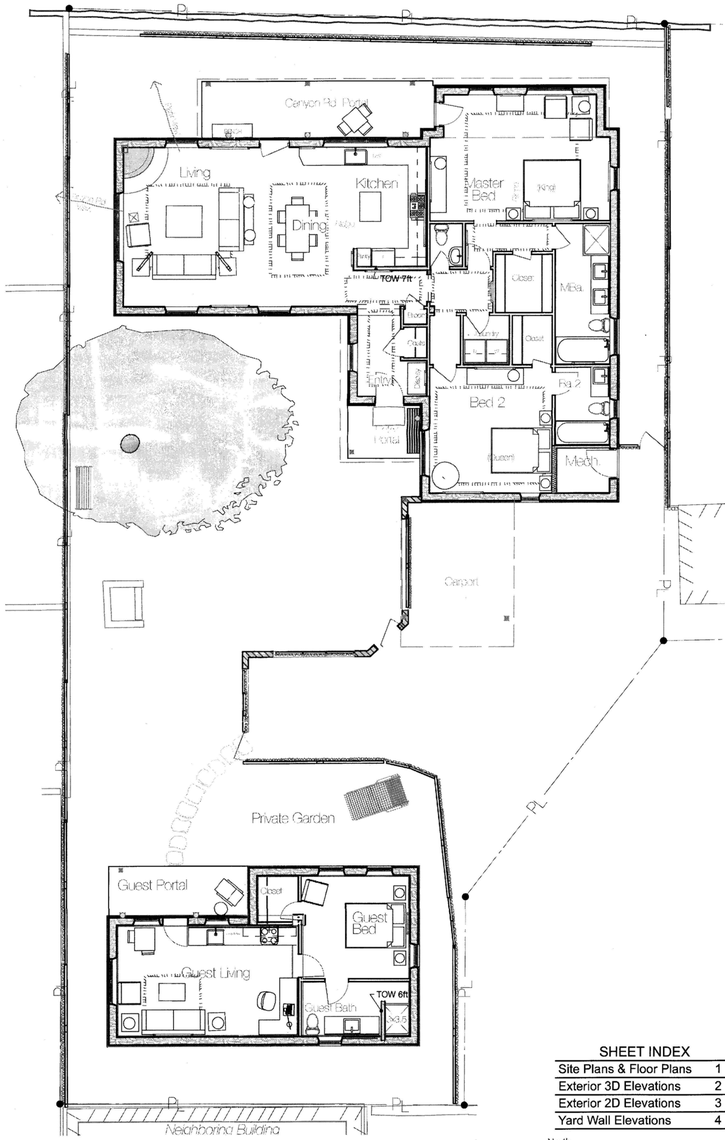
ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo

Proposed Residence (heated)	1,757 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,363 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	171 sf	
Portal for Guest House	87 sf	
Carport	200 sf	
Total Portals and Carport		512 sf
Total Proposed Roofed Area		**2,875 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*



Furnished Floor Plans
SCALE:1/8" = 1'-0"
32'-0"

percy HOME design
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505| 438-2699

TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

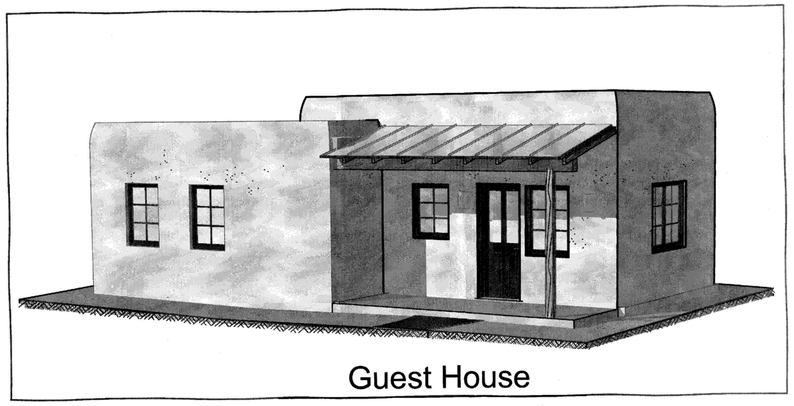
302 Camino Cerrito
New Construction
Santa Fe New Mexico

SHEET INDEX

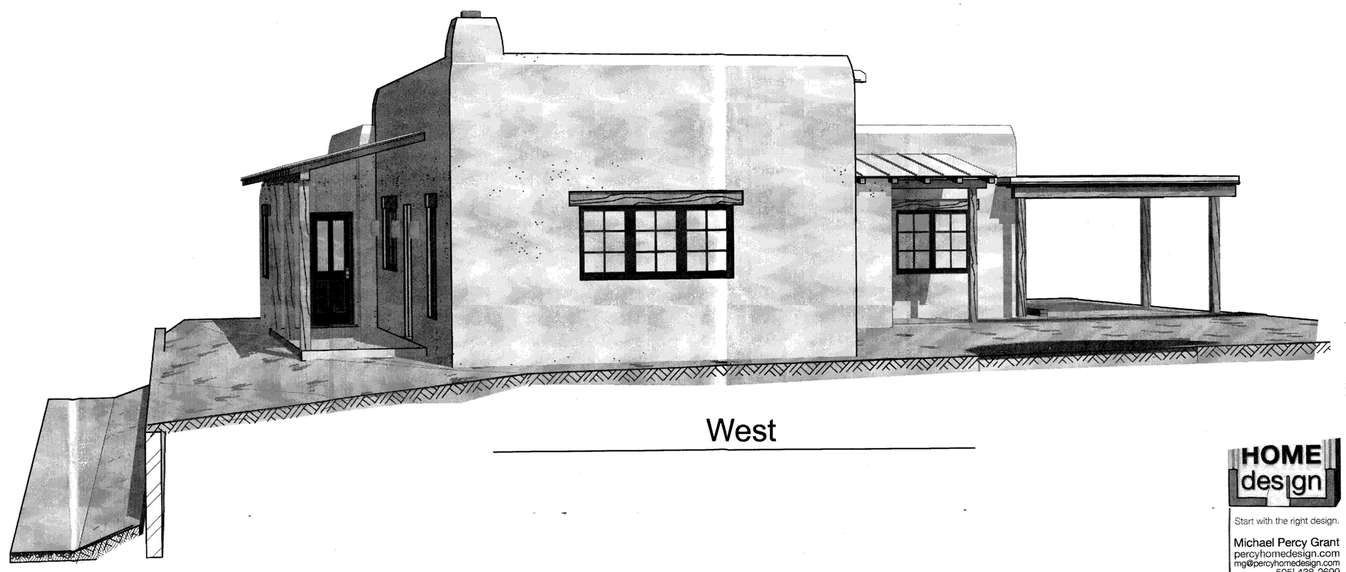
Site Plans & Floor Plans	1
Exterior 3D Elevations	2
Exterior 2D Elevations	3
Yard Wall Elevations	4

Project Status: DD
Historic Review
DD Published 12/19/13

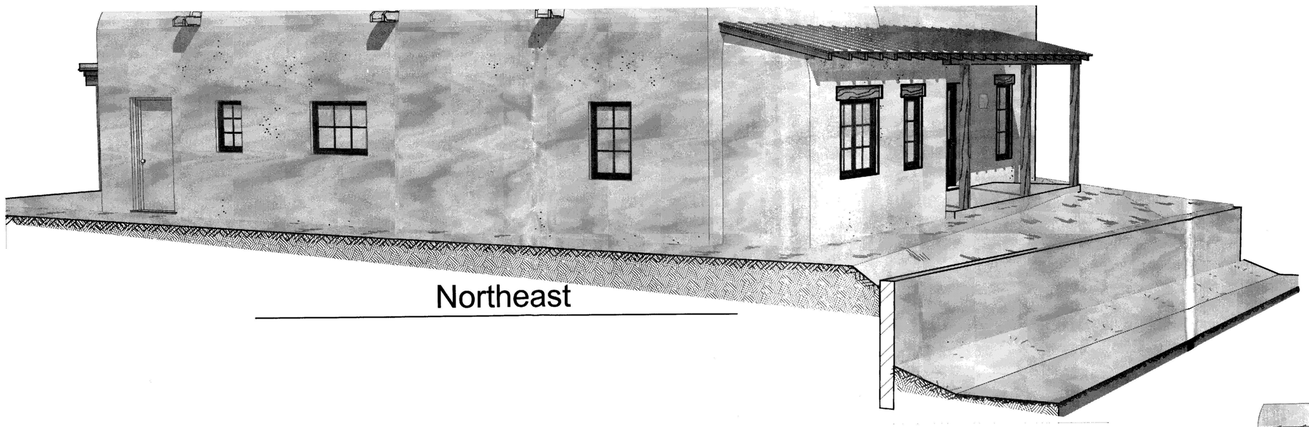
Site Plans & Floor Plans SHEET: 1



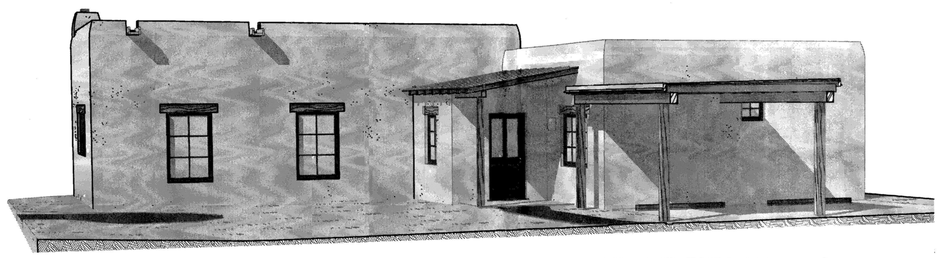
Guest House



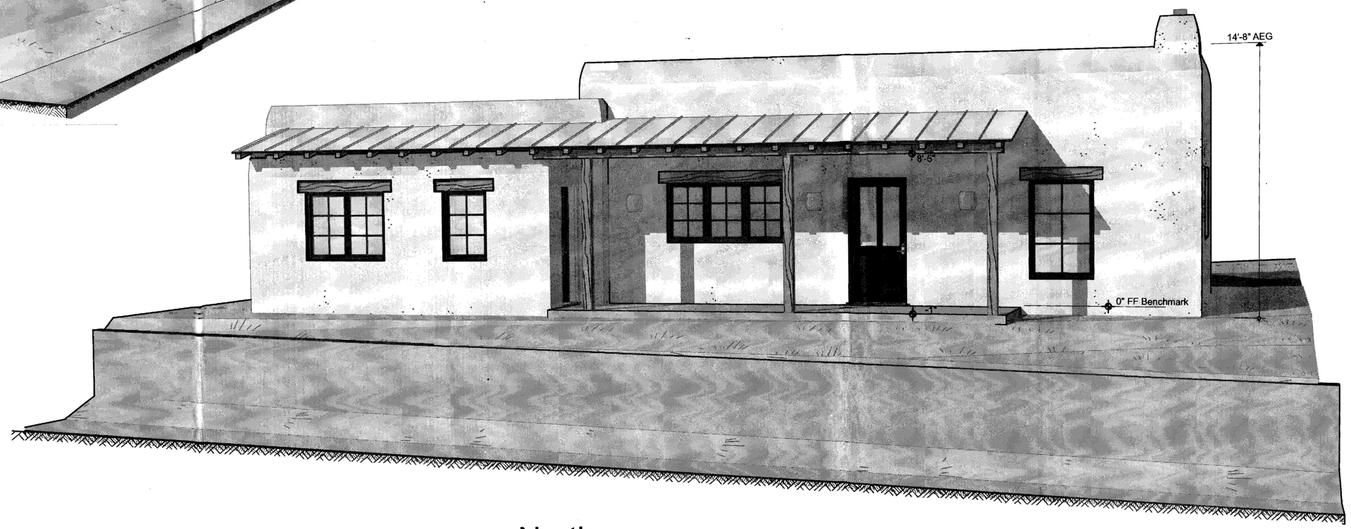
West



Northeast



South



North

Note: Perspective Views are not to scale

HOME design

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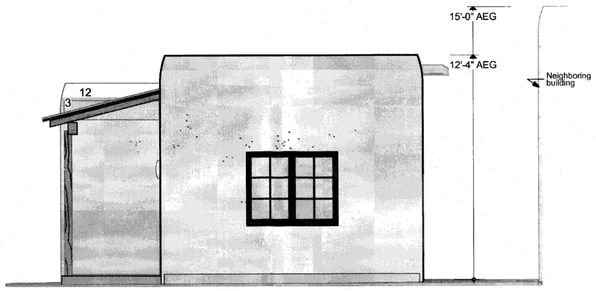
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: DD
Historic Review
DD Published 12/19/13

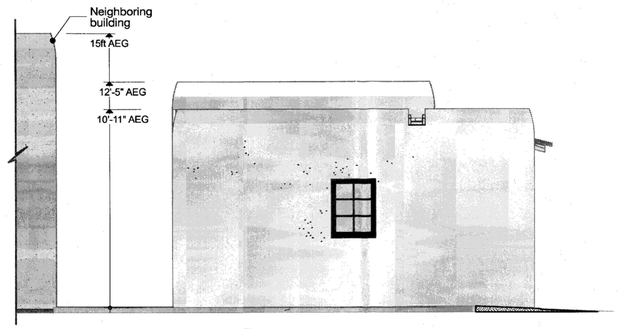
Exterior 3D Elevations SHEET: 2

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



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



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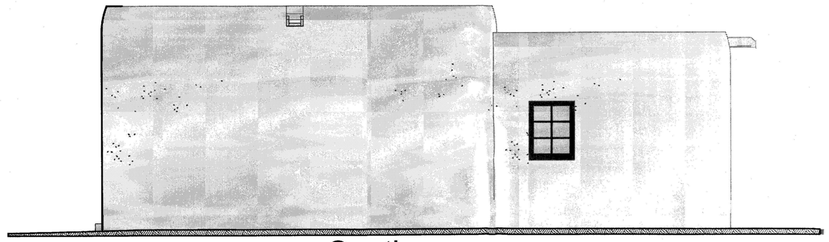
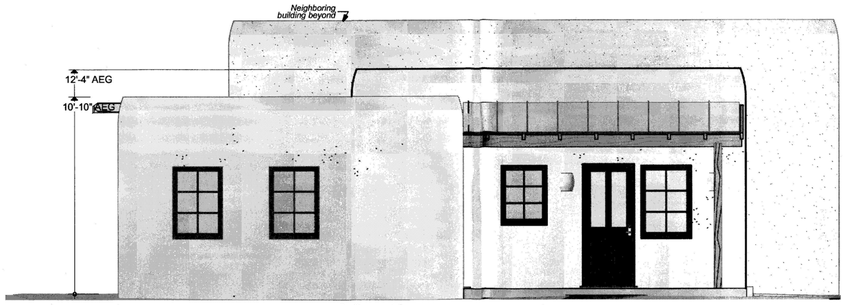


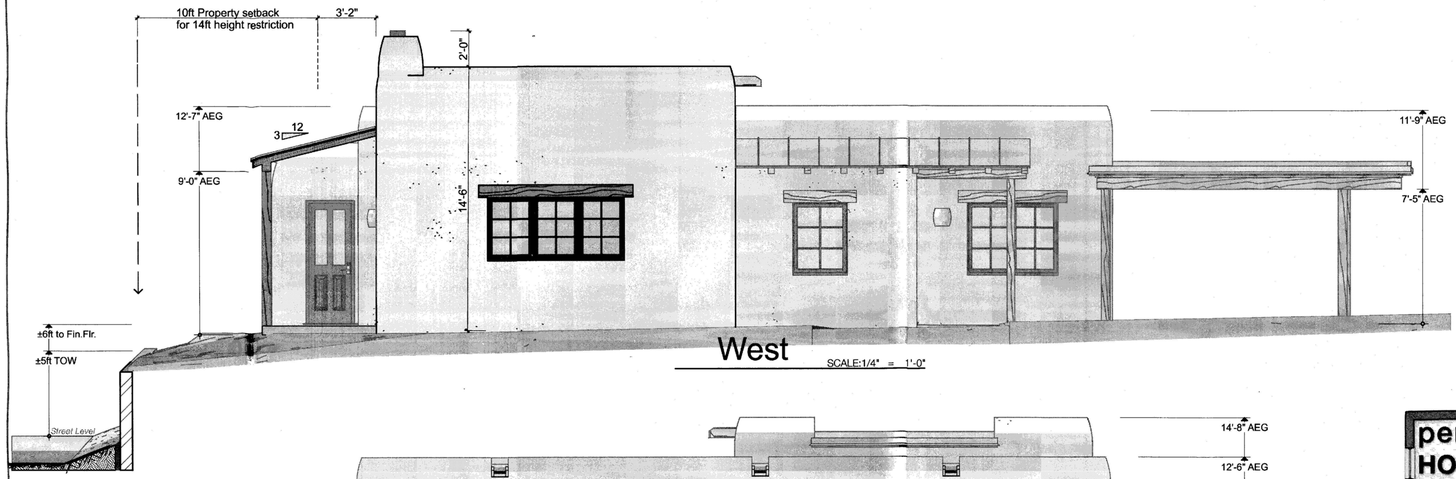
South SCALE:1/4" = 1'-0"



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

0 2 4 8

GUEST HOUSE



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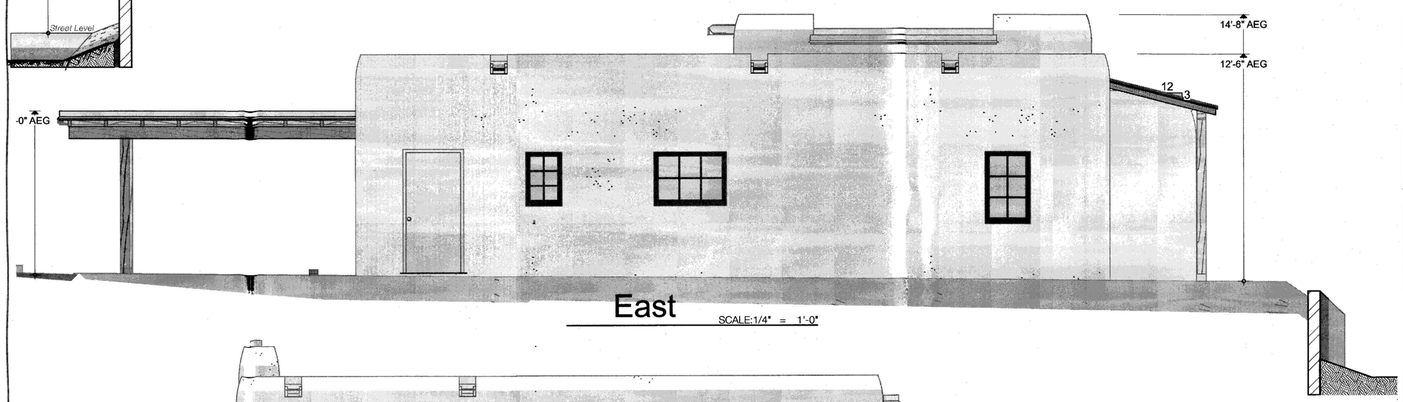

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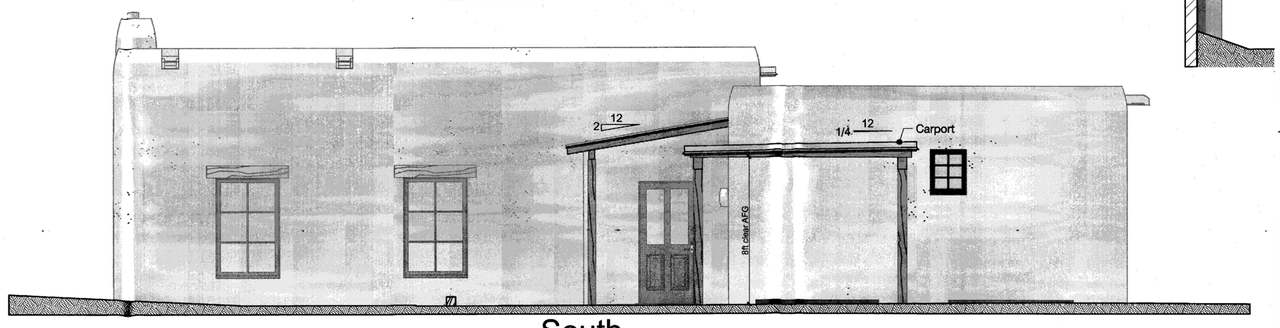

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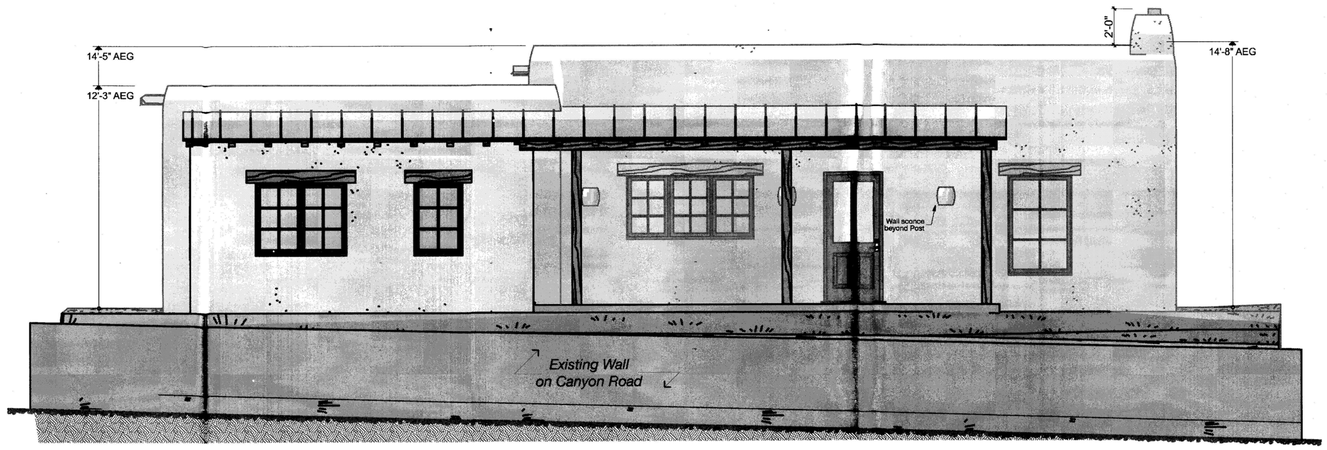

North SCALE:1/4" = 1'-0"

0 2 4 8

16'-0"

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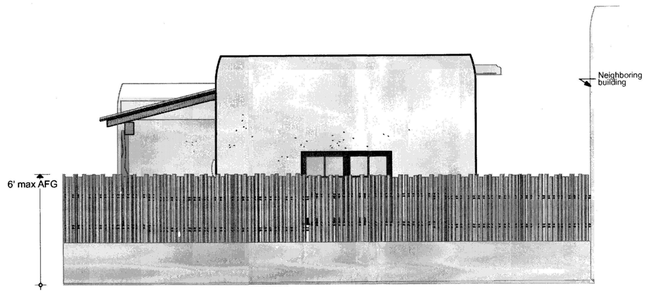
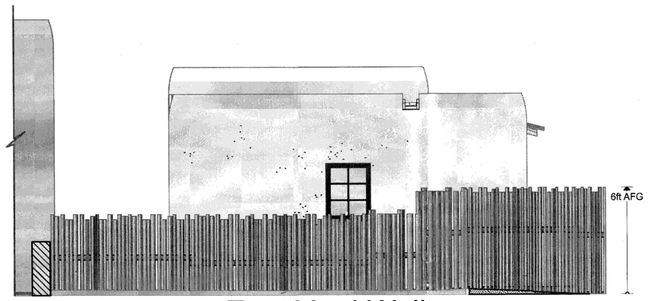
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: DD
Historic Review
DD Published 12/19/13

Exterior 2D Elevations SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



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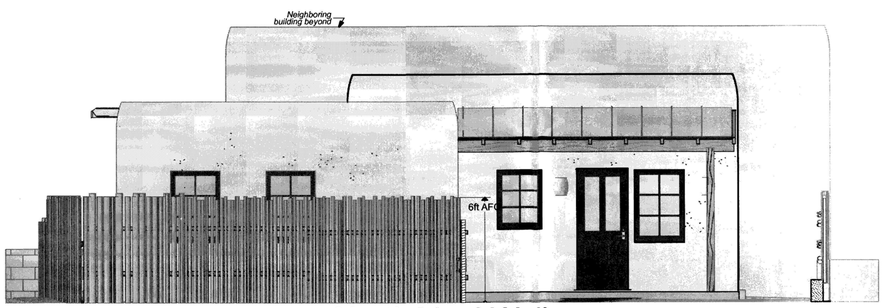
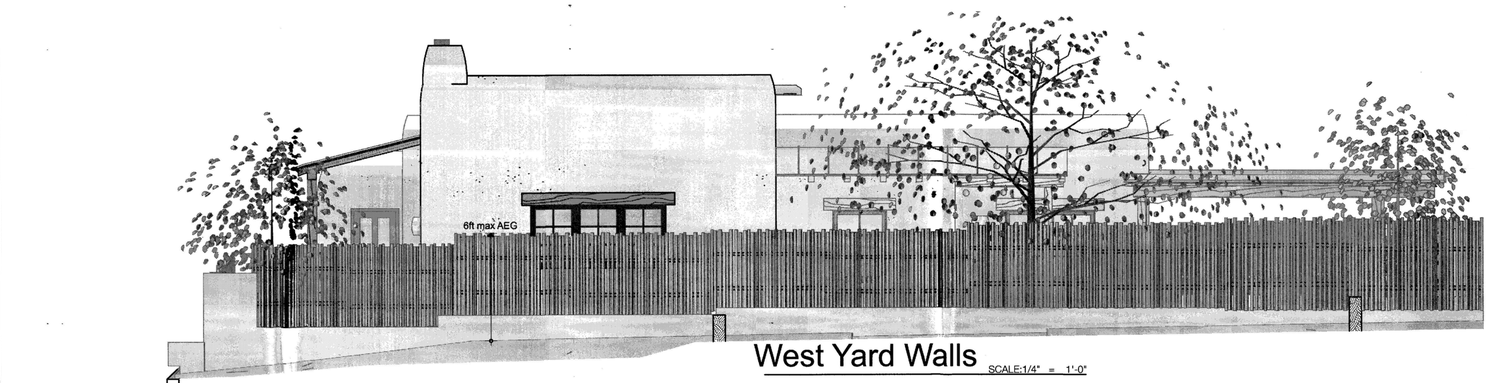


North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

GUEST HOUSE YARD WALLS



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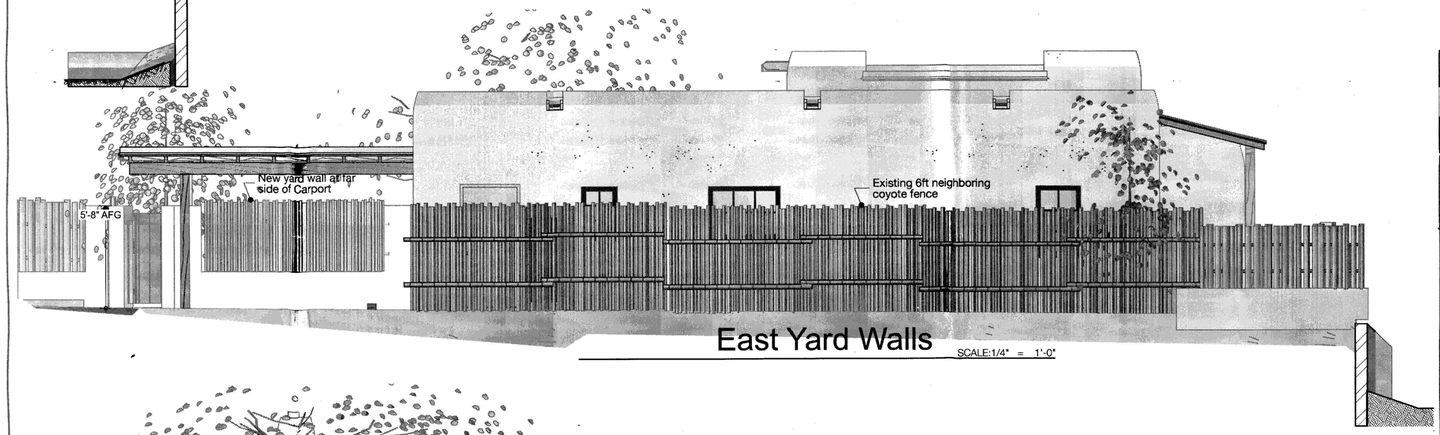

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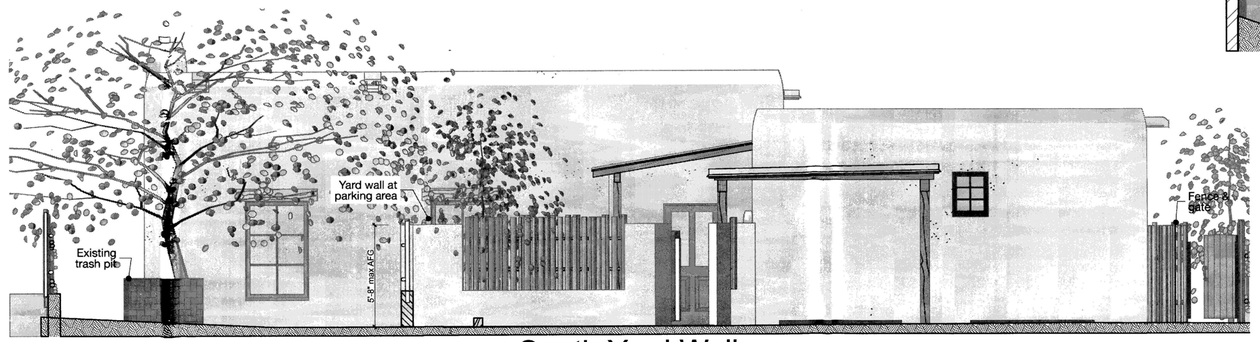
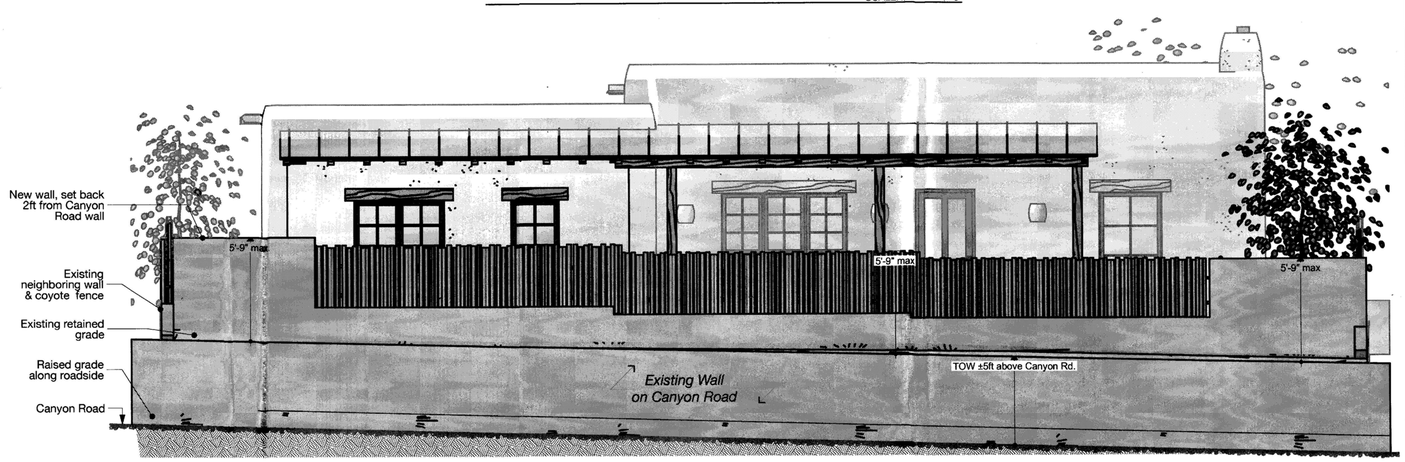


South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

0 2' 4' 8'

Yard Wall Elevations SHEET: 4

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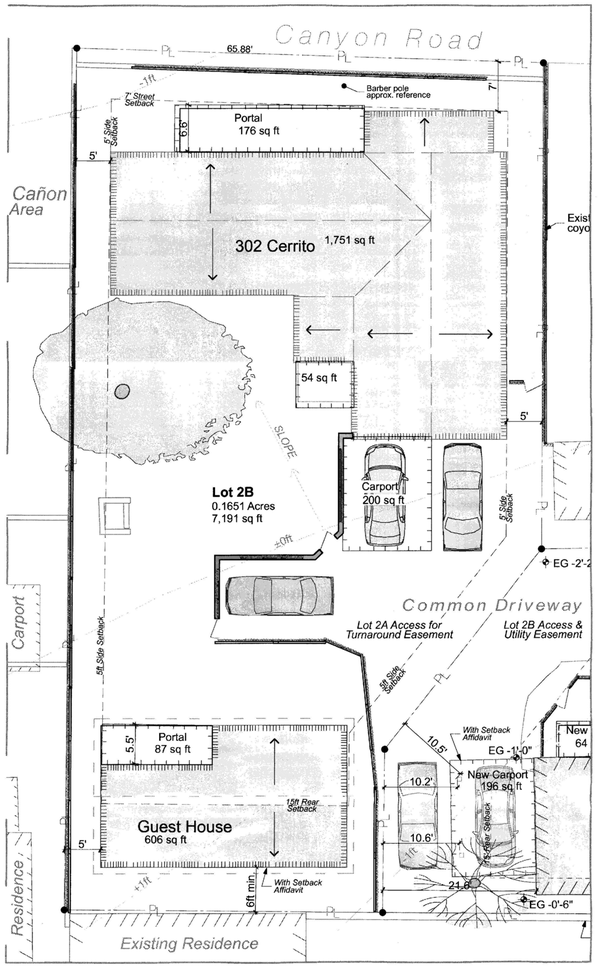

Site Plan

SCALE:1" = 10'

40'-0"

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	606 sf	
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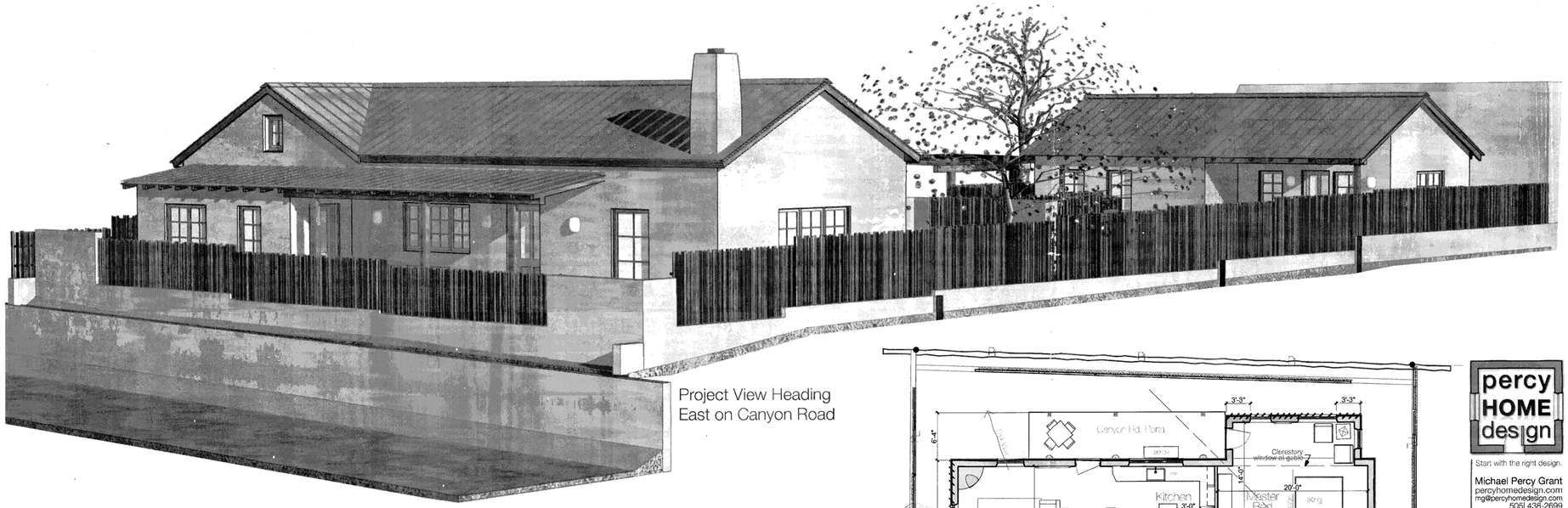
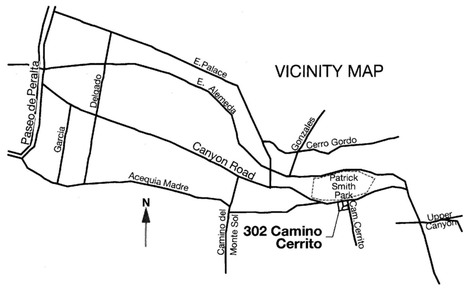
Total Proposed Roofed Area		**2,874 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

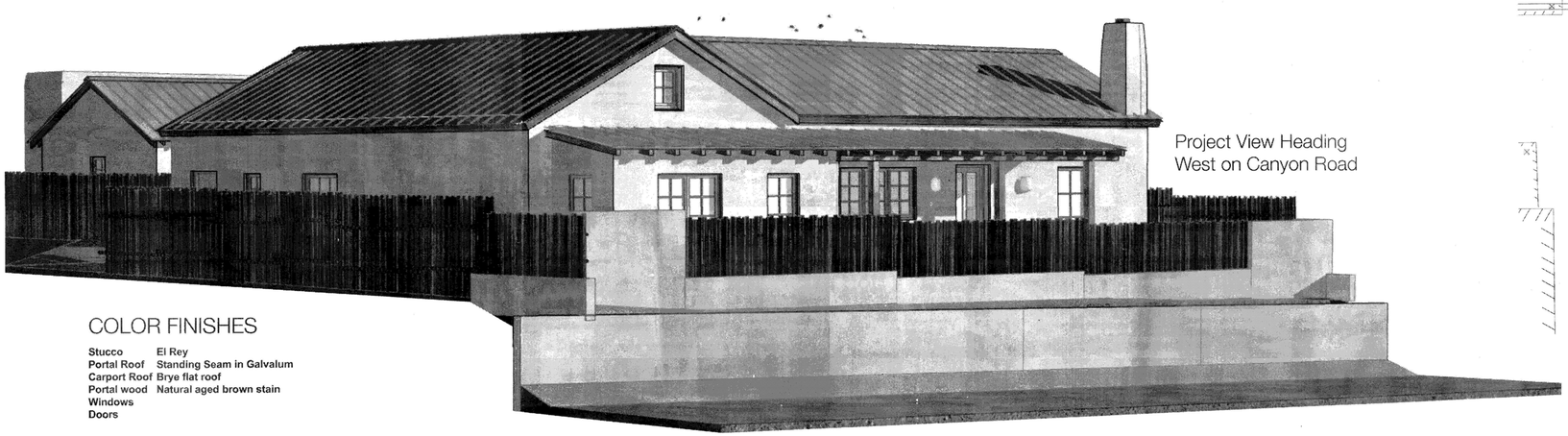


Project View Heading East on Canyon Road



DIRECTIONS

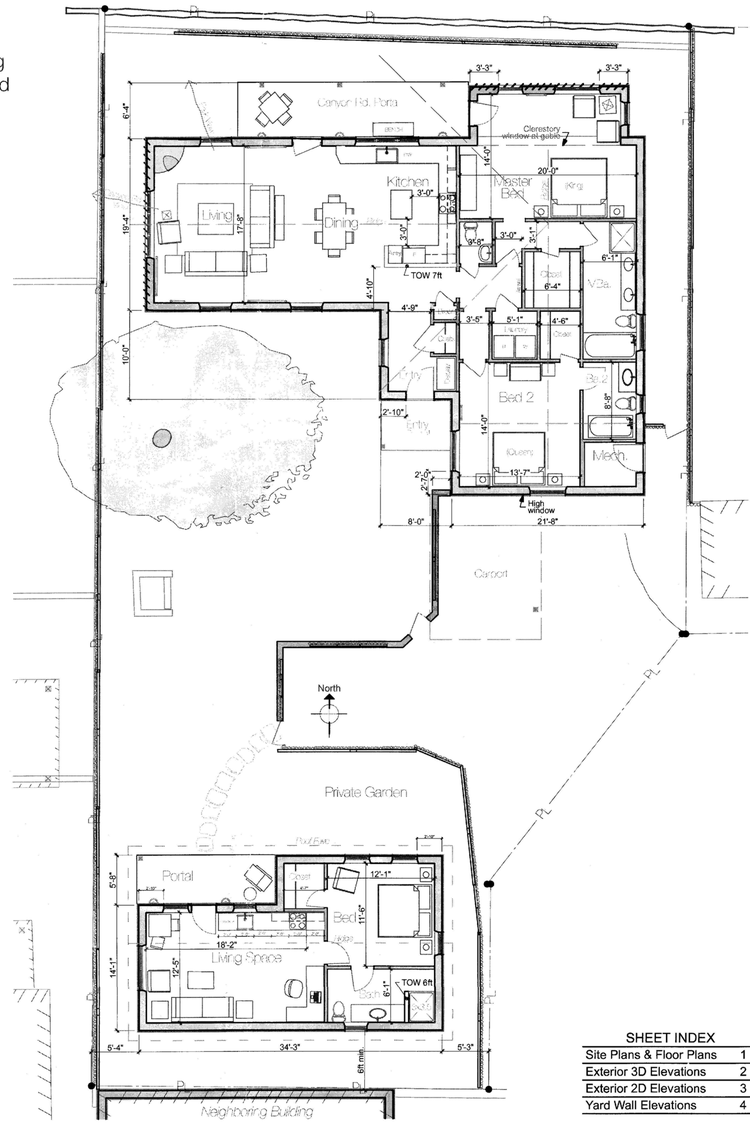
From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



Project View Heading West on Canyon Road

COLOR FINISHES

Stucco	El Rey
Portal Roof	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	
Doors	



Furnished Floor Plans

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

32'-0"

SHEET INDEX

Site Plans & Floor Plans	1
Exterior 3D Elevations	2
Exterior 2D Elevations	3
Yard Wall Elevations	4

Project Status: **SD**
Historic Review Submittal
Published **11/7/13**

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Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

A Re-code Project by
TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

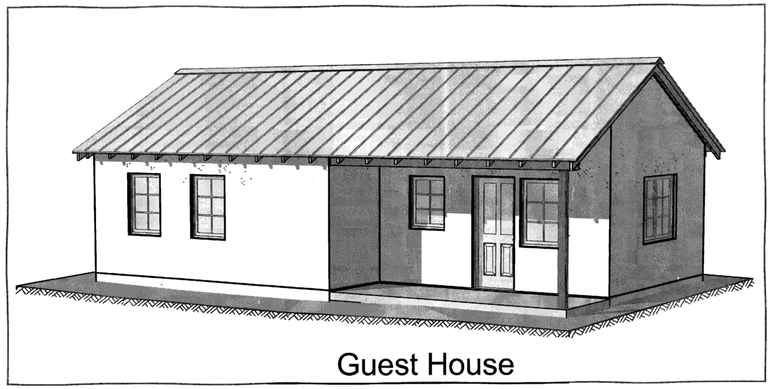
302 Camino Cerrito

New Construction
Santa Fe New Mexico

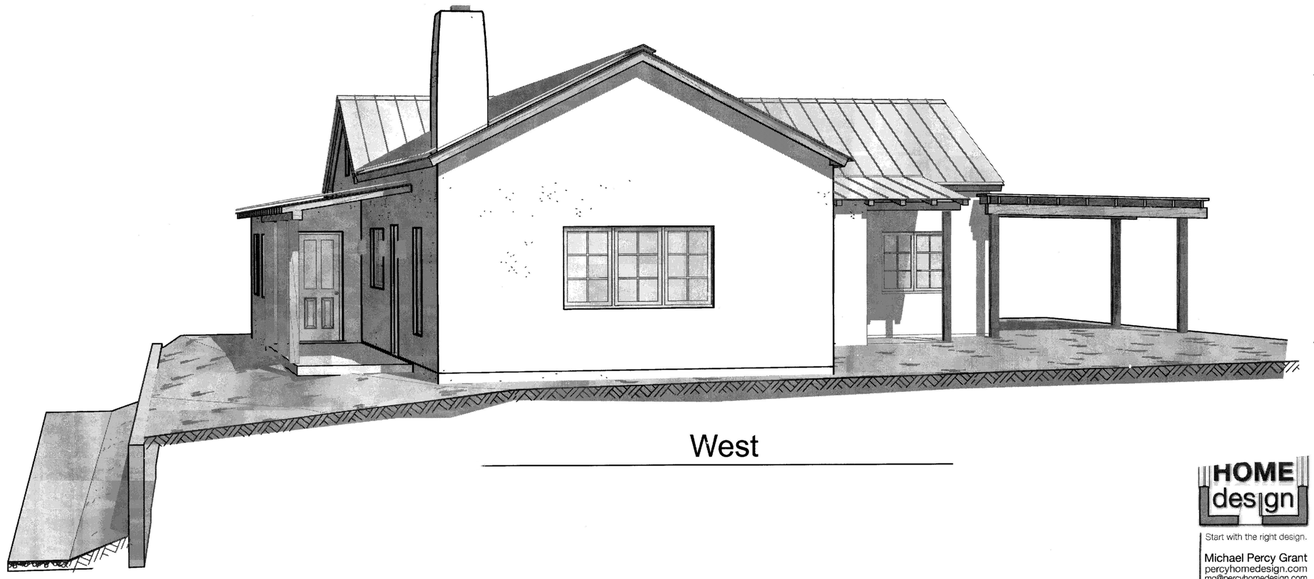
Site Plans & Floor Plans

SHEET: 1

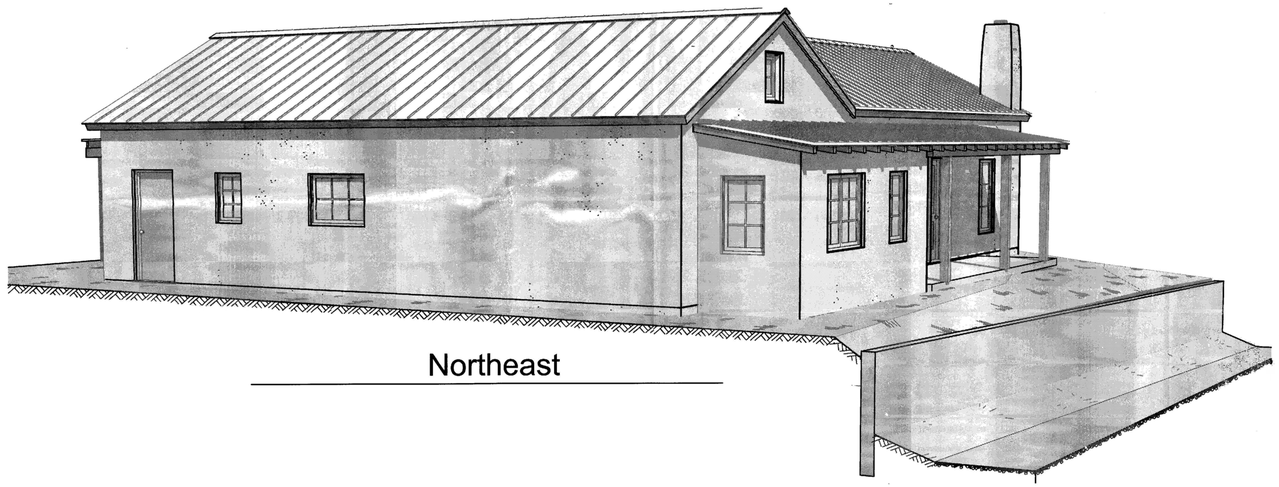
11-8-13



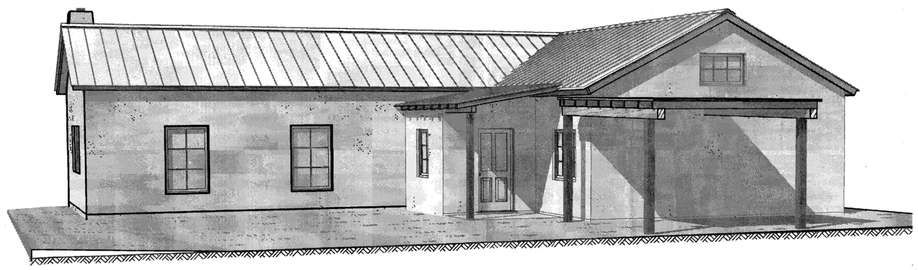
Guest House



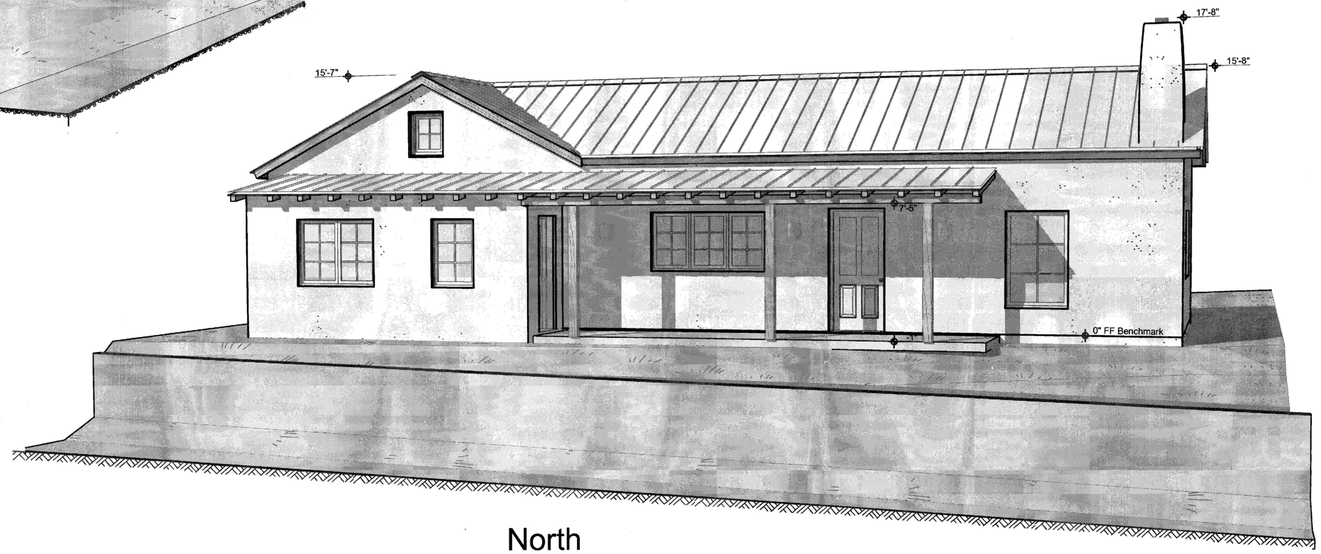
West



Northeast



South



North

Note: Perspective Views are not to scale

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302 Camino Cerrito

New Construction

Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

Published 11/7/13

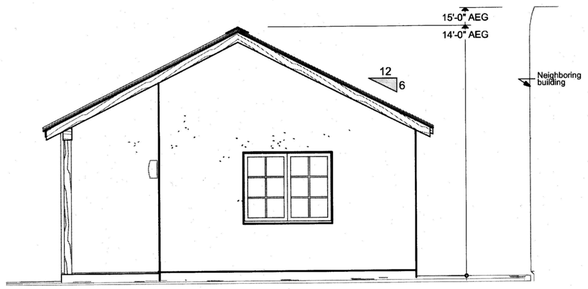
11-9-13

Exterior 3D Elevations

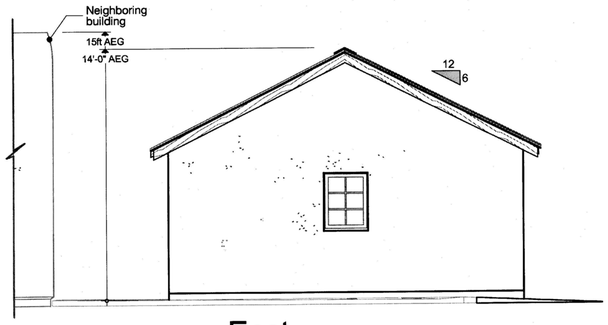
SHEET: 2

ABBREVIATIONS

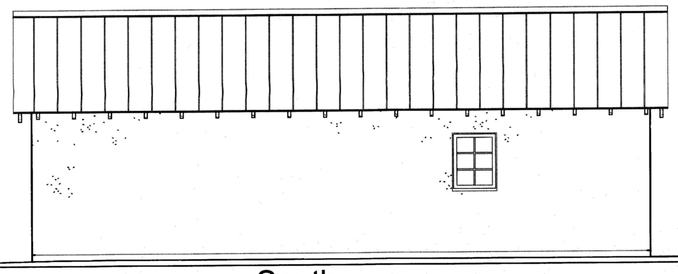
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



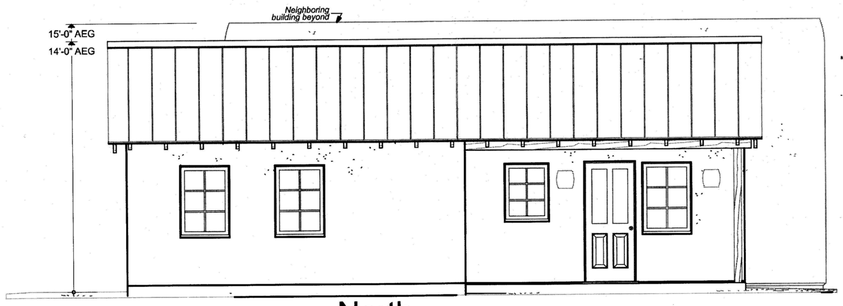
West SCALE:1/4" = 1'-0"



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

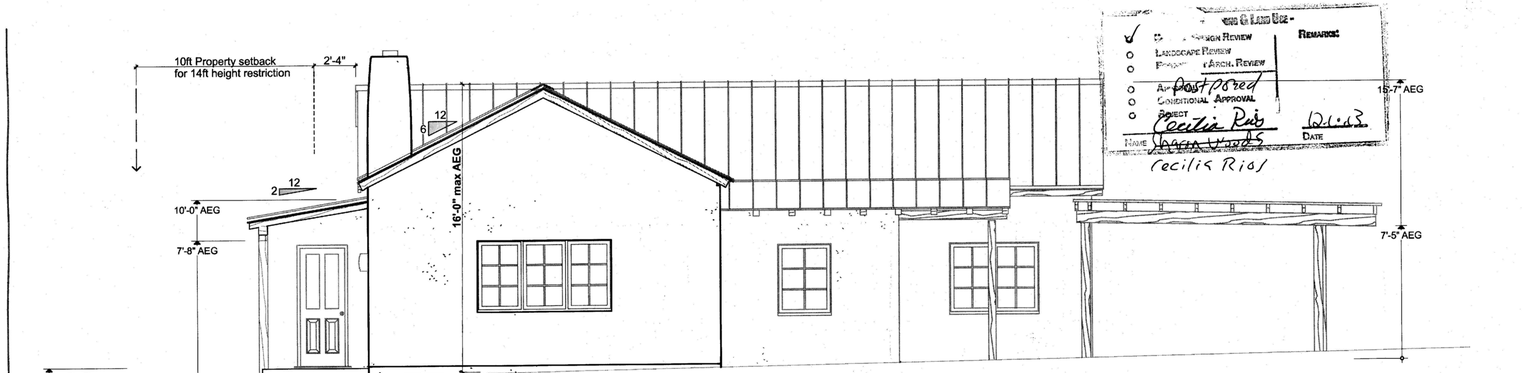


South SCALE:1/4" = 1'-0"

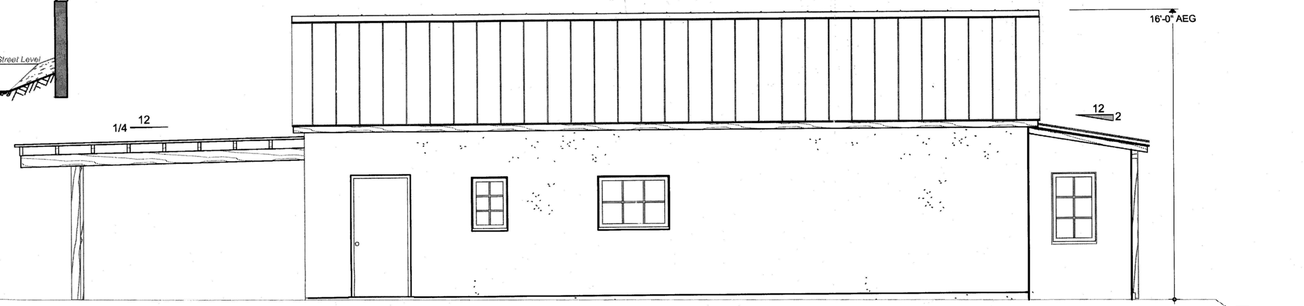


North SCALE:1/4" = 1'-0"

GUEST HOUSE



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



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



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



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

0 2' 4' 8'

16'-0"

Exterior 2D Elevations

- Design Review
- Landscape Review
- Arch. Review
- Approved
- Conditional Approval
- Project

Remarks:

Name Sarah Wood Cecilia Rios

Date 12.4.13

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Michael Percy Grant
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505| 438-2699

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Cody North
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302 Camino Cerrito

New Construction

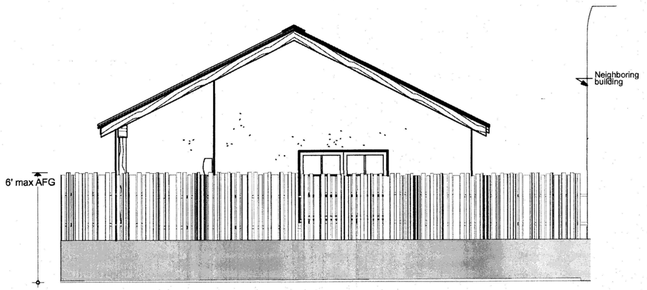
Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

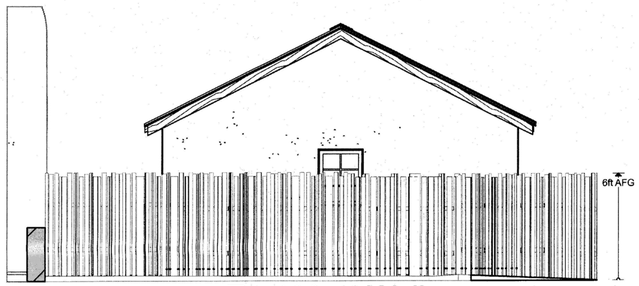
Published 11/8/13

12-4-13

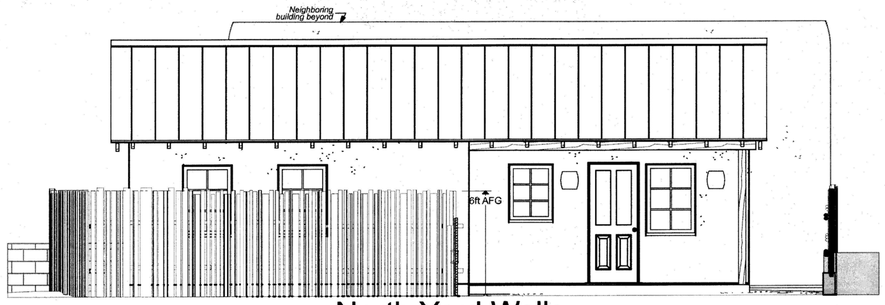
SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"

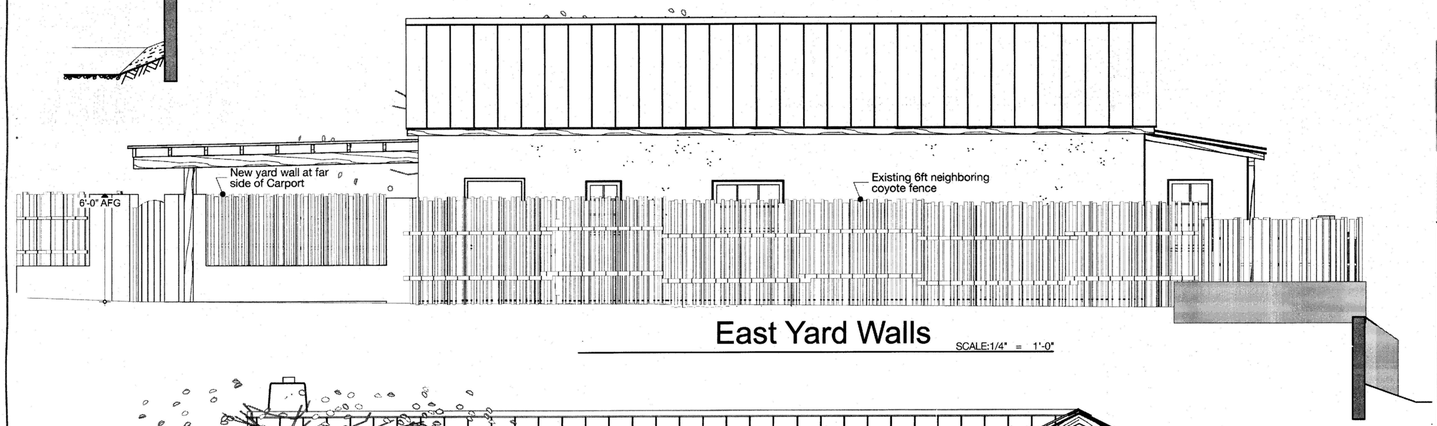


North Yard Walls SCALE:1/4" = 1'-0"

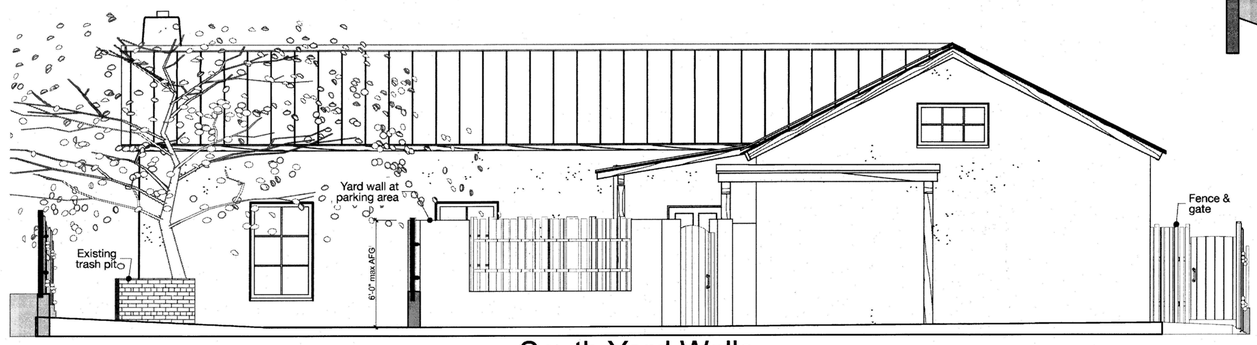
GUEST HOUSE YARD WALLS



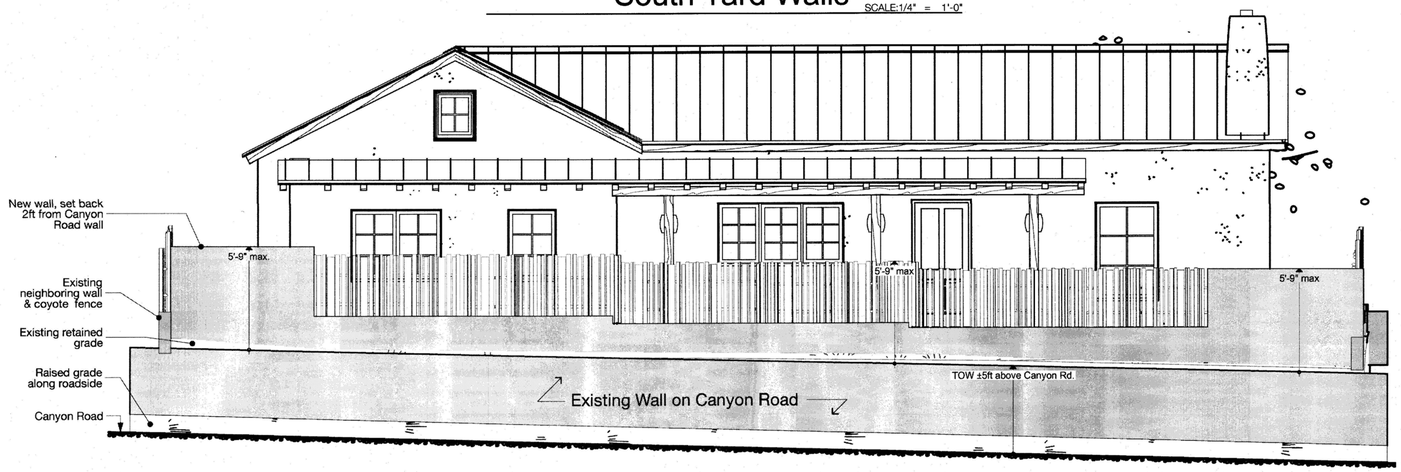
West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"



South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

0 2' 4' 8'

16'-0"

Yard Wall Elevations

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302 Camino Cerrito

New Construction

Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

Published 11/7/13

11-7-13

SHEET: 4

Full Scale

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 SITE.

Date: 7/1/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Date Submitted: 6/27/16

Contact Name: JOE GAMMON

Phone Number: 690-4250

Project Address: 302 CAMINO CERRITO

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-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.

Description of Proposed Work:

- RELOCATE EXISTING WINDOW IN SOUTH WALL.
- 6' FRENCH DOORS AS SUBMITTED.
- WINDOW AND DOOR TRIM COLOR TO MATCH EXISTING.
- RELOCATE EXISTING FENCE, USE NEW LATILLAS AT 6' HIGH AS REQUIRED.
- LATILLAS TO BE IRREGULARLY TOPPED.

permit revision required

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- ☑ Yes ☐ No ROUTE TO HISTORIC DIVISION SS
- ☑ Yes ☐ No INTERIM HISTORIC INSPECTION SS
- ☑ Yes ☐ No FINAL HISTORIC INSPECTION SS

HOUSE INCORPORATED
GB98 License# 375177
223 N Guadalupe #261
Santa Fe, New Mexico 87501

JUN 27 2016

Date:6/15/2016

Cover Letter for :
Malena Fernandez Door/Window Remodel
302 Camino Cerrito
Santa Fe, NM 57502

Scope of Work

We Propose to Add a 2-3'x6'8" French Door and re-locate the existing 3'6"x5'6" window
Move existing Coyote fence to allow better access for parking
We will match existing stucco color (no change in color choice)
This door/window remodel is located in the south side walled courtyard of the residence
Existing residence remains the same.
Relocate existing latilla fence to create better parking flow. existing fence is 6' tall.
Thank you for your consideration

Joe Gammon, House inc. contractor for Malena Fernandez.

MAIN HOUSE

M.Bed West wall requires (4) top plates at Bond Beam height for collar ties

MAY 2 3 2016

Extend wood bond beam as shown for collar tie support

Attic drop stair

Sound Wall: 2x6 plates w/ 2x4 staggered studs

Roof Line

On Behalf Of: Moore Window & Door
Address: 2200 Eubank Blvd NE
Alburquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232
Contact: Douglas Thresher
Email: moorewindowanddoor@hotmail.com
Albuquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232

MAY 23 2016

Moore Window & Door
Windows & Pre-Hung Doors

Bill To: HOUSE INC
223 N. GUADALUPE
#261
SANTA FE, NM 87501
Phone: 986-3944
Mobile: 690-4250

Ship To: HOUSE INC

KOLBE
WINDOWS & DOORS
We're for the visionaries.™

Quote 540402D: KOLBE FRENCH DOOR - CANYON RD.
Project: HOUSE, INC.
Printed: 4/13/2016 10:53:08 AM

2016 Pricing

Printed By: Douglas Thresher
Created: 3/24/2016

Line	Label	UOM	Quantity	Unit Price	Extended Price
001	**None Assigned**	**EA**	(1)	**$3,536.51**	**$3,536.51**

PERFORMANCE: Standard Performance, Display Current NFRC Rating Info., U-Value: 0.34, Solar Heat Gain Coefficient (SHGC): 0.19, Visible Transmittance (VT): 0.35, Condensation Resistance (CR): 56, NFRC CPD #: KKM-K-21-01238-00001, Energy Star Southern Zone: N/A, Energy Star South/Central Zone: N/A, Energy Star North/Central Zone: N/A, Energy Star Northern Zone: N/A, Canada Energy Rating (ER): +8, Canada Zone(s): -, Metric U-Value: 1.93

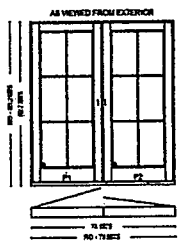
UNIT - Ultra Rectangle Exterior Swinging Door - Complete Unit, Inswing, Hinging (As Door Pulls Towards You): Active - Active : Primary Right, Extruded Sash, Full Lite, 1 3/4" Panel, Frame Thickness: 1 3/4", 5/8" Performance Divided Lites, Second Bar Size: 0", Champagne Spacers, Bar Profile - Interior: Beveled

GLASS: H-K LoE 270 Insulated, Mill Finish Spacer, High Altitude, Glass Preserve / Neat Coating: Glass Preserve without Neat Coating, Beveled Glazing Bead, Tempered

HARDWARE-ACCESSORIES: Multi-Point Lock, Dallas Handle, Satin Nickel - PVD Hardware, Half Cylinder on Inactive Panel, Keyed As Pulled From Shelf, Stainless Steel Strike, Backset: 45 mm, Adjustable Hinges, Satin Nickel Hinges, Astragal, Astragal Type: Aluminum Low Profile

CASING-JAMBS-TRIM: Aluminum Sill, Door Sill Color: Dark Bronze Anodized, Nailing Fin, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Green Tea Leaf Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Weatherstrip Color: Beige, Entire Unit No Fingerjoints (visible parts)



Scaled to Fit

Rough Opening:
74-11/16" X 83-7/32"
Frame Size:
74-3/16" X 82-23/32"
Unit Dimension:
74-3/16" X 82-23/32"

Notes / Totals / Signature

Total Quantity: 1	**Total Cubic Feet:** 25.92	**Sub-Total*:**	$3,536.51
		Total Tax:	$0.00
		Total Freight:	$0.00
		Total Labor:	$0.00
		Total Amount:	$3,536.51

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Notes / Totals / Signature

Terms & Conditions:

IMPORTANT! Please read the following terms prior to placing your order!

1) Quote is good for 30 days. NOTE: If your quote is over 30 days old please be aware that pricing may have changed.

2) Moore Window & Door makes every effort to provide accurate take offs. However, it is the responsibility of the customer to verify the accuracy of the proposal before placing the order. Once the order is placed, changes cannot be made.

3) Phone orders and/or verbal orders will not be accepted. Please submit a signed copy by fax or in person to ensure the order has been placed.

4) ALL items ordered from Moore Window & Door are custom and non-returnable. Moore Window & Door has a NO RETURN POLICY.

5) We understand that construction industry scheduling can be a challenge. Therefore, Moore Window & Door is happy to hold your product for a time period of 2 weeks after it arrives to us provided it is paid for. After that we will charge a fee of $1.00 per square foot of space required to store it per month.
Please understand that our estimated delivery dates are tentative. We do not guarantee a specific delivery date at the time of order.

6) Approximate lead time is 4-6 weeks.

7) All payments must be made exactly as agreed.

8) All warranties are void if all payments are not made exactly as agreed.

9) Customer acknowledges that he/she/they have read the attached agreement in it?s entirety; that all the designs and specifications have been fully explained to the Customer?s satisfaction; and that Customer agrees to all of the design and specifications and the terms and conditions detailed in the agreement. Customer attests that there have been no verbal representations made by Moore Window & Door personnel that differ in any material respect from the details of the contract

10) Moore Window & Door would like to thank you for your business!

NOTE: ALL DIAGRAMS ARE VIEWED FROM OUTSIDE LOOKING IN.

Signature: _____ **Date:** _____

Purchase Order: _____



Printed By: Douglas Thresher
Created: 3/24/2016

HOUSE INCORPORATED
GB98 License# 375177
223 N Guadalupe #261
Santa Fe, New Mexico 87501

Date:6/15/2016

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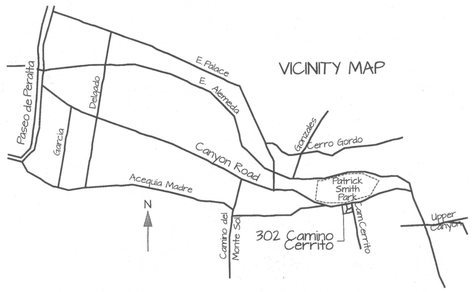
Existing residence remains the same

Thank you for your consideration

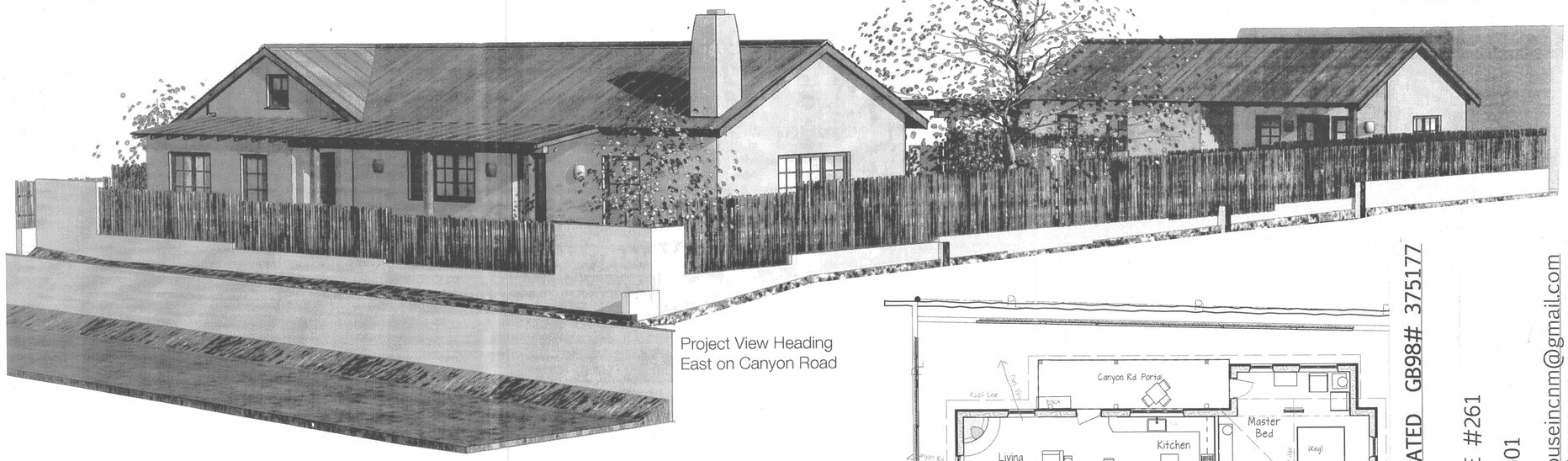
Joe Gammon, House inc. contractor for Malena Fernandez.

302 Camino Cerrito
7/1/16
NEIGHBORHOOD
JUN 27 2016

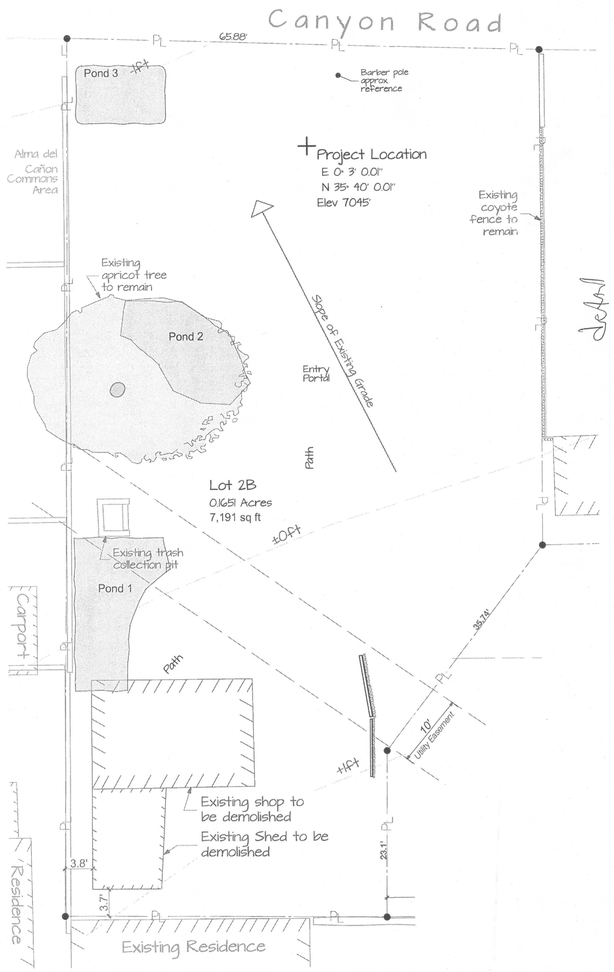


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



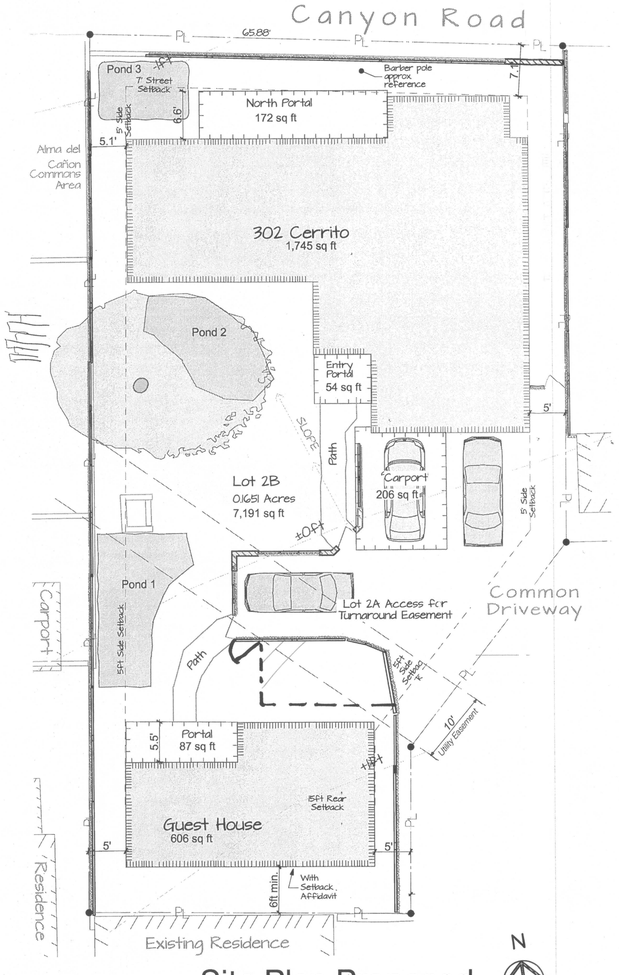
Project View Heading
East on Canyon Road



Site Plan Existing

SCALE: 1" = 10'

16'-0"



Site Plan Proposed

SCALE: 1" = 10'

GENERAL REQUIREMENTS

All work shall comply with the following codes and guidelines:

2006 INTERNATIONAL/RESIDENTIAL BUILDING CODE
2005 NEC, 2006 UPC, 2006 UMC
State of New Mexico
City of Santa Fe Residential Green Building Code
ASHRAE 62.2
NAHB Residential Construction Performance Guidelines, 4th Ed.

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,745 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	172 sf	
Portal for Guest House	87 sf	
Carport	206 sf	
Total Portals and Carport		519 sf
Total Proposed Roofed Area		**2,870 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

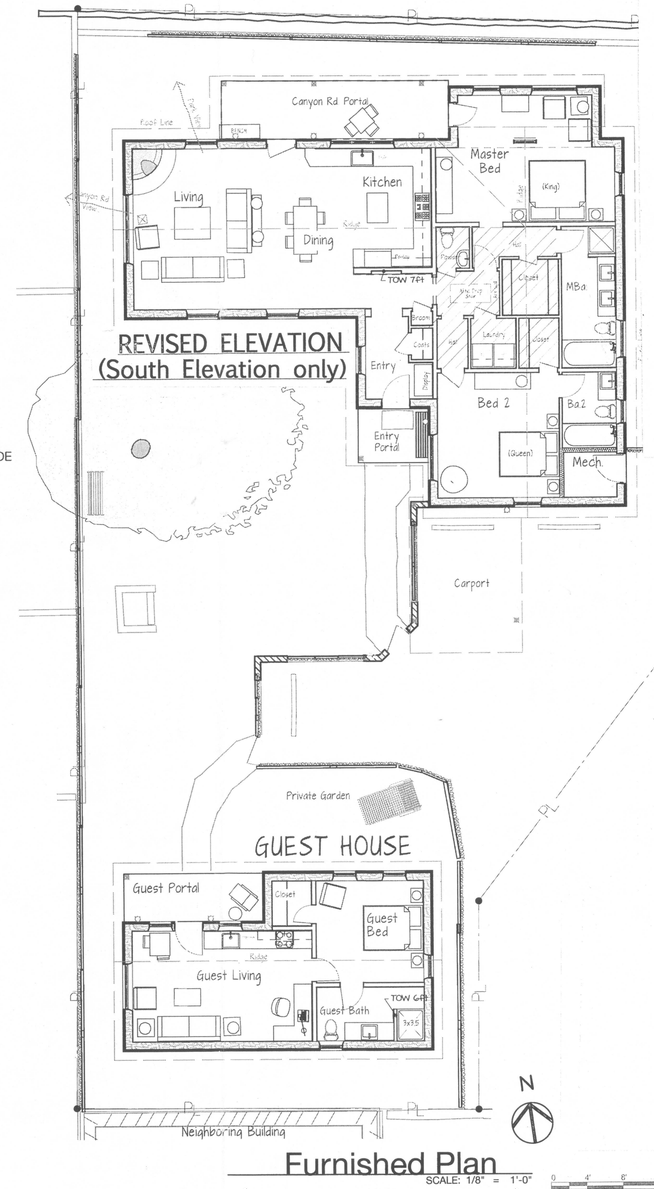
PONDING CALCULATION

Total Roofed Area 2870sf
x 0.16
Ponding Requirment 460cf

Pond 1	200cf
Pond 2	160cf
Pond 3	100cf
	460cf

COLOR FINISHES

Stucco	El Rey "Hacienda"
Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"



REVISED ELEVATION
(South Elevation only)

Furnished Plan

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

32'-0"

HOUSE, INCORPORATED GB98# 375177

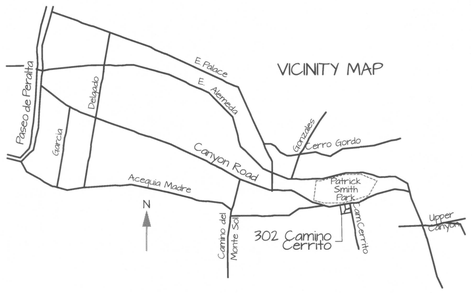
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo
302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 1

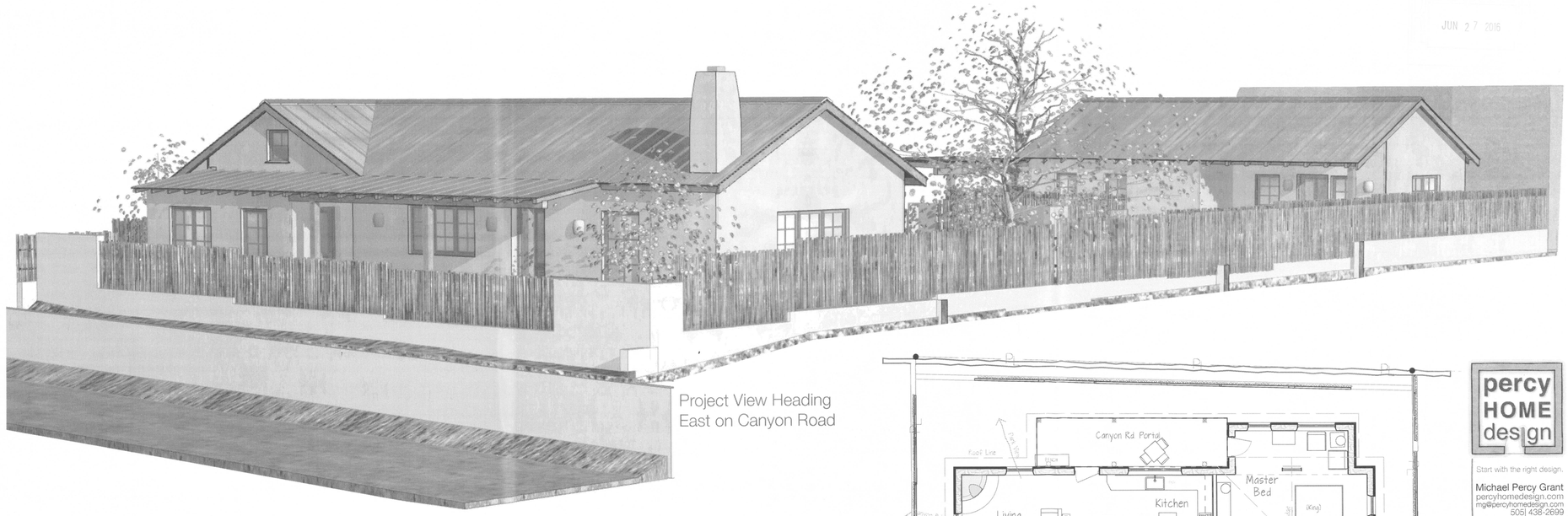
Cover, Site Plans

JUN 27 2016

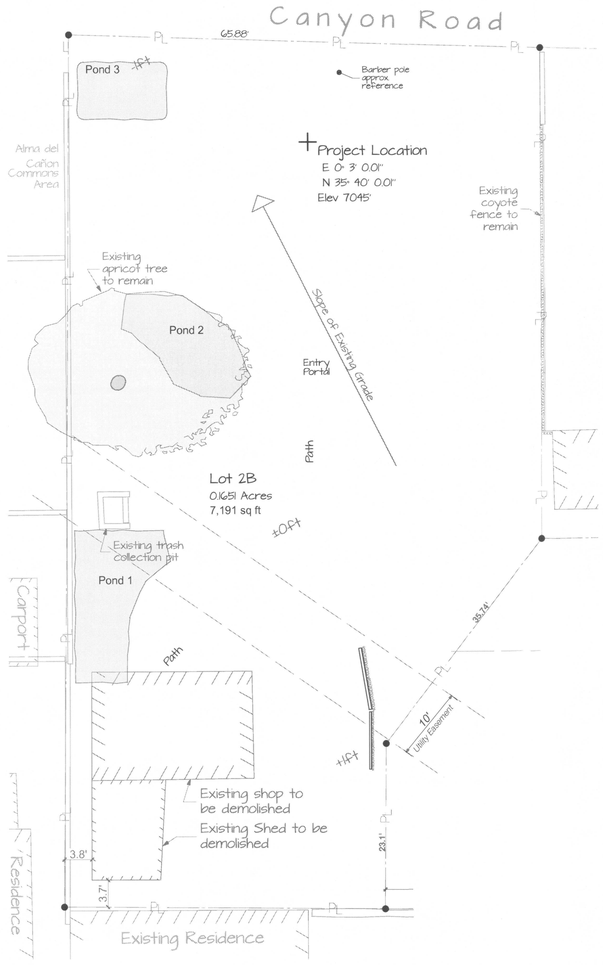


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.

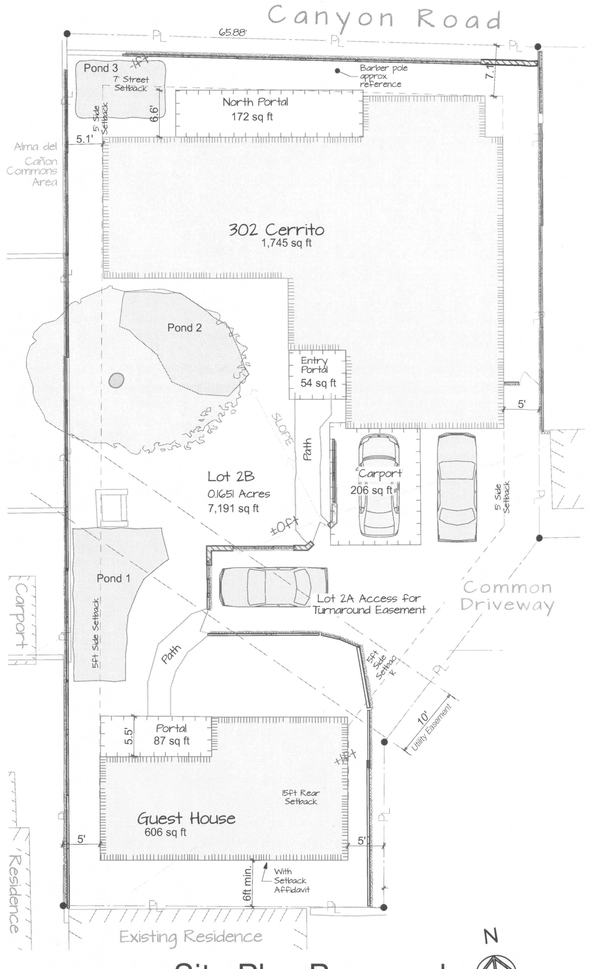


Project View Heading
East on Canyon Road



Site Plan Existing

SCALE: 1" = 10'



Site Plan Proposed

SCALE: 1" = 10'

N

40'-0"

GENERAL REQUIREMENTS

All work shall comply with the following codes and guidelines:

2006 INTERNATIONAL/RESIDENTIAL BUILDING CODE
2005 NEC, 2006 UPC, 2006 UMC
State of New Mexico
City of Santa Fe Residential Green Building Code
ASHRAE 62.2
NAHB Residential Construction Performance Guidelines, 4th Ed.

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,745 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	172 sf	
Portal for Guest House	87 sf	
Carport	206 sf	
Total Portals and Carport		519 sf
Total Proposed Roofed Area		**2,870 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

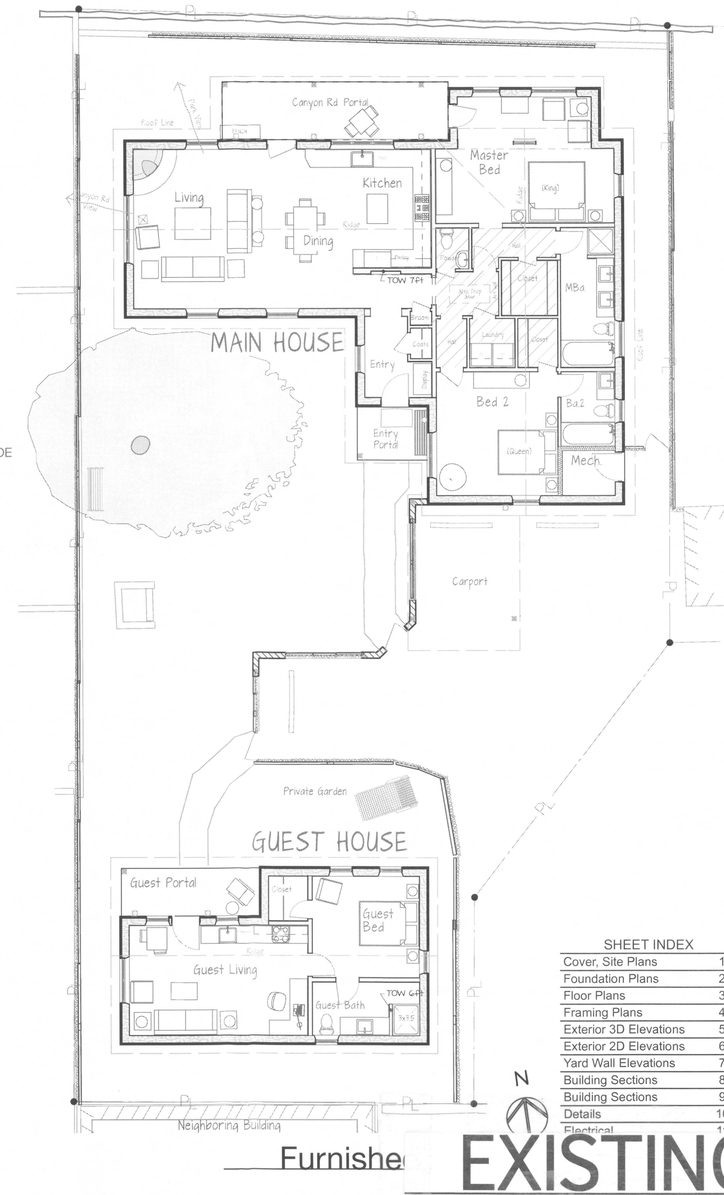
PONDING CALCULATION

Total Roofed Area 2870sf
x 0.16
Ponding Requirment 460cf

Pond 1	200cf
Pond 2	160cf
Pond 3	100cf
	460cf

COLOR FINISHES

Stucco	El Rey "Hacienda"
Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"



Furnishe

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302 Camino Cerrito

New Construction
Santa Fe New Mexico

SHEET INDEX

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Project Status: CD
Construction Documents
Published 2/17/14

EXISTING 1

Cover, Site Plans

JUN 27 2016

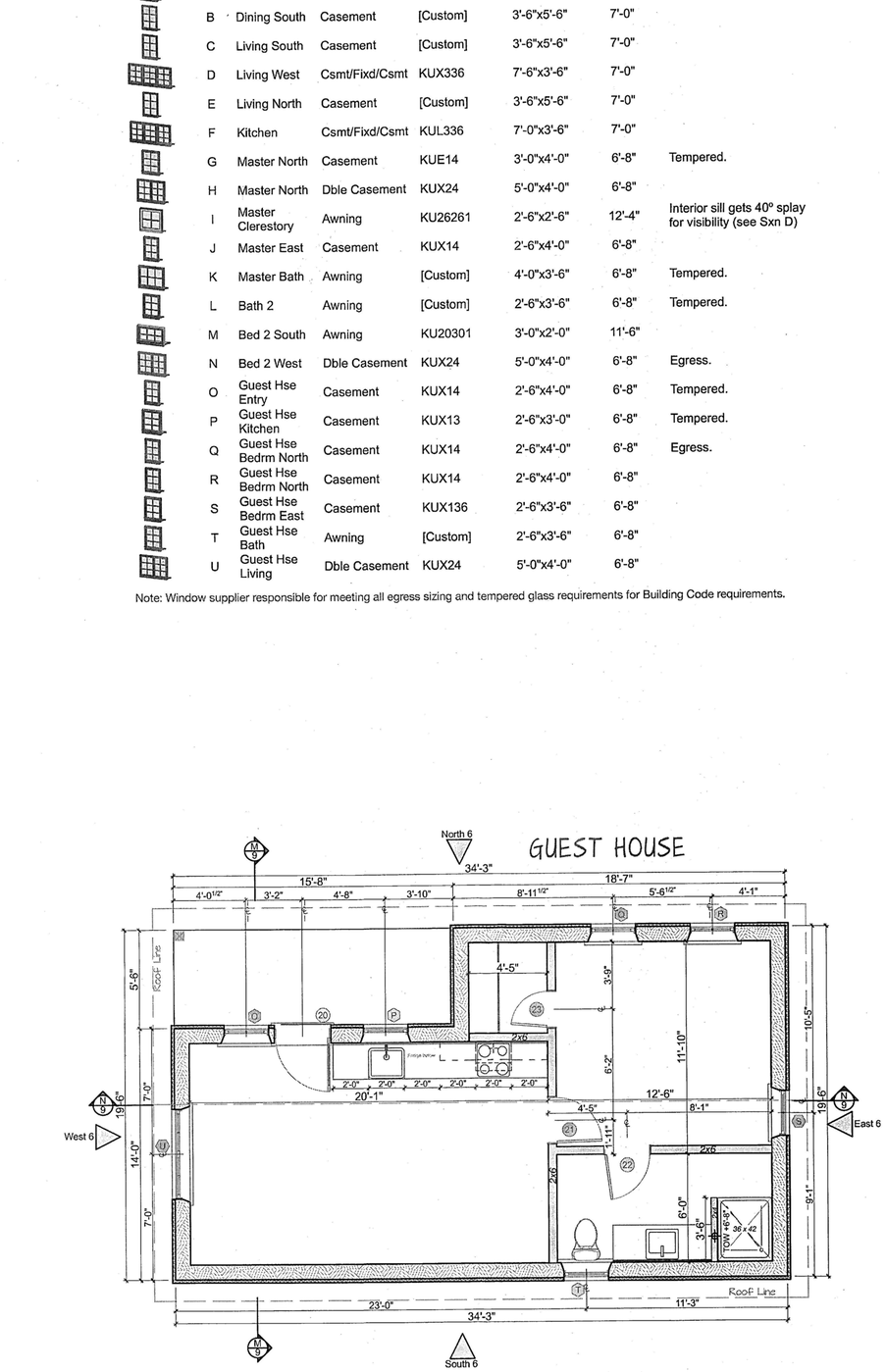
Kolbe Ultra Series Window Schedule

Ext. View	ID	Location	Type	Item Code	Unit Size	Header AFF	Notes
	A	Entry	Casement	KUE14	3'-0"x4'-0"	6'-6"	
	B	Dining South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	C	Living South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	D	Living West	Csmt/Fixd/Csmt	KUX336	7'-6"x3'-6"	7'-0"	
	E	Living North	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	F	Kitchen	Csmt/Fixd/Csmt	KUL336	7'-0"x3'-6"	7'-0"	
	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
	P	Guest Hse Kitchen	Casement	KUX13	2'-6"x3'-0"	6'-8"	Tempered.
	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
	R	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	S	Guest Hse Bedrm East	Casement	KUX136	2'-6"x3'-6"	6'-8"	
	T	Guest Hse Bath	Awning	[Custom]	2'-6"x3'-6"	6'-8"	
	U	Guest Hse Living	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	

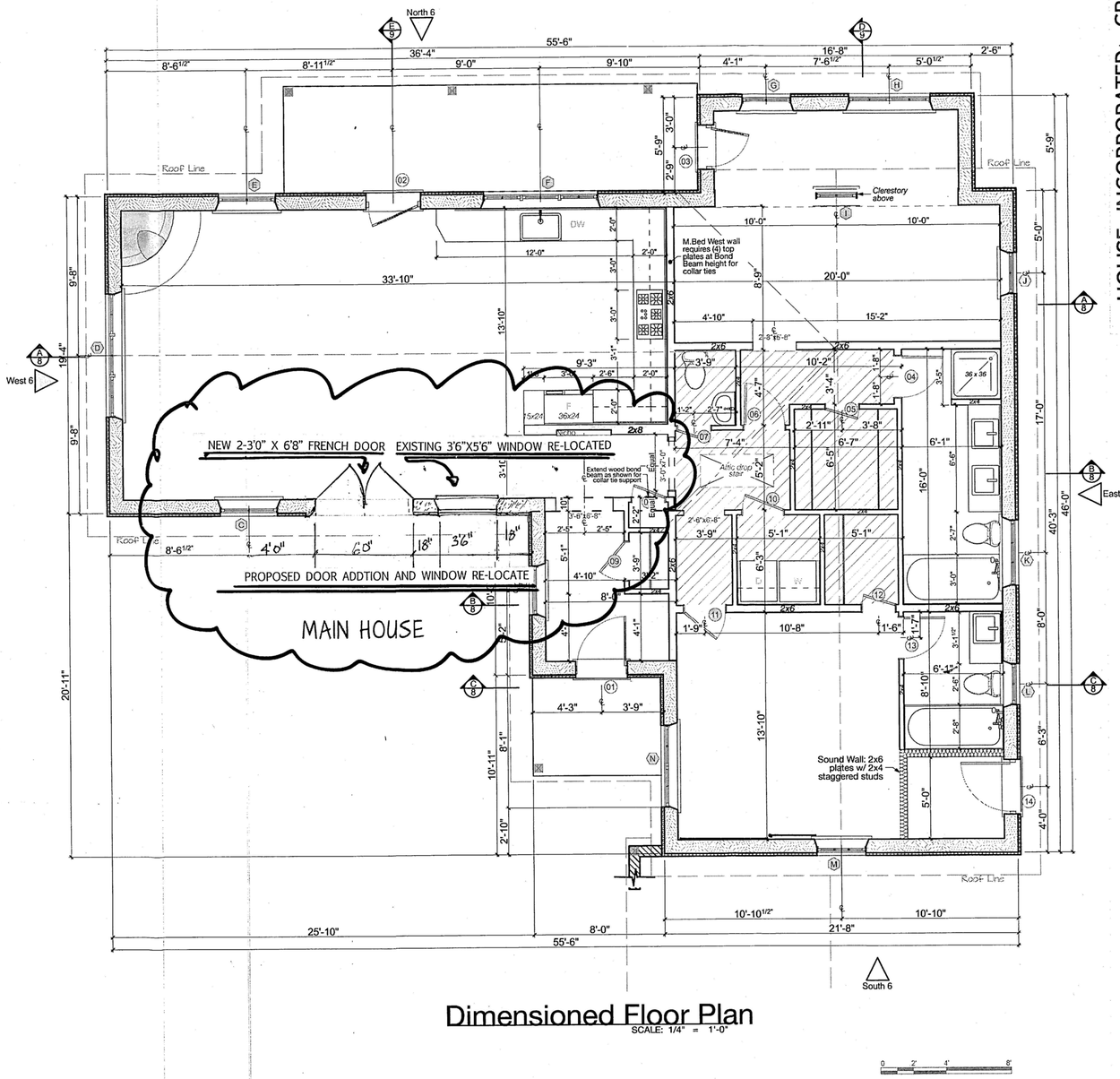
Note: Window supplier responsible for meeting all egress sizing and tempered glass requirements for Building Code requirements.

Door Schedule

ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	20	21	22	23
Location	Entry	North Portal at Dining	North Portal at Master Bed	Master Bath	Master Closet	Master Suite	Powder Room	Broom Closet	Coat Closet	Laundry	Bed 2	Bed 2 Closet	Bath 2	Mechanical	Guest Hse Entry	Guest Hse Bedroom	Guest Hse Bath	Guest Hse Closet
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan
SCALE: 1/4" = 1'-0"



Dimensioned Floor Plan
SCALE: 1/4" = 1'-0"

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Construction Documents
CD Published 2/17/14

SHEET: 3

Floor Plans

JUN 27 2016

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	E	Living North	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	F	Kitchen	Csmt/Fixd/Csmt	KUL336	7'-0"x3'-6"	7'-0"	
	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
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	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
	R	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	S	Guest Hse Bedrm East	Casement	KUX136	2'-6"x3'-6"	6'-8"	
	T	Guest Hse Bath	Awning	[Custom]	2'-6"x3'-6"	6'-8"	
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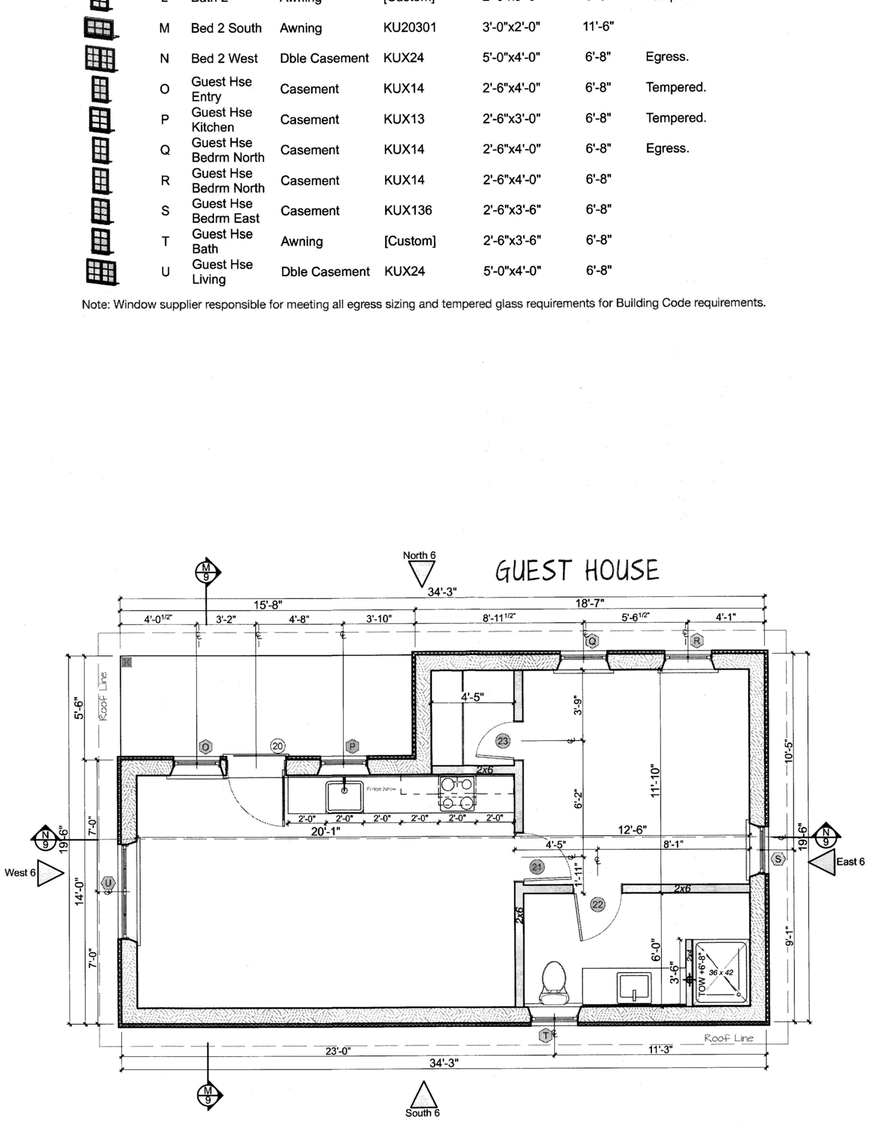
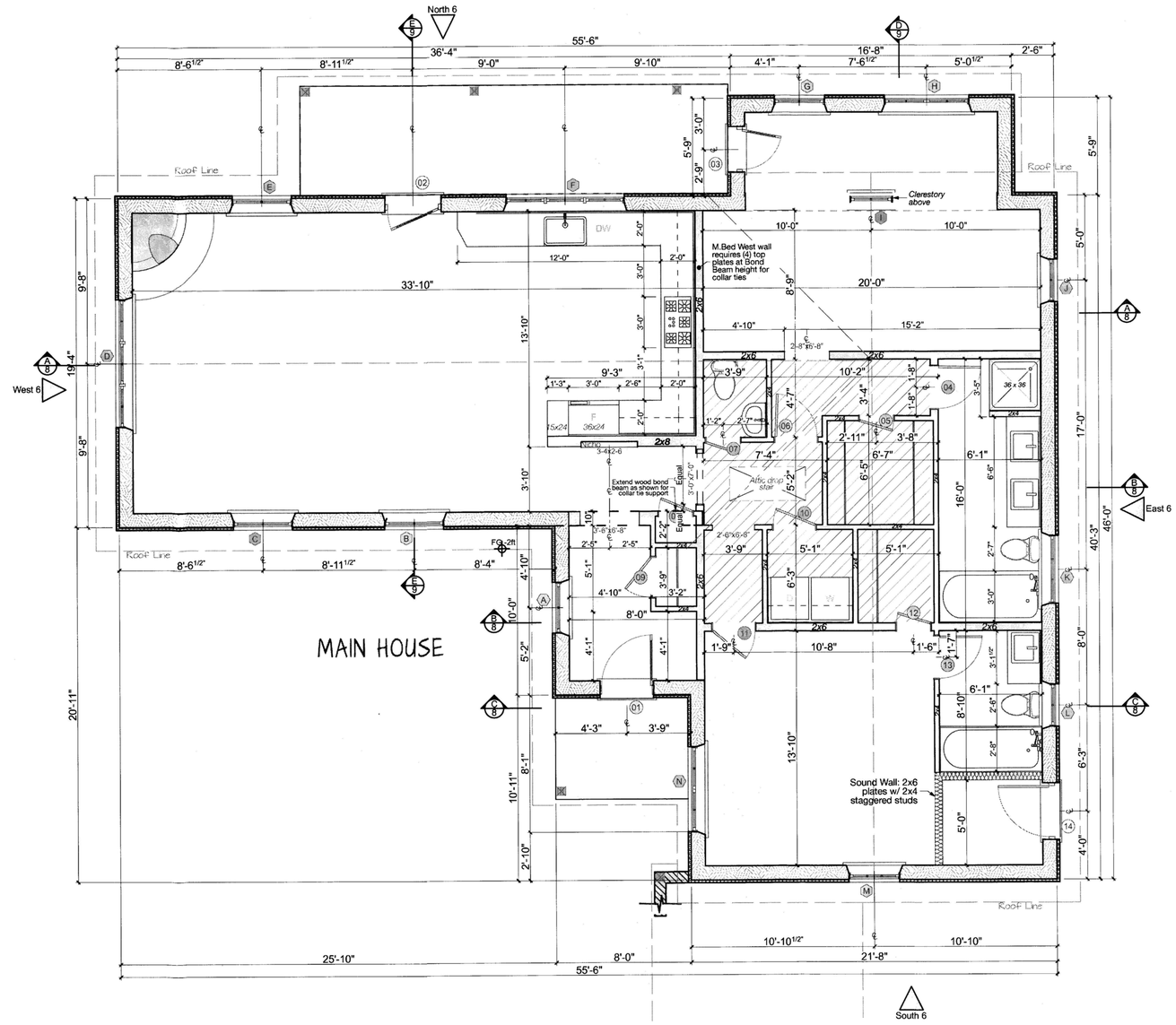
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan

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

16'-0"



Dimensioned Floor Plan

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

0 2' 4' 8'

percy HOME design
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302 Camino Cerrito
New Construction
Santa Fe New Mexico

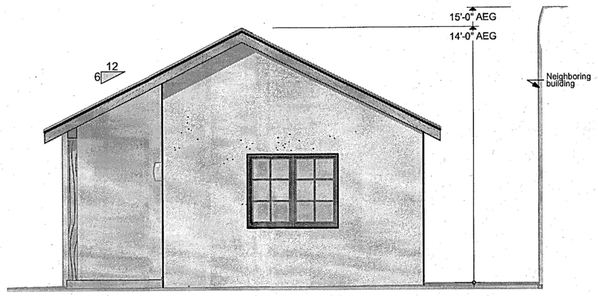
Project Status: CD
Construction Documents

EXISTING
Floor Plans

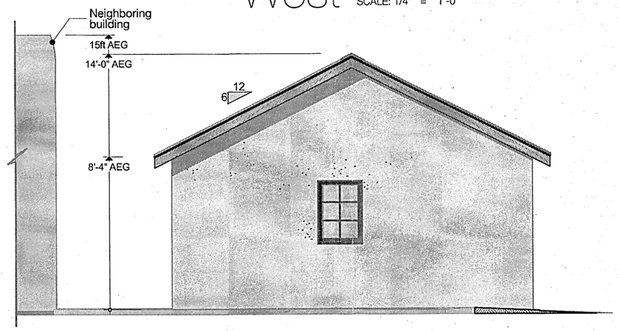
JUN 27 2016

ABBREVIATIONS

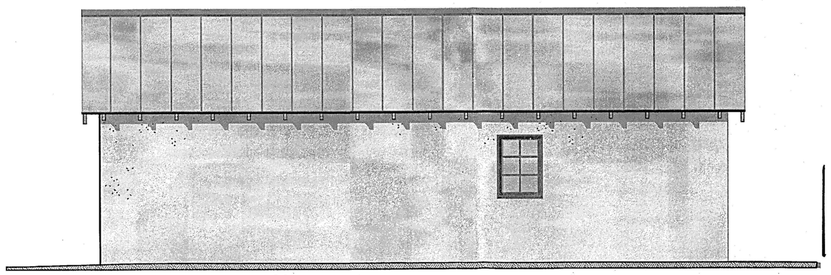
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall



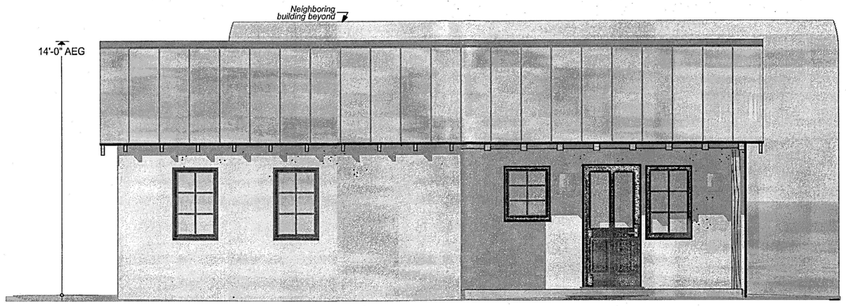
West SCALE: 1/4" = 1'-0"



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



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



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

0 2' 4' 8'

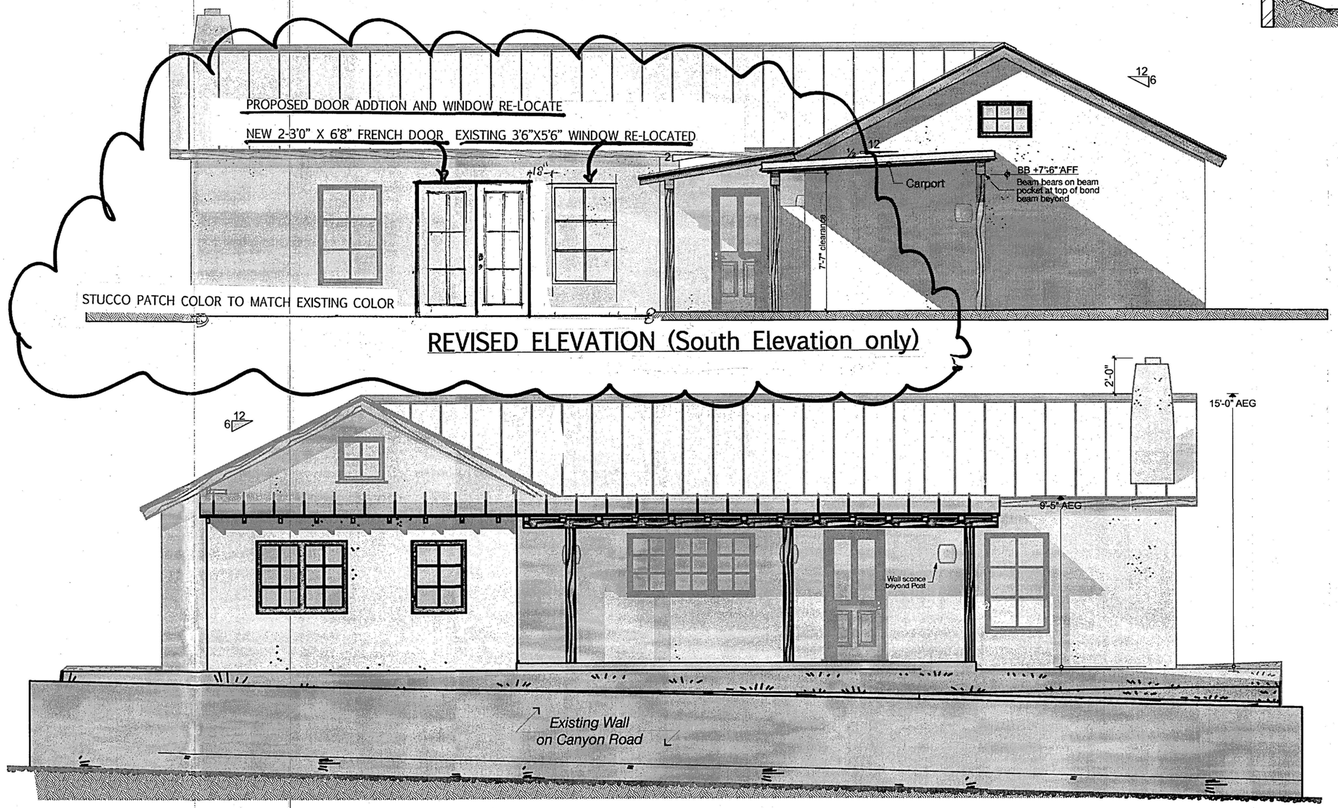
16'-0"

GUEST HOUSE



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

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



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

0 2' 4' 8'

MAIN HOUSE

HOUSE, INCORPORATED GB98# 375177

Contact Joe Gammon

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Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

Project Status: CD Construction Documents

CD Published 2/17/14

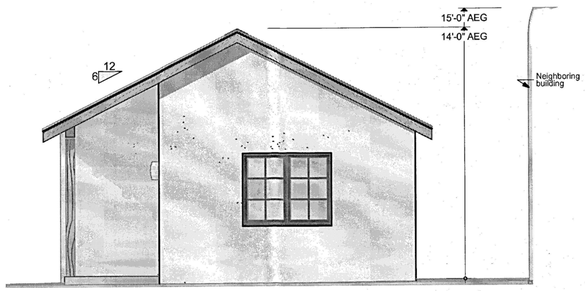
SHEET: 6

Exterior 2D Elevations

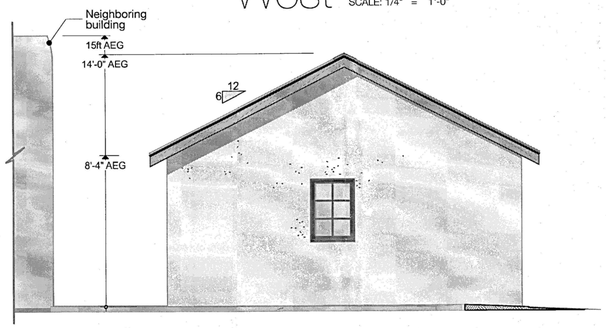
JUN 27 2016

ABBREVIATIONS

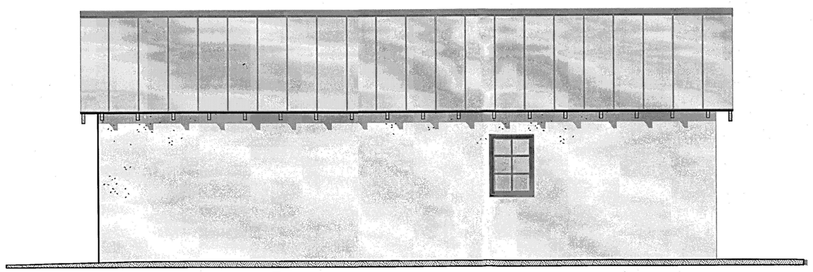
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall



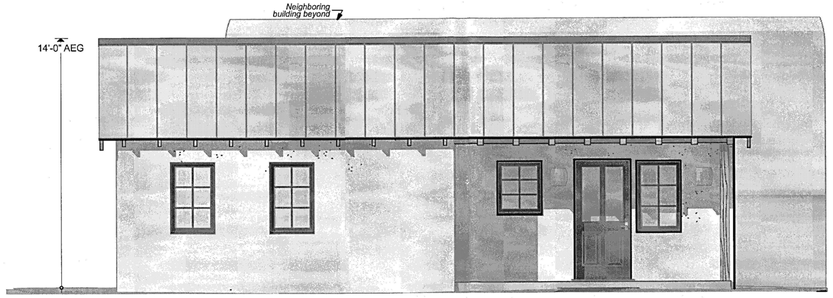
West SCALE: 1/4" = 1'-0"



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



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



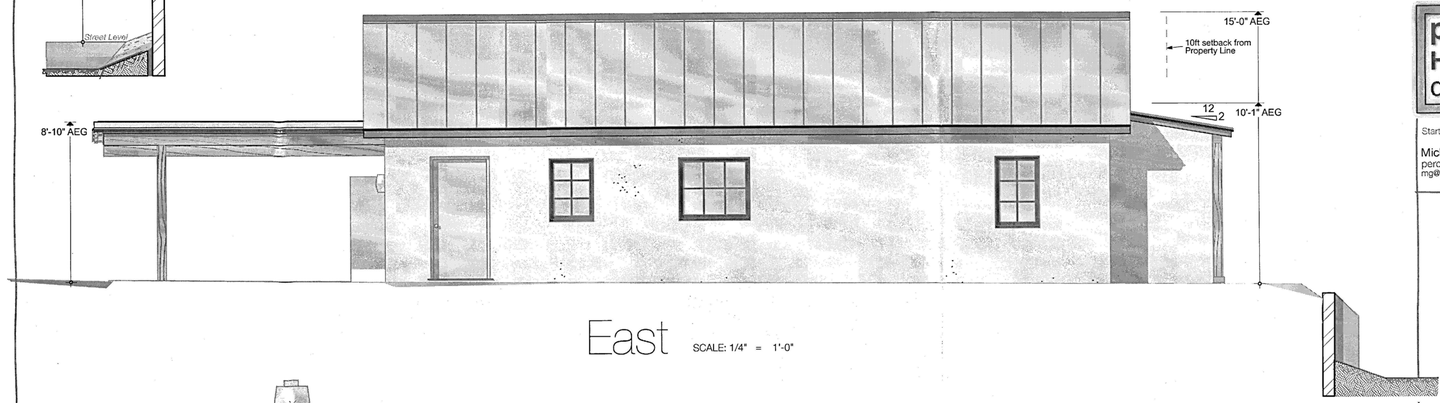
North SCALE: 1/4" = 1'-0"

0 2' 4' 8'
16'-0"

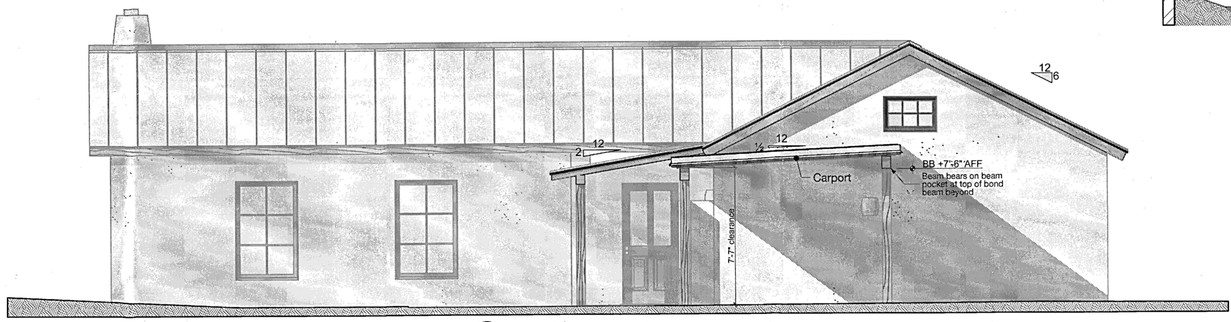
GUEST HOUSE



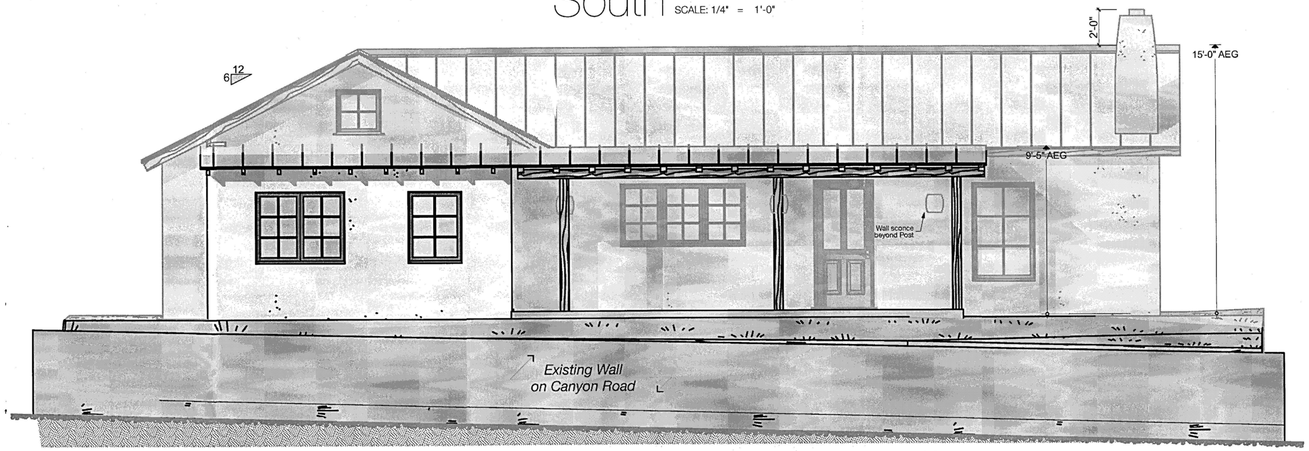
West SCALE: 1/4" = 1'-0"



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



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



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

0 2' 4' 8'

MAIN HOUSE

EXISTING Elevations

percy HOME design
Start with the right design.
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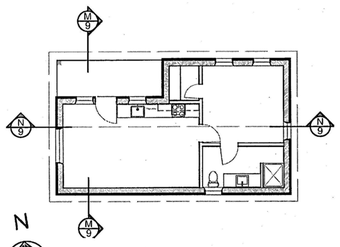
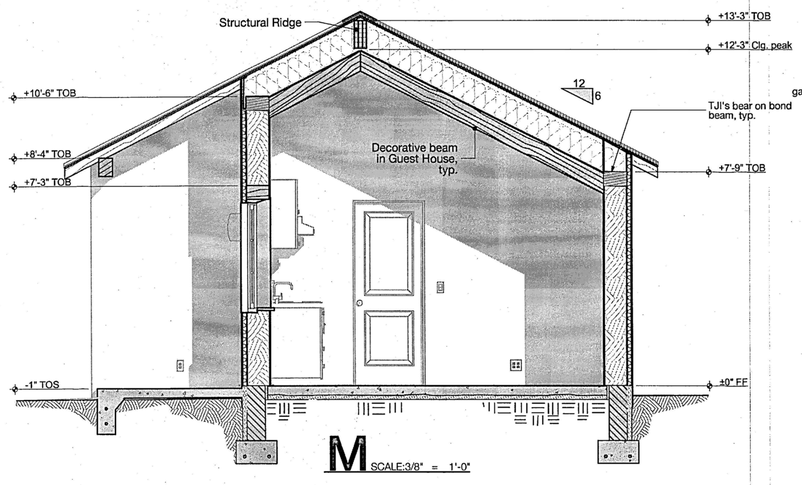
CD Published 2/17/14

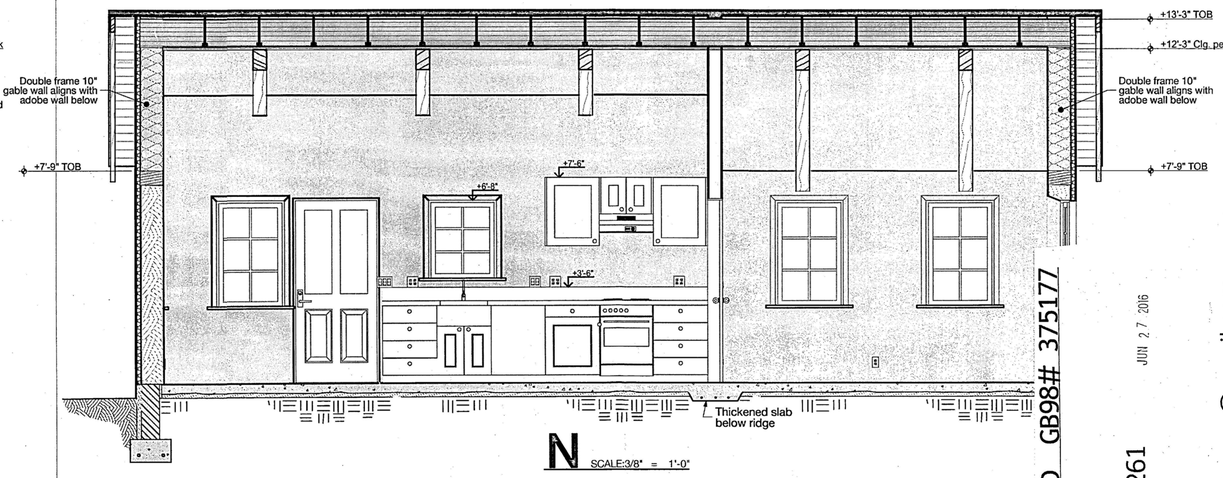
SHEET: 6



Section Plan Key
GUEST HOUSE

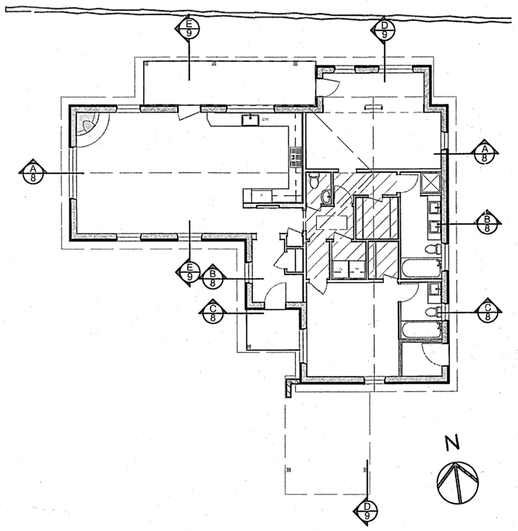


M SCALE:3/8" = 1'-0"

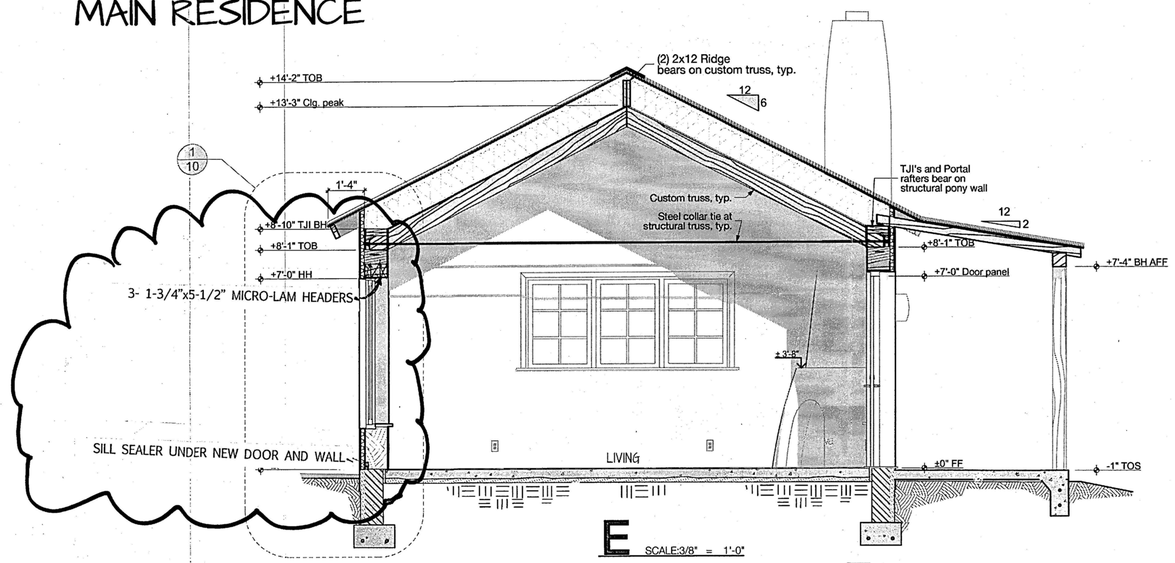


N SCALE:3/8" = 1'-0"

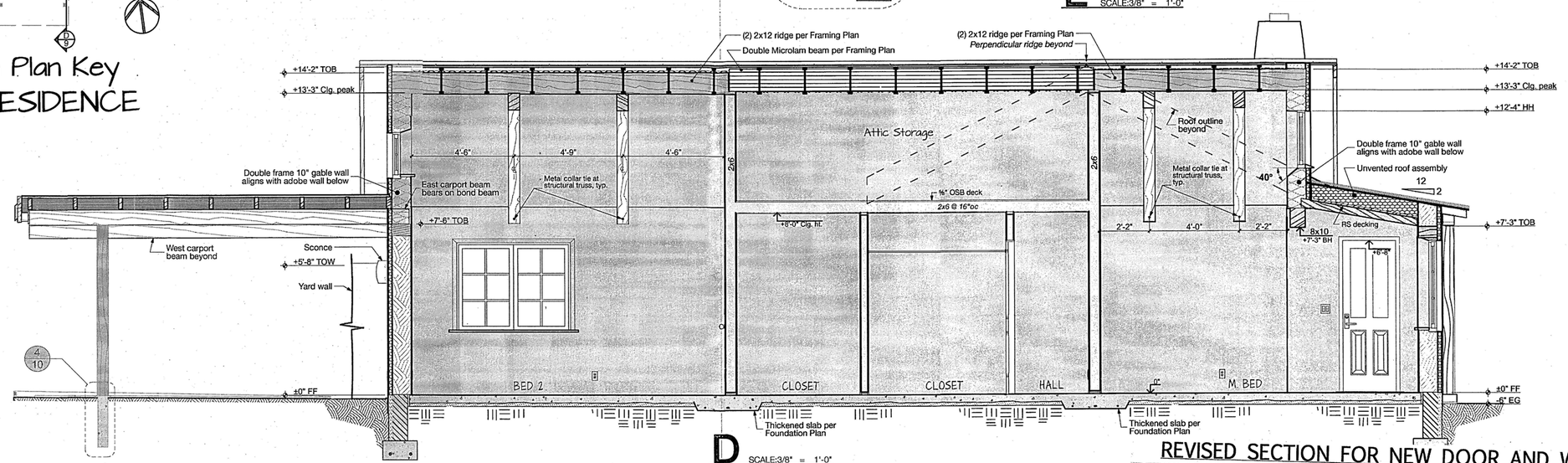
GUEST HOUSE
MAIN RESIDENCE



Section Plan Key
MAIN RESIDENCE



E SCALE:3/8" = 1'-0"



D SCALE:3/8" = 1'-0"

10'-8"

ABBREVIATIONS

AEG	Above Existing Grade
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EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall

REVISED SECTION FOR NEW DOOR AND WINDOW RE-LOCATE

HOUSE, INCORPORATED GB98# 375177
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

JUN 2 7 2016

Malena Fernandez Door/Window Remo
302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 9

City of Santa Fe, New Mexico

memo

DATE: March 10, 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

FROM: Heather Lamboy, Planning & Land Use Department Director

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2026-011886-HDRB. 521 Calle Corvo. Downtown and Eastside Historic District. Contributing. Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, request approval for a 348 sq. ft. addition to a height of 14'-05" where the maximum allowable height is 16'-4", window, door, and portal replacement. Exceptions are requested to 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

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 finds that the exception criteria for 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced have not been met and recommends denial of these exception requests. Otherwise, staff recommends approval of the 348 sq. ft. addition to a height of 14'-05", re-stucco, re-roof, and other elements of the application that do not require an exception as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

Four motions will be required in this case.

a. In case 2026-011886-HDRB, for 521 Calle Corvo, approve or deny the application as submitted.
b. In case 2026-011886-HDRB, for 521 Calle Corvo, approve/deny the exceptions to 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced, finding that the exception criteria have not been met.
c. In case 2026-011886-HDRB, for 521 Calle Corvo, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence at 521 Calle Corvo is listed as contributing to the Downtown and Eastside Historic District with the south façade designated as primary. 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 (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.

PREVIOUS CASE SUMMARIES:

On January 13, 2026, in Case No. 2025-011537-HDRB, the Historic Districts Review Board (Board) adopted staff's recommendation to maintain the status of the house as contributing and facades 1, 2, 3, and 4, including the portal as primary, excluding doors and windows that are demonstrated to satisfaction to the Board as non-historic and that would apply as well to window openings and door openings, also adopting staff's recommendation that the garage structure be designated as non-contributing due to age, and the yard wall be designated as non-contributing for the same reason.

On May 29, 2001, in Case No. H-01-72, the 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 proposes the following exterior alterations:

1) Construct a 348 sq. ft. addition to the height of 14'-05" to the northwest corner of the structure.
2) Re-stucco in cementitious stucco color "Suede".
3) Re-roof with TPO roofing system.
4) New Exterior wood stain color "Dark Walnut".
5) New metal clad wood frame windows color "Dark Bronze". An exception to 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible is requested for the proposed wholesale window replacement.
6) Narrow a window on the south primary façade from 4' high by 4' wide to 3' high by 4' wide and requests an exception to 14-4.6(G)(4)(I)(a) no window opening shall be widened or narrowed.
7) Replace terra-cotta roof on the south primary façade including the portal and requests an exception to 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

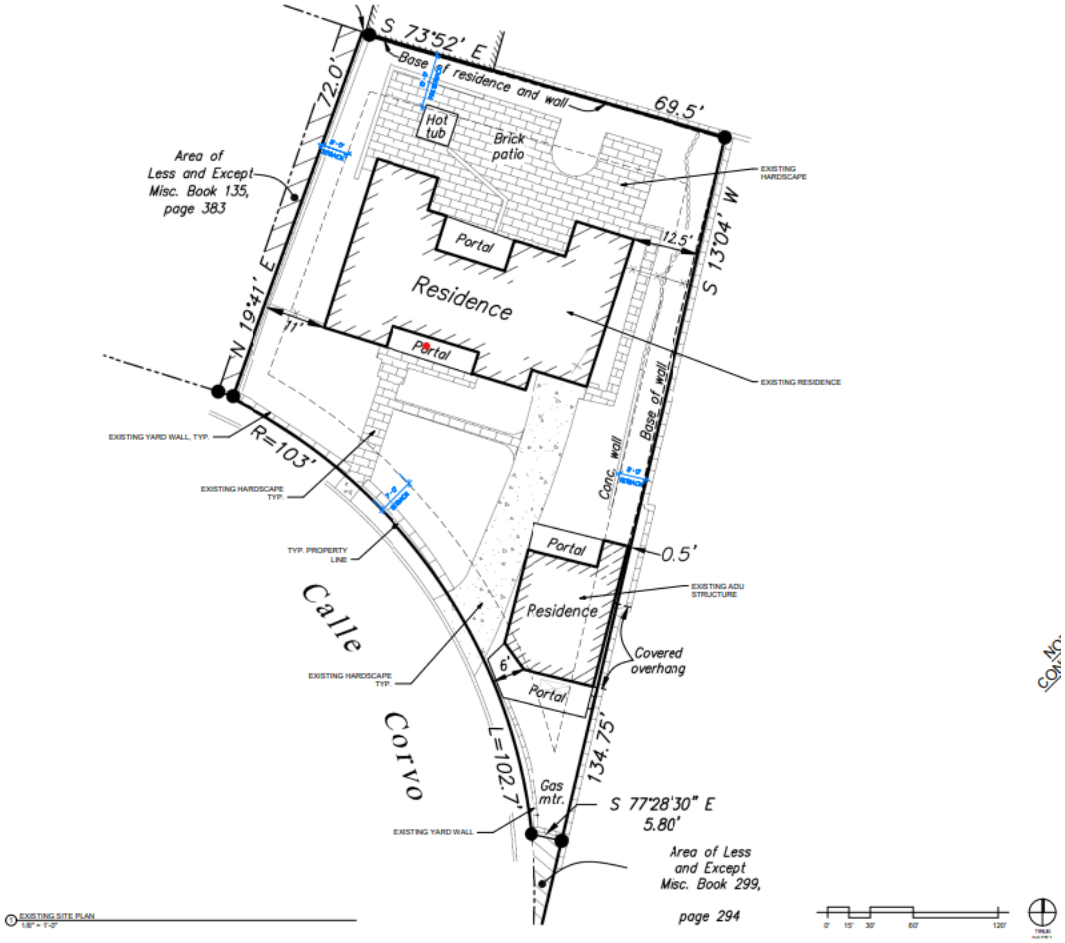


Figure 1. Existing Site Plan.

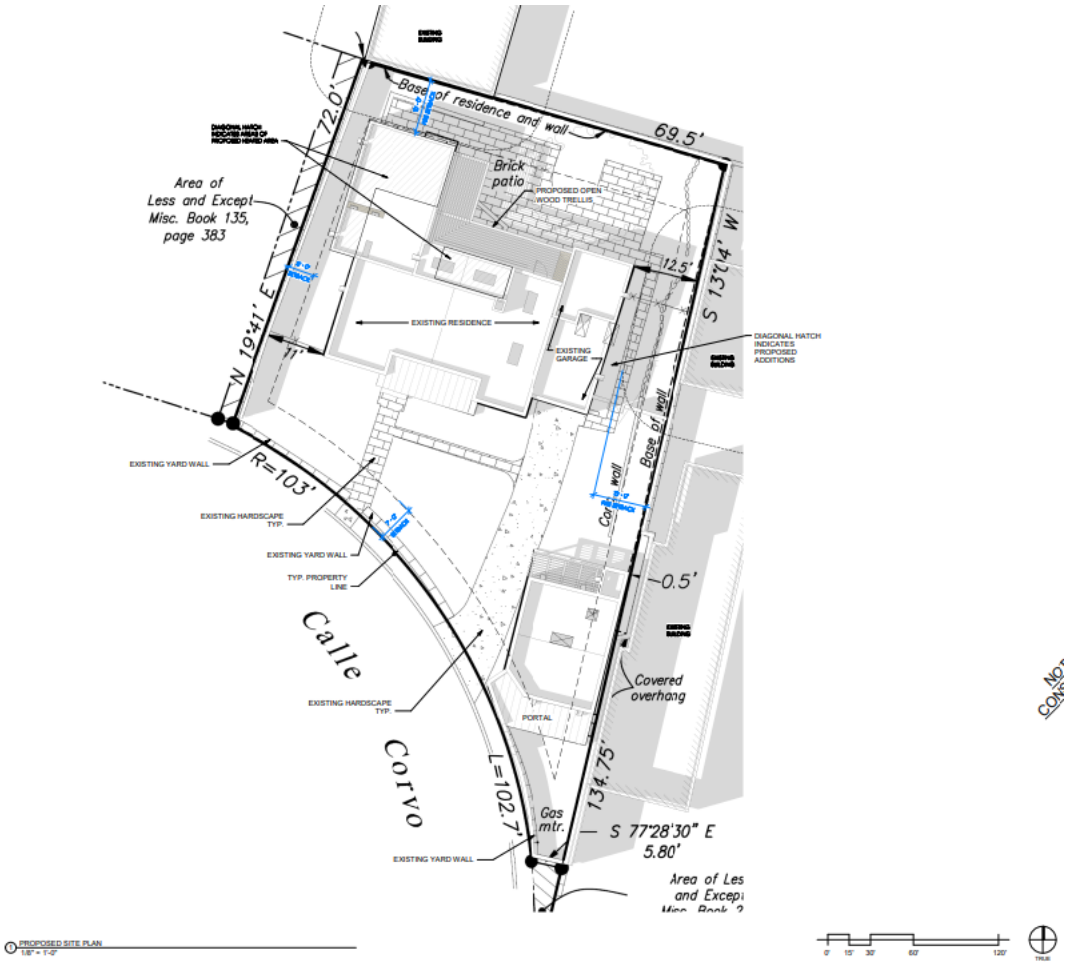


Figure 2. Proposed Site Plan.



EXISTING FLOOR PLAN
"DESIGNATED PRIMARY FACADES" INDICATED BY ORANGE LINE

Figure 3. Existing Floor Plan.

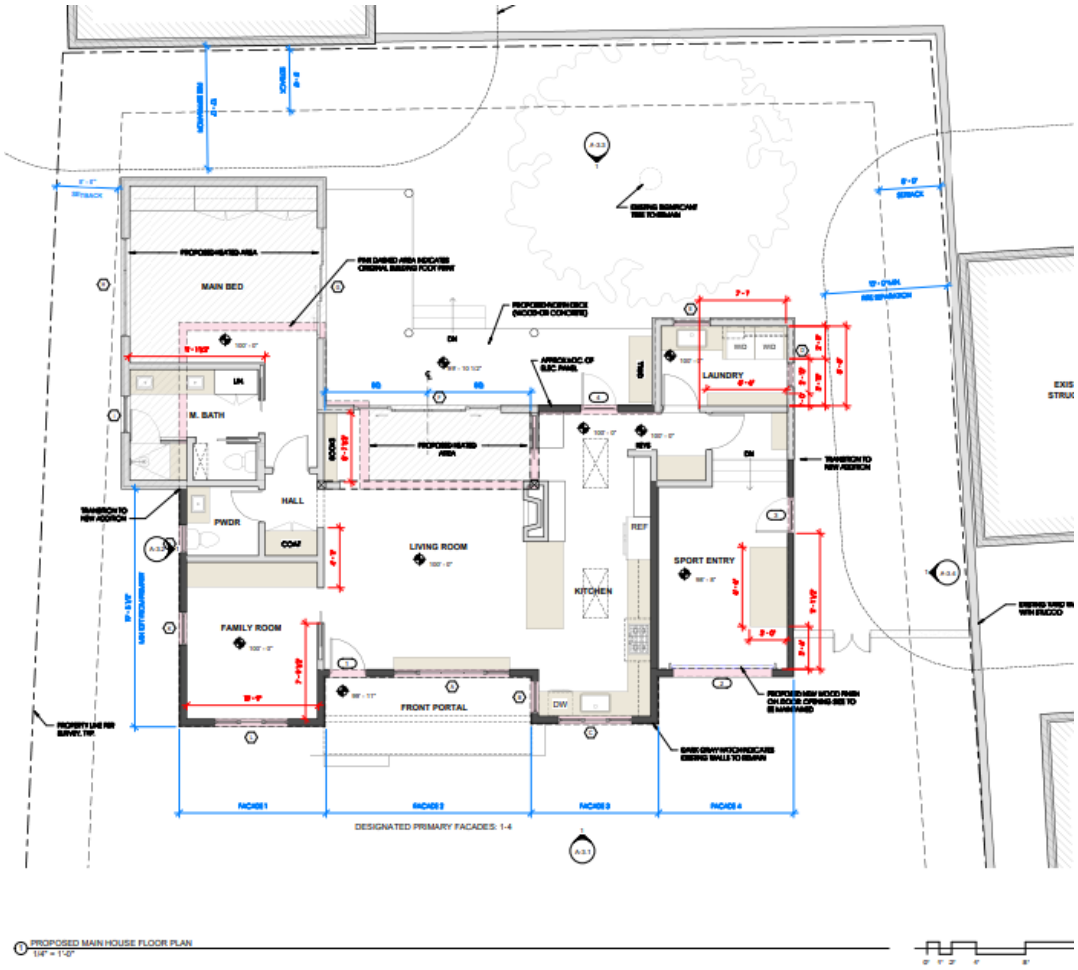


Figure 4. Proposed Floor Plan.

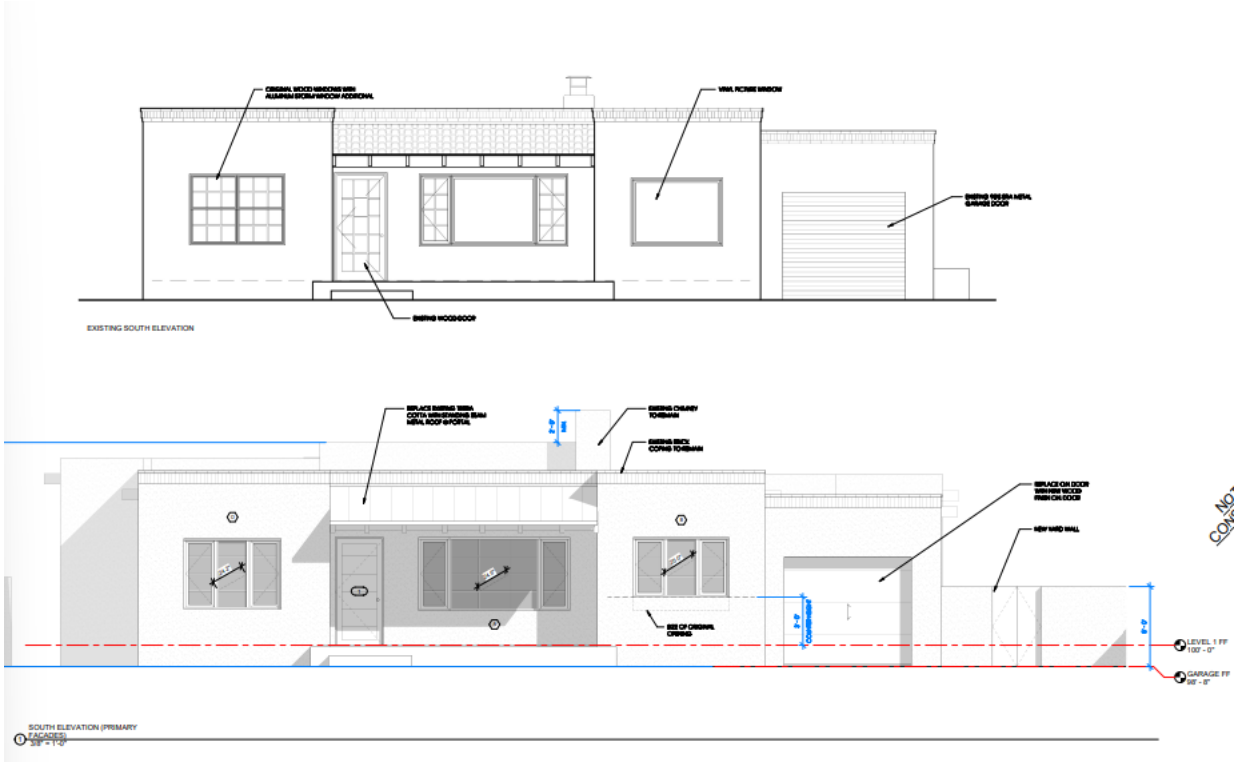


Figure 5. Existing and Proposed South Elevation.

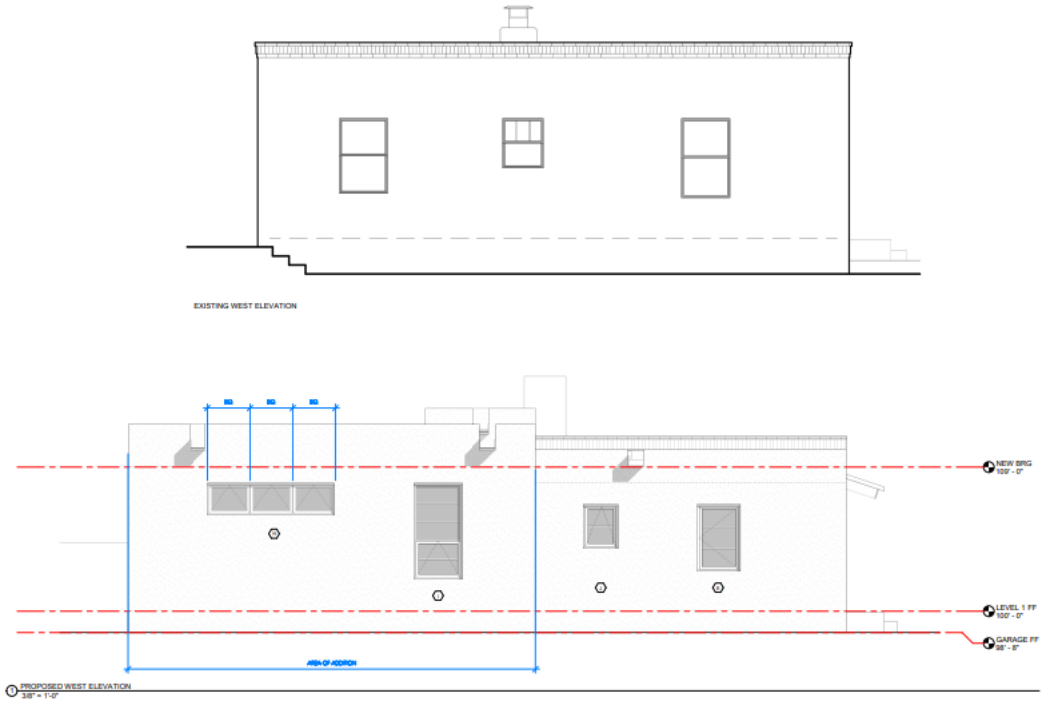


Figure 6. Existing and Proposed West Elevation.

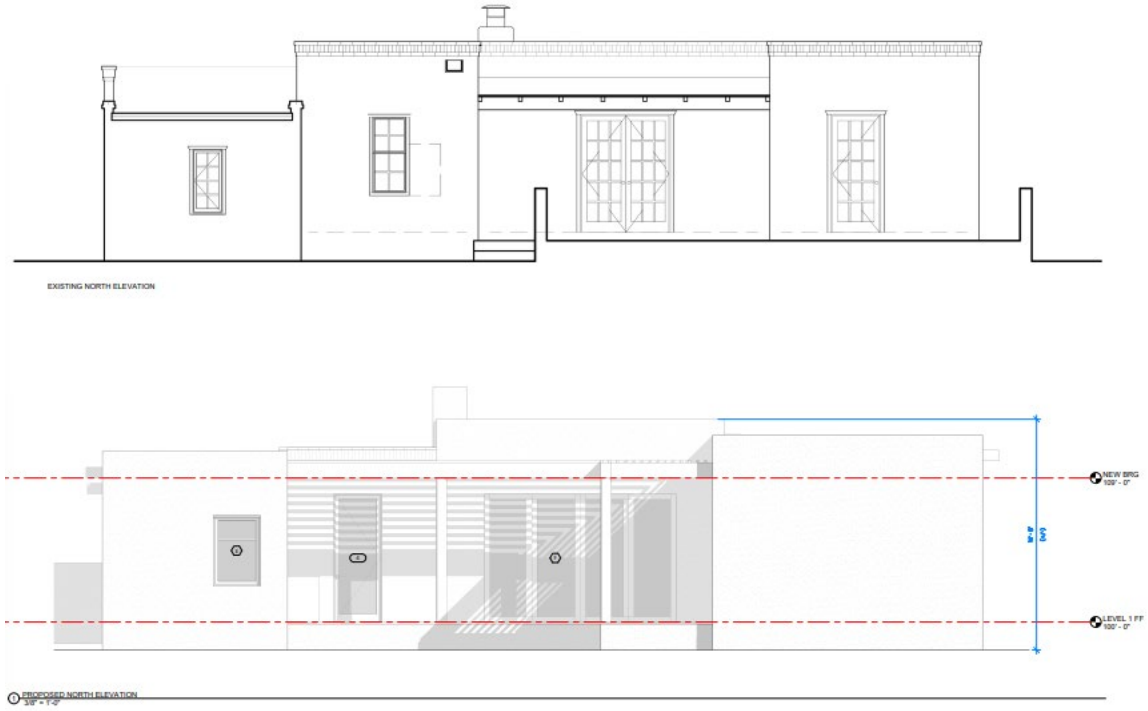


Figure 7. Existing and Proposed North Elevation.

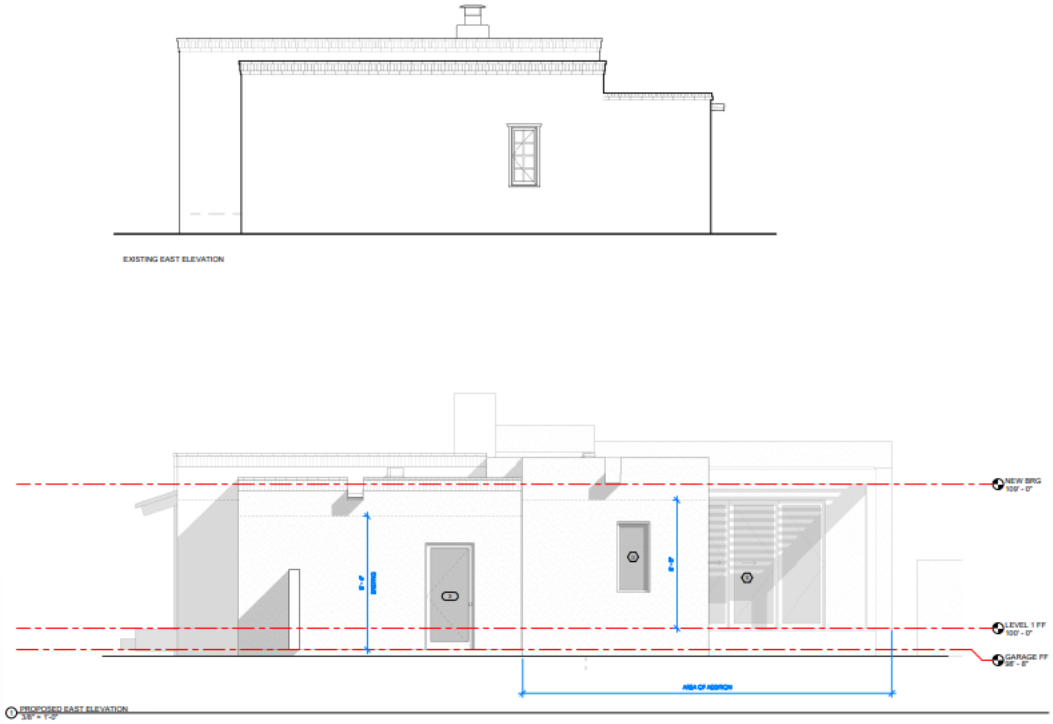


Figure 8. Existing and Proposed East Elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible: The applicant requests an exception to replace historic windows on the south primary façade.

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

Applicant Response: We believe the proposed new window package not only prevents any damage to the district, but actually brings the house into better compliance with the district's design values, most specifically relating to the divided-lite windows. You will see in our proposal elevations that the eastern most window on the south façade, window unit "C" (see elevations), was at some point replaced with a picture window.

Staff Response: Staff finds that this criterion is not met. The proposed wholesale window replacement with divided-lite windows on the south primary façade change the historic conception and give a false sense of history on this streetscape where many of the homes on Calle Corvo were constructed with picture windows.

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

Applicant Response: The hardship inflicted on the client by having to repair all of the existing windows rather than replace them with windows of today's construction and energy standards is multifold. In the case of this particular house, the first hardship is a tandem issue of energy and finances. The thermal and air infiltration of new windows is substantially better than windows made between 1940-1980, which is the approximate range of units we're dealing with. The notion of repairing the disjointed set of windows on the south façade, just for them to ultimately cost the owner more through energy loss, is an undue hardship that can be easily avoided. From the perspective of design congruence and the ultimate durability of the whole window system, it would also be silly to replace the rest of the windows, which are permitted to be changed, and not those on the southern façade. Anyone familiar with Santa Fe's climate and strong sun knows that metal clad windows are a standard here due to metal's ability to resist the sun and extreme dryness, especially on southern facades.

Staff Response: Staff finds that this criterion is not met. The applicant poses a good argument, however given the current code citation which states, "historic windows shall be repaired or restored wherever possible" on the primary facades the applicant has not provided sufficient information to justify the removal of historic windows and more information is needed for the Board to determine the current condition of these historic doors and 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: In terms of design options, the alternative to the proposed full window package would be to somehow repair or replace in-kind the windows that are existing – windows that wouldn't comply with the HPD standards to begin with, like window "C". Rather than play that game, we believe it is the most reasonable option to allow a full new window package, during which previously made design anomalies and compliance issues would be ironed out in one fell swoop, whilst enhancing the beauty of the streetscape and enabling the owners to inhabit the district comfortably. This will ultimately contribute to the district's longevity (which suffers from many second-home-ers (empty houses), lack of young families, etc.) via their investment and full-time presence.

Staff Response: Staff finds that this criterion is not met. The applicant proposes another relative argument, however the applicant has not provided the Board a full range of design options to consider, rather they have

chosen to present a whole-sale window replacement with limited information on the repairability of the historic windows. Additional information is needed for the Board to make a decisive decision for the proposed window replacement.

Exception to 14-4.6(G)(4)(I)(a) no opening shall be widened or narrowed: The applicant requests an exception to narrow a historic window opening from 4' high by 4' wide to 3' high by 4' wide.

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

Applicant Response: We believe the proposed new window package not only prevents any damage to the district, but actually brings the house into better compliance with the district's design values, most specifically relating to the divided-lite windows. You will see in our proposal elevations that the eastern most window on the south façade, window unit "C" (see elevations), was at some point replaced with a picture window.

Staff Response: Staff finds that this criterion is not met. Given the Board's recent status review and primary façade designation for the subject property, the current request to narrow the picture window would adversely impact the primary façade and the streetscape and additional information is needed to assess the current condition of the historic window opening.

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

Applicant Response: The hardship inflicted on the client by having to repair all of the existing windows rather than replace them with windows of today's construction and energy standards is multifold. In the case of this particular house, the first hardship is a tandem issue of energy and finances. The thermal and air infiltration of new windows is substantially better than windows made between 1940-1980, which is the approximate range of units we're dealing with. The notion of repairing the disjointed set of windows on the south façade, just for them to ultimately cost the owner more through energy loss, is an undue hardship that can be easily avoided. From the perspective of design congruence and the ultimate durability of the whole window system, it would also be silly to replace the rest of the windows, which are permitted to be changed, and not those on the southern façade. Anyone familiar with Santa Fe's climate and strong sun knows that metal clad windows are a standard here due to metal's ability to resist the sun and extreme dryness, especially on southern facades.

Staff Response: Staff finds that this criterion is not met. No hardship has been found to change the current dimensions of the picture window on the primary façade.

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

Applicant Response: In terms of design options, the alternative to the proposed full window package would be to somehow repair or replace in-kind the windows that are existing – windows that wouldn't comply with the HPD standards to begin with, like window "C". Rather than play that game, we believe it is the most reasonable option to allow a full new window package, during which previously made design anomalies and compliance issues would be ironed out in one fell swoop, whilst enhancing the beauty of the streetscape and enabling the owners to inhabit the district comfortably. This will ultimately contribute to the district's longevity (which suffers from many second-home-ers (empty houses), lack of young families, etc.) via their investment and full-time presence.

Staff Response: Staff finds that this criterion is not met. The applicant has not provided the Board a full range of design options to consider, additional information is needed for the Board to make a decisive decision for the proposed narrowing of the historic window opening.

Exception to 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced : The applicant requests an exception to replace the terra-cotta portal roof tile with a metal standing seem roof.

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

Applicant Response: We believe the metal roof and the terra cotta roof share a similar level of importance when it comes to authentically representing the history of New Mexico. While terra cotta is a historic material in many parts of the world, it was always used as a superficial material in New Mexico and California to trigger a Mediterranean look and feel. Truthfully, metal roofs have a much longer history in our region, where they have been regularly used for hundreds of years. Especially studying the history of northern New Mexican architecture, you will find much more metal roofing than terra cotta tiles, probably due to metal's much enhanced durability-to-price ratio. Secondly, in terms of the district's character and the typical material palates, one can find many instances of territorial brick coping on the parapets, paired with metal awnings over portals, etc. This palette is exactly what we suggest.

Staff Response: Staff finds that this criterion is not met. The defining character of the Calle Corvo streetscape is what needs to be taken into consideration and several properties have portals with the terra cotta tiling as roofing material. There are no properties along this streetscape that have metal standing seem portal roofs publicly visible on Calle Corvo.

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

Applicant Response: Terra cotta is unfortunately a very brittle material and is susceptible to impact damage as well as freeze-thaw expansion damage. Terra cotta was never meant to be used on roofs where snow loads are expected, though it can endure lots of sunlight. Our terra cotta roof eave detailing is also often not done well, which has led to water damage below on the carrying wood structure. A metal roof would give us the chance to properly flash the assembly, as well as install metal gutter to keep water away from the entry and foundation of the house. It would be an undue hardship on the owner not to be able to improve the building assembly in this way, especially considering the expense of roof and water damage in the future.

Staff Response: Staff finds that this criterion is not met. No hardship has been found to change the roofing material from terra cotta tile to a metal standing seem roof.

(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: Needless to say, the only other option here is to leave the terra cotta roof as it is. While we understand the primary façade nature of the portal, the metal roof seems like a reasonable solution to improving the longevity of the house, maintaining and improving the character of the district, and ensuring the occupants are able to remain in the historic district, contributing to its longevity and quality as a neighborhood. Attempts to modify the terra cotta roof to perform better according to the grievances above also may not result in an architecturally pleasing outcome, which we believe the HPD would not appreciate, and why we suggest it be avoided.

Staff Response: Staff finds that this criterion is not met. The applicant has not provided a full range of roof options for the current terra cotta tile portal. A metal standing-seem roof option seems to be an extreme change

to the historic portal that currently exists. Additional information may need to be requested to clearly identify the best options for re-roofing the portal with the proper material.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for All Historic Districts.* When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts,* the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.

b. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures,* unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

C. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.
II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
b. 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."
c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

Ill. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

1. Height

   If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

   The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

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; and
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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. 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;
d. 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;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.
b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted on primary facades.
   b. All building additions shall be set back a minimum of ten feet from the primary facade.
   c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary fa<; ade.
   d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary fa<; ade of a structure rather than attaching them to the primary facade of a structure.

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to 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.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

      a. 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 window opening shall be widened or narrowed.
      b. Window depth and other characteristics of window and door fenestration shall be preserved.
      c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
      d. No historic opening shall be closed.

   II. For all facades of contributing, significant, and landmark structures:

      a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
      b. 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.
      c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs

   Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities,

The HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.

II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.

III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.

IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

F. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed 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.

II. 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. Facade 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.

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2025-011537--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 521 CALLE CORVO
Santa Fe, NM 87501

CONTACTS:

Applicant	Rajah Bose
Property Owner	louis pepper

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jan 13, 2026. The decision of the Board was to adopt staff's recommendations to maintain the status of the house as contributing and facades 1, 2, 3, and 4, including the portal as primary, excluding doors and windows that are demonstrated to satisfaction to the Board as non-historic and that would apply as well to window openings and door openings, also adopting staff's recommendation that the garage structure be designated as non-contributing due to age, and the yard wall be designated as non-contributing for the same reason.

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.**



Figure 1: Proposed Façade Diagram for 521 Calle Corvo.

Primary Façade:

Non-primary Façade:

521 Calle Corvo

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 08/01/2025	Property Owner of Record PEPPER/WILLIAMSON TRUST/ LOUIS PEPPER & RUTH WILLIAMSON		
Applicant/Agent Contact RAJAH BOSE			
Site Address 521 & 521 A CALLE CORVO			
Suite or Space #	Subdivision Name Hughes Second Subdivision		
Lot # 7	Block #	Total Roof Area (square feet) 2,680	
Lot Coverage % 37%	Lot Size (square feet) 7,251 SF		
Proposed Construction Description	Interior remodel and addition and complete new window package; ADU remodel and new window package		
The following documents are required for review as applicable:	Legal Lot of Record Building Plans Existing site plan w/ setbacks Proposed site plan w/ setbacks Existing & Proposed Elevations Development Plan		
Zoning District RC8	Overlay Districts Escarpment Flood Plain Other		

Proposed Setbacks	Front 7'-0"	Rear 10'-0"	Left Side 5'-0"	Right Side 5'-0"			
Required Setbacks	Front 7'-0"	Rear 5'-0"	Left Side 5'-0"	Right Side 5'-0"			
Proposed Height 15-'3	Max Height 24'-0"	Parking Required 2	Provided 3	Bike Parking 0	Provided 0		

Historic Planning Case Manager Lani McCulley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

RAJAH BOSE 8/6/25 Owner ✓Applicant ✓Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed X	Reviewed w/ conditions	Denied
Comments/Conditions Legal lot of record provided. Setbacks + max height standards met per Ch. 14-7.		
Preliminary Zoning Review completed by Rachael Manwaring	Date 08/15/2025	
Preliminary Zoning Review # 2025-011023-PAR		

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?

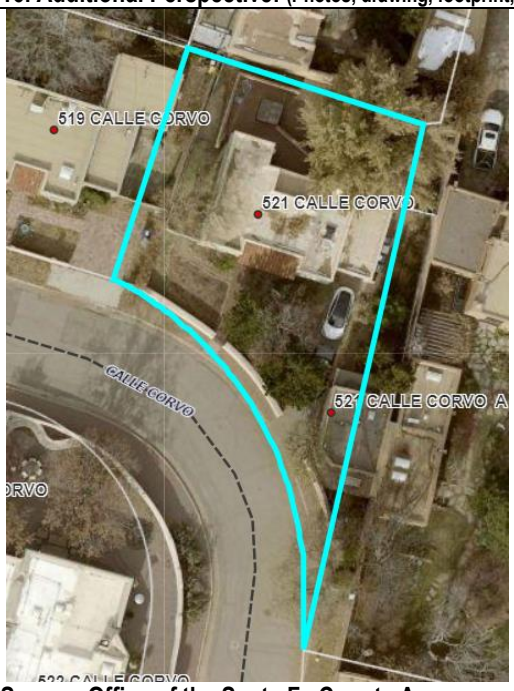
13. Construction Date:
Date: 1946-47
_ _Known _x_ Estimated Source: deeds and newspaper account

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.

For HPD Office use only: ***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**

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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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**

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.

For HPD Office use only: ***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**

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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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**

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.

For HPD Office use only: ***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**

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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		4. County: Santa Fe
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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)

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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

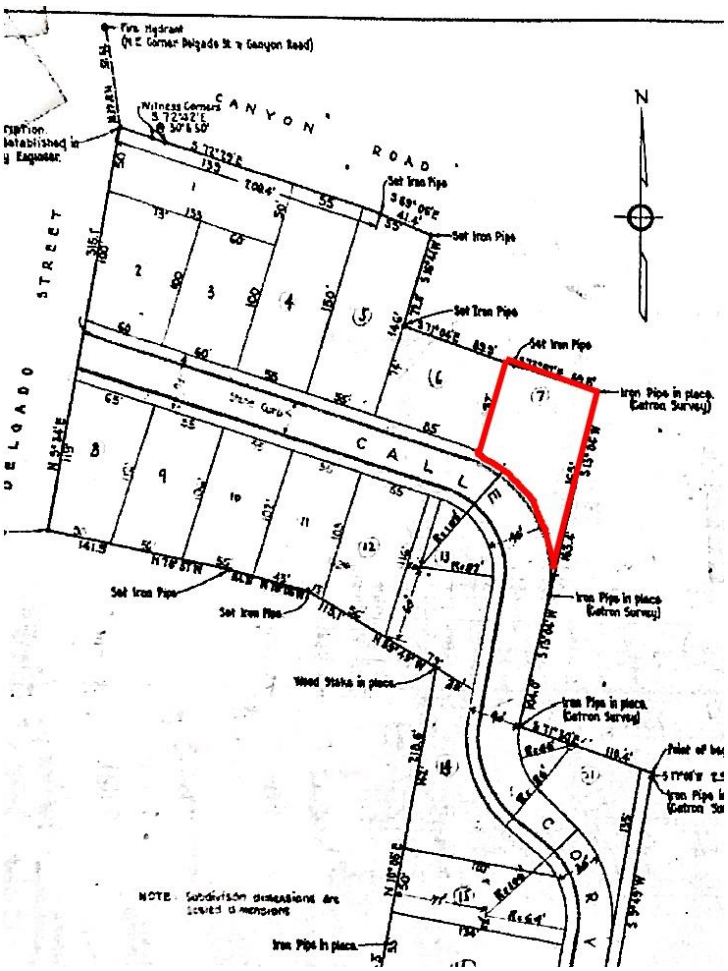

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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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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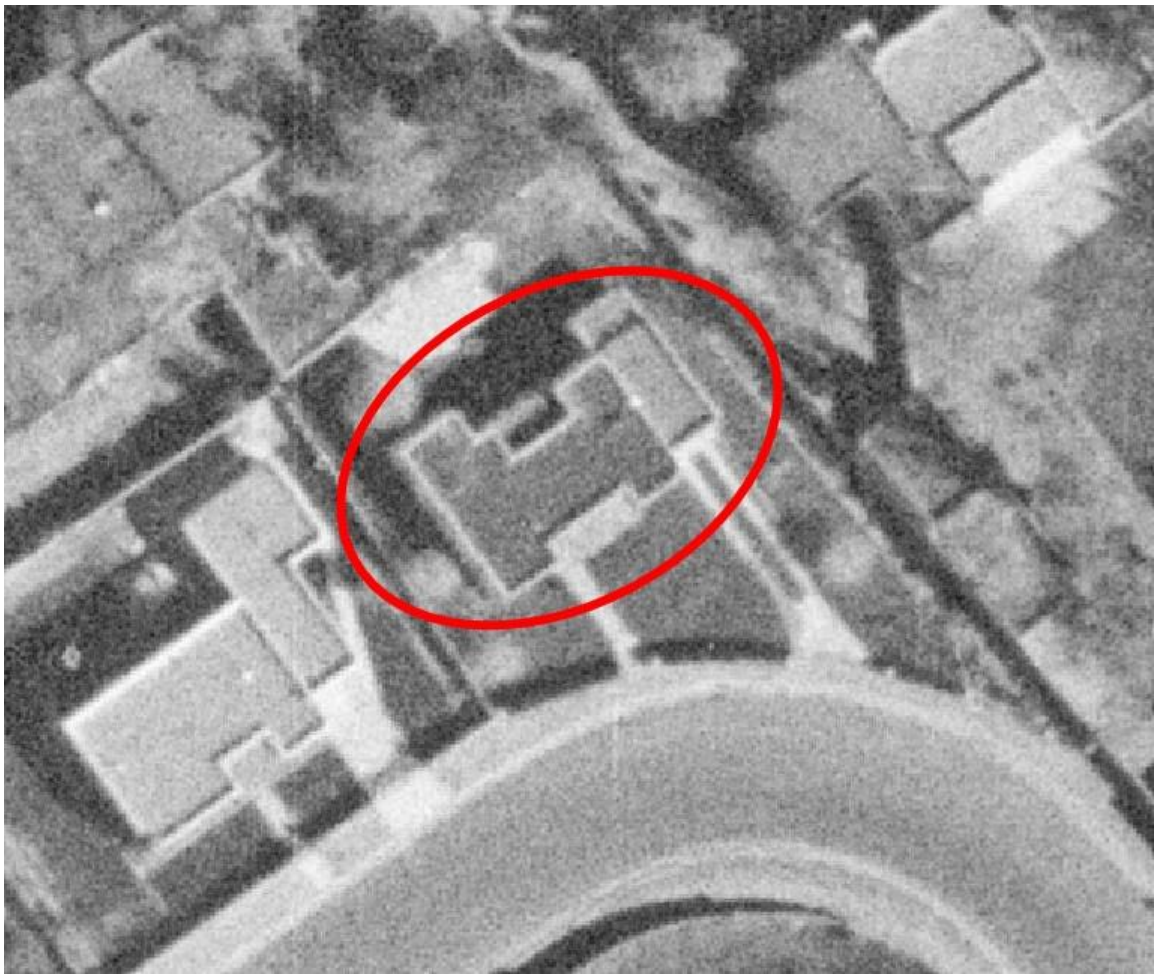

Figure 3: November 10, 1958, aerial photograph.
Shed is present.

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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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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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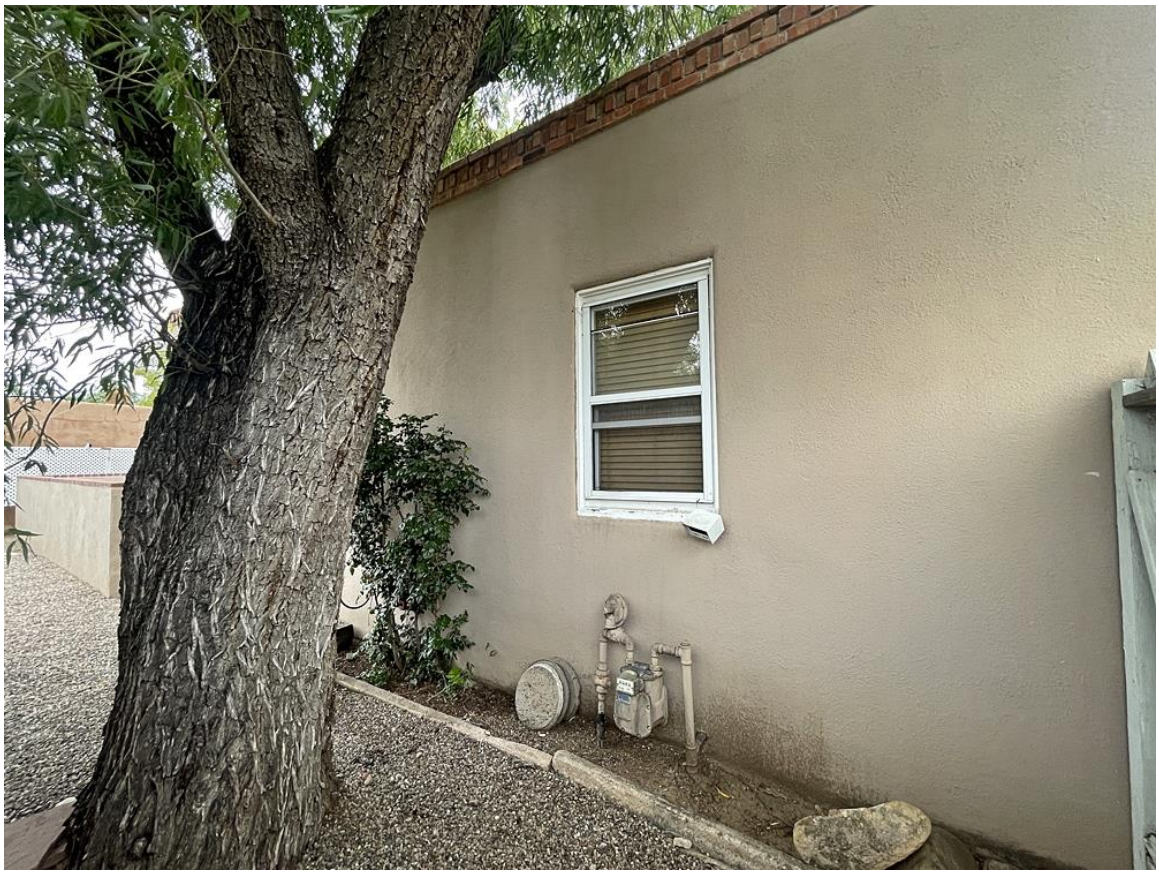


Photo 10: West elevation. Camera facing northeast.

H632

building threatened? yes | surveyed date 12-12-84 by mb | county Santa Fe | ID no. 05161657

field no. SFHD-6-1657 | number | UTM reference zone 12 13 | easting | northing

location description
521 Corvo

city/town
Santa Fe

land grant/reservation

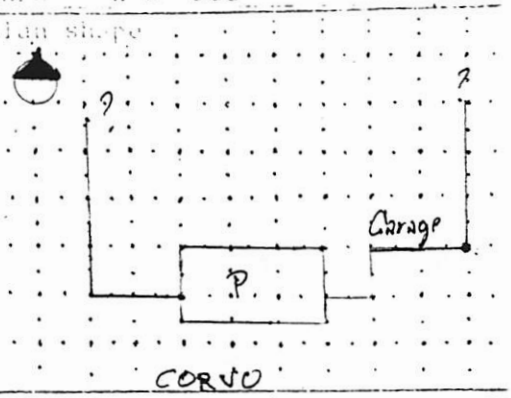
building name

legal description
twsp N S range E W sec

ph. roll by mb no. 23 | negative nos. 14 | loc. of neg. MRB



plan shape



date of construction
1935-45 estimate ____ actual
source BD

use
present residential
other ____
historic residential
other ____

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ 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 Plugs
Windows - d/h 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.
mayoral 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

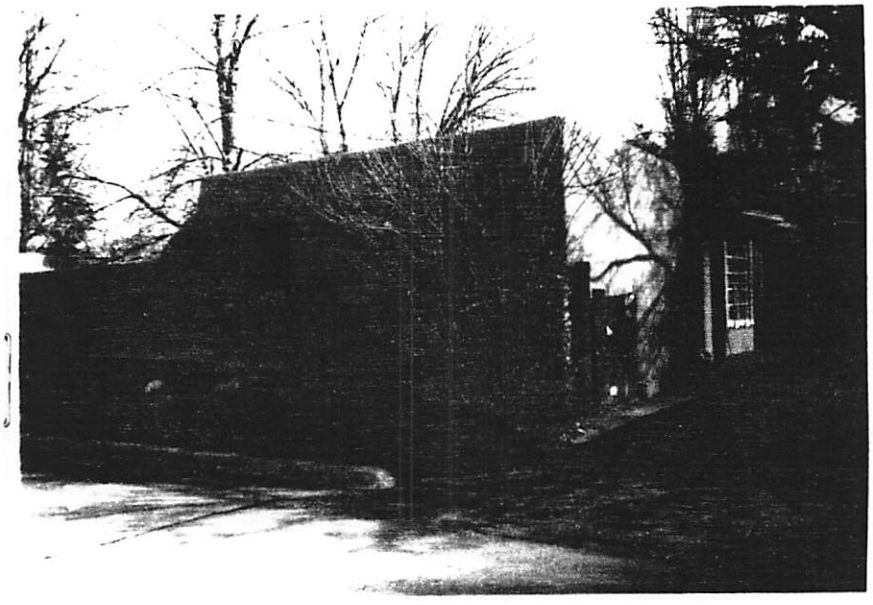
city/town: Santa Fe

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. HPO	plan shape



date of construction: P estimate actu

source:

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings: Res

relationship to surroundings
similar not similar

district potential
yes no

significance
eligible of interest none

if eligible, why?

associated buildings? yes
what type?

if inventoried, list ID nos.

comments

see back? yes

To: HPD Staff, City of Santa Fe
Re: 521 Calle Corvo Remodel
February 5, 2026

Dear HPD Staff & to whom it may concern,

Please see the following letter describing our case and application for the remodel of a single family residence on 521 Calle Corvo. The letter is organized as follows:

1. Brief history & context
2. Overall vision
3. Proposed details
4. Exceptions requested

___

Brief history & context:

Full address:	521 Calle Corvo, Santa Fe, NM 87501
District**:**	East Side Historic District
Architectural Style:	Territorial Revival
Status:	Contributing
Primary Facades:	Designated, see board action letter attached

The home was originally part of the 'Hughes Second Subdivision' established in 1940. The home itself was built in 1942. See attached HCPI report by John Murphey for full historic details.

Today, the building features a mixture of new and old windows, conforming and nonconforming - all improvements performed out of permit over the years. Some windows are original divided lite single pane wood windows, others are more recent aluminum and vinyl solutions.

Overall vision:

The goal of the design team and the client is to breathe new life into a beautiful historic structure that the owner couple has purchased in order to live near their children, who plan to marry and have children of their own soon. This will be the owners' full time home, so they are investing a large amount of their retirement savings to make it worthy of the next 30 years of life, and a meaningful contribution to the neighborhood - an area that has benefited from many recent thoughtful remodels.

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Proposed details:

The proposed remodel would include:

- a small new addition of heated space (348 SF) to the north west corner of the structure
- reworking some roof and parapet elements to accommodate ceiling height changes. We do not propose to encroach on our height limit of 16'-4", per our staff analysis.
- a complete exterior envelope package, including:
    - new stucco
    - new metal clad wood frame windows, see architectural elevations
    - new TPO or sim. Roof, colors to comply
    - new exterior wood stains
- See color swatches at end of document for reference

**A note on the existing brick coping:* we propose to keep all of the existing brick coping on the primary facades, and to continue it back on the east and west sides as far as possible before the areas of significant addition/remodel begin, where we propose to end the coping and continue with a standard Santa Fe-style stucco parapet detail.

**A note on the window design:* since the windows have been replaced ad-hoc and without a cohesive design approach, it is our goal to unify the exterior appearance of all of the windows, while also improving durability, energy efficiency, and readiness to last another few decades. Though there are larger glass openings on the north, hidden facade, the southern primary facade design fully embodies the design principles of the district and the streetscape. Because we would like to upgrade the window package on a primary facade, we will need to request the following outlined exceptions.

Exceptions requested:

1) *Exception to 14-4.6(G)(4)(I) Downtown and Eastside Historic District Design Standards: The applicant requests an exception to (I) Windows, Doors, and Other Architectural Features for all facades of significant and landmark structures and for the primary facades of contributing structures : (a) 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. (b) No opening shall be widened or narrowed. (c) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence. (d) No existing opening shall be closed.*

1. We believe the proposed new window package not only prevents any damage to the district, but actually brings the house into better compliance with the district's design values, most specifically relating to the divided-lite windows. You will see in our proposed elevations that the eastern most window on the south facade, window unit "C" (see elevations), was at some point replaced with a picture window.

2. The hardship inflicted on the client by having to repair all of the existing windows rather than replace them with windows of today's construction & energy standards is multifold.

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In the case of this particular house, the first hardship is a tandem issue of energy and finances. The thermal and air infiltration of new windows is substantially better than windows made between 1940-1980, which is the approximate range of units we're dealing with. The notion of repairing the disjointed set of windows on the south facade, just for them to ultimately cost the owner more through energy-loss, is an undue hardship that can be easily avoided. From the perspective of design congruence and the ultimate durability of the whole window system, it would also be silly to replace the rest of the windows, which are permitted to be changed, and not those of the southern facade. Anyone familiar with Santa Fe's climate and strong sun knows that metal clad windows are a standard here due to metal's ability to resist the sun and extreme dryness, especially on southern facades.

3. In terms of design options, the alternative to the proposed full window package would be to somehow repair or replace in-kind the windows that are existing - windows that wouldn't comply with the HPD standards to begin with, like window "C." Rather than play that game, we believe it's the most reasonable option to allow a full new window package, during which previously made design anomalies and compliance issues would be ironed-out in one fell swoop, whilst enhancing the beauty of the streetscape and enabling the owners to inhabit the district comfortably. This will ultimately contribute to the district's longevity (which suffers from many second-home-ers (empty houses), lack of young families, etc.) via their investment and full-time presence.

2) *Exception to 14-4.6(G)(4)(II)(a) Downtown and Eastside Historic District Design Standards: (a) 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. Replacement of the terracotta portal.*

1. We believe the metal roof and the terra cotta roof share a similar level of importance when it comes to authentically representing the history of NM. While Terra Cotta is a historic material in many parts of the world, it was always used as a superficial material in NM and CA to trigger a Mediterranean look and feel. Truthfully, metal roofs have a much longer history in our region, where they have been regularly used for hundreds of years. Especially studying the history of northern New Mexican architecture, you will find much more metal roofing than terra cotta tiles, probably due to metal's much enhanced durability-to-price ratio. Secondly, in terms of the district's character and the typical material palettes, one can find many instances of territorial brick coping on the parapets, paired with metal awnings over portals, etc. This palette is exactly what we suggest.

2. Terra cotta is unfortunately a very brittle material and susceptible to impact damage as well as freeze-thaw expansion damage. Terra cotta was never meant to be used on roofs where snow loads are expected, though it can endure lots of sunlight. Our terra cotta roof eave detailing is also often not done well, which has led to water damage below on the carrying wood structure. A metal roof would give us the chance to properly flash the assembly, as well as install metal gutters to keep water away from the entry and foundation of the house. It would be an undue hardship on the owner not to be able to

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improve the building assembly in this way, especially considering the expense of roof and water damage in the future.

3. Needless to say, the only other option here is to leave the terra cotta roof as it is. While we understand the primary facade nature of the portal, the metal roof seems like a reasonable solution to improving the longevity of the house, maintaining and improving the character of the district, and ensuring the occupants are able to remain in the historic district, contributing to its longevity and quality as a neighborhood. Attempts to modify the terra cotta roof to perform better according to the grievances above also may not result in an architecturally pleasing outcome, which we believe the HPD would not appreciate, and why we suggest it be avoided.

COLOR SWATCHES:

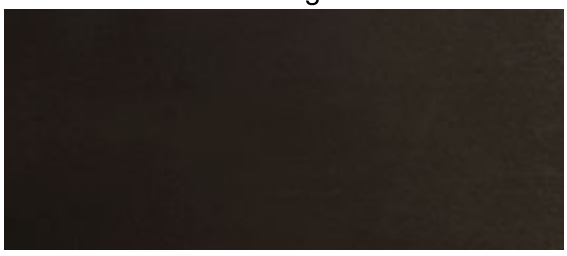
- Stucco color: “**Suede**” by STO



Suede

29 01006

- Door & Window cladding color: “**Dark Bronze**”



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- Front door & Garage - paint to color match window cladding above
- Exposed wood stain color: “**Dark Walnut**,” “**Espresso**,” or Sim.



Thank you for your time and review. Please contact us if you have any questions, or if we can provide any additional material or detail.

Sincerely,

Rajah Bose

Principal Architect, studioBOSE

Attachments:

- Architectural drawings
- Photo exhibit of existing home
- HCPI document by historian John Murphey
- Previous Board Action Letter

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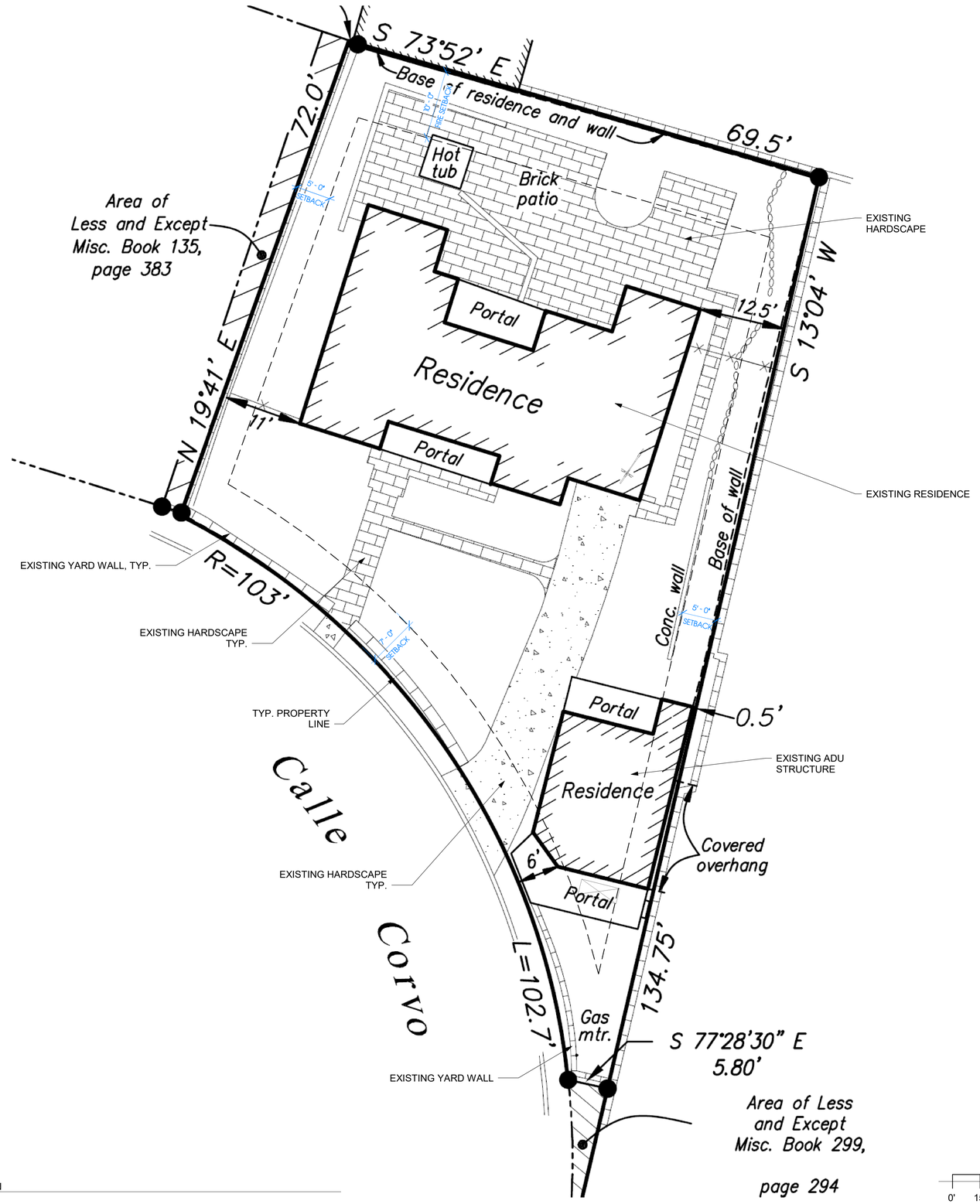

1 EXISTING SITE PLAN
1/8" = 1'-0"

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rajahbose@gmail.com
studiobose.com

CALLE CORVO REMODEL

521 & 521A CALLE CORVO
SANTA FE, NM 87501

NOT FOR CONSTRUCTION

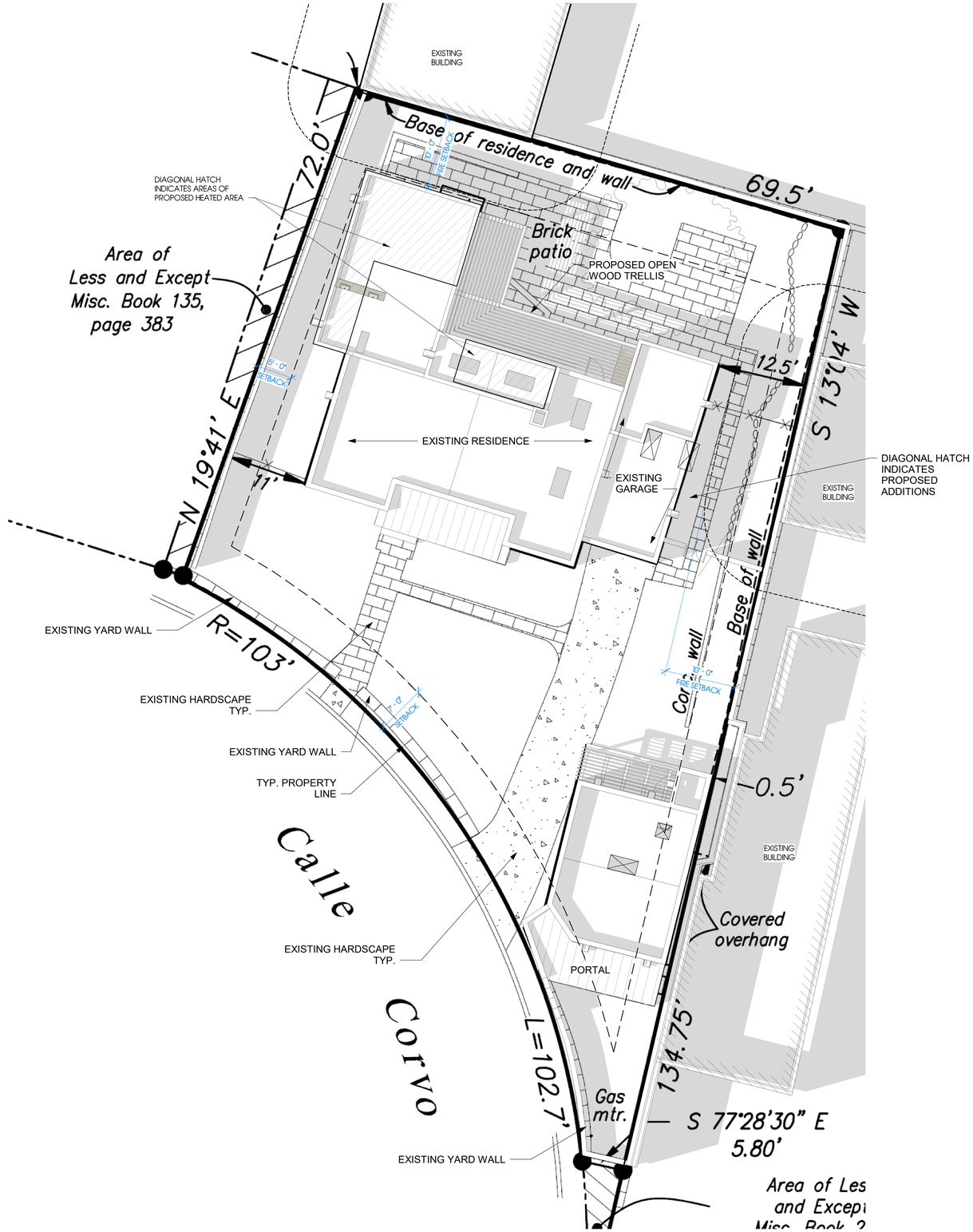
No.	Revision	Date

EXISTING SITE PLAN

Date	2-16-2026
Drawn By	RMB

G-1.0

Scale	1/8" = 1'-0"
Print Size:	24" X 36"



1 PROPOSED SITE PLAN
1/8" = 1'-0"

0' 15' 30' 60' 120'

TRUE NORTH

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CALLE CORVO REMODEL

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NOT FOR CONSTRUCTION

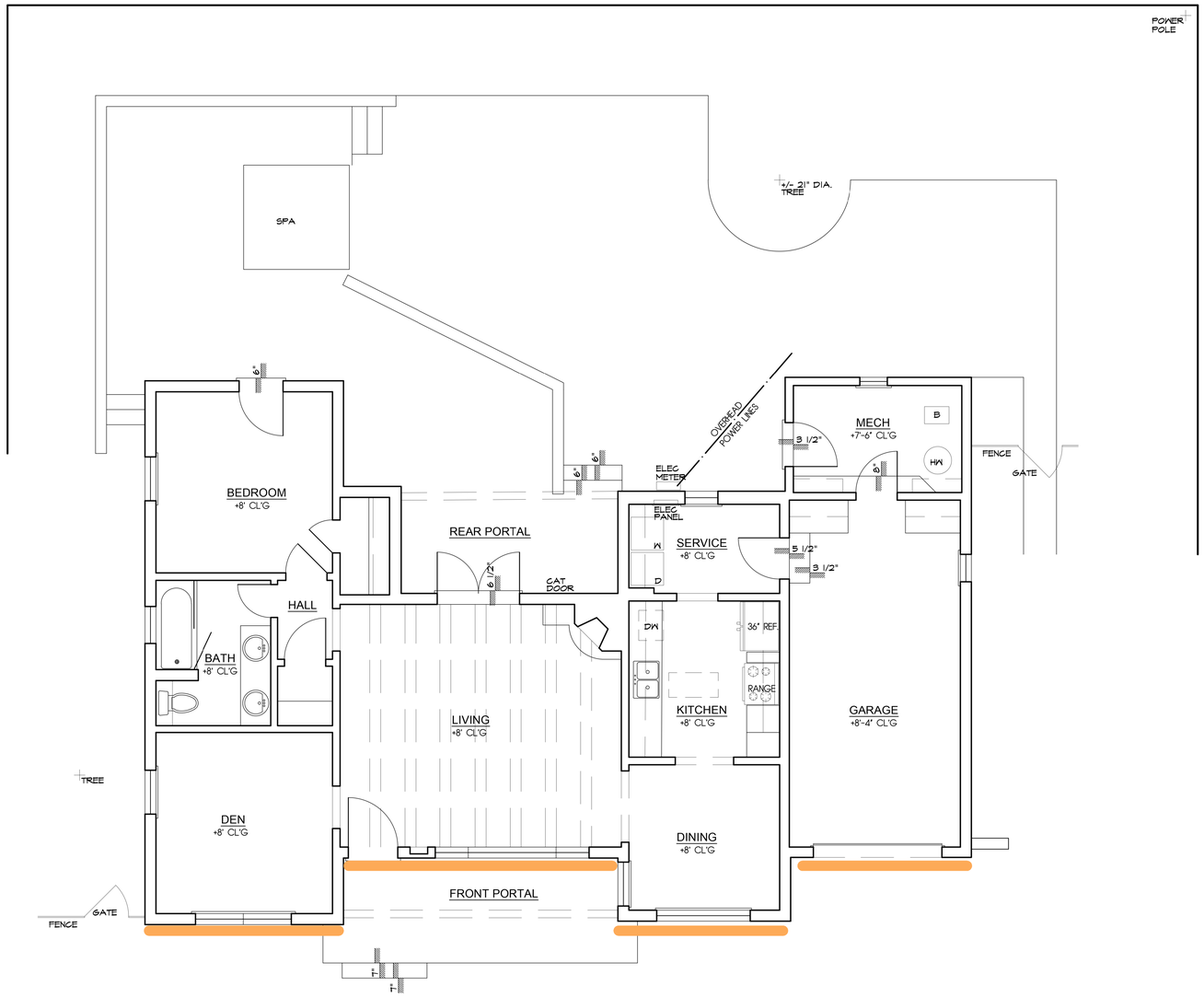
No.	Revision	Date

PROPOSED SITE PLAN

Date	2-16-2026
Drawn By	RMB

G-1.1

Scale	1/8" = 1'-0"
Print Size:	24" X 36"



EXISTING FLOOR PLAN
"DESIGNATED PRIMARY FACADES" INDICATED BY ORANGE LINE

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CALLE CORVO REMODEL

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NOT FOR CONSTRUCTION

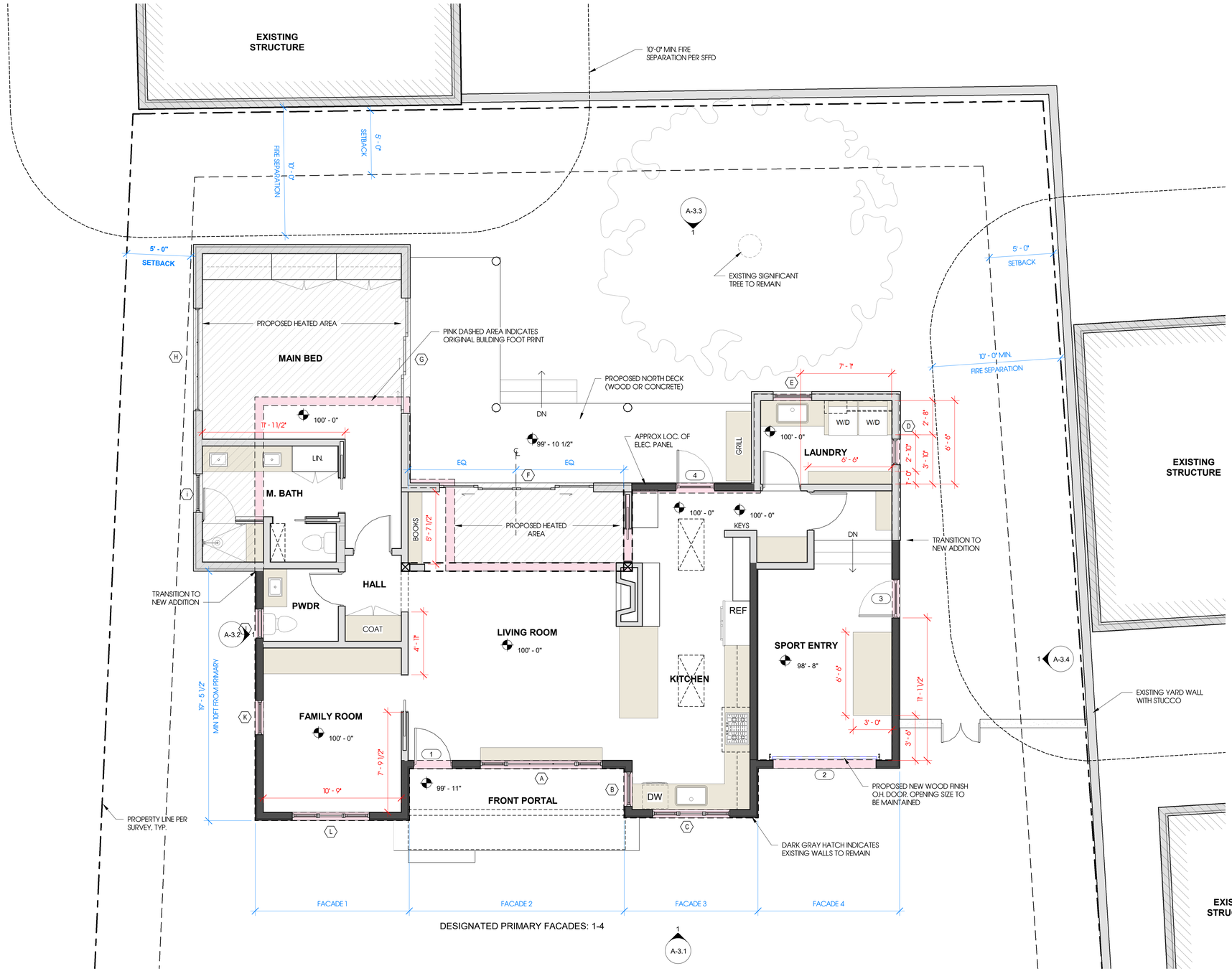
No.	Revision	Date

EXISTING FLOOR PLAN

Date	2-16-2026
Drawn By	RMB

A-1.1

Scale	
Print Size:	24" X 36"



1 PROPOSED MAIN HOUSE FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8' 16'

PROJECT NORTH

TRUE NORTH

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CALLE CORVO REMODEL

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NOT FOR CONSTRUCTION

No.	Revision	Date

PROPOSED FLOOR PLAN

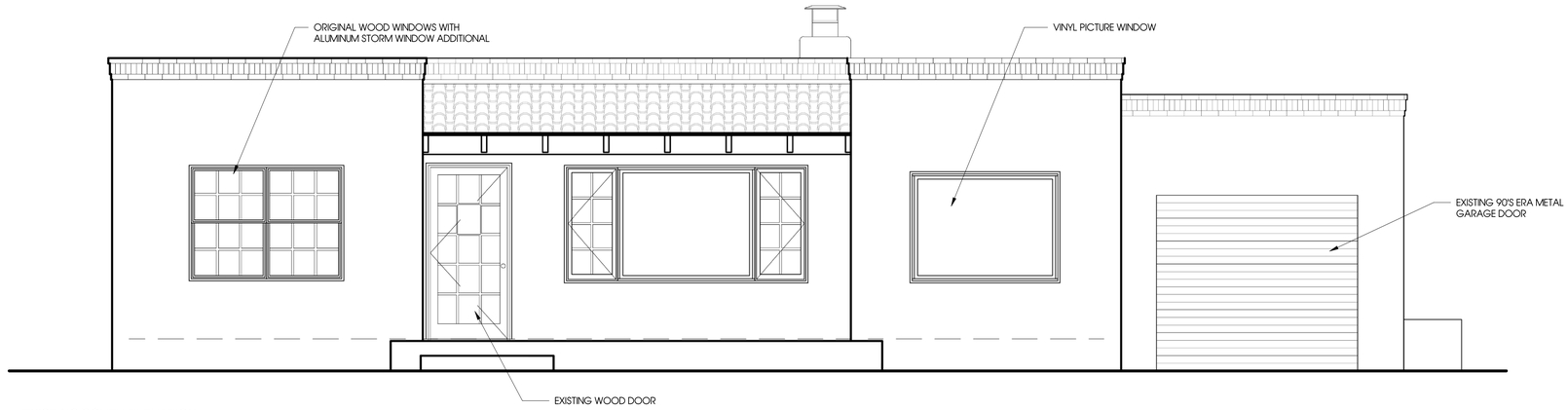
Date	2-16-2026
Drawn By	LZZ

A-1.2

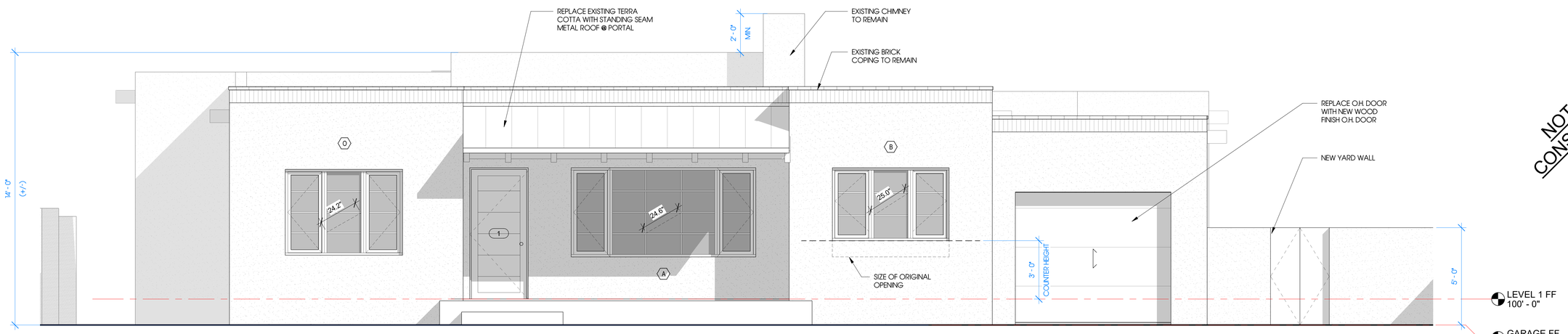
Scale	1/4" = 1'-0"
Print Size:	24" X 36"

EXTERIOR MATERIAL LEGEND

- WOOD/ PAINTED METAL
- STUCCO
- GLASS
- STANDING SEAM METAL ROOF



EXISTING SOUTH ELEVATION



1 SOUTH ELEVATION (PRIMARY FACADES)
3/8" = 1'-0"

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CALLE CORVO REMODEL

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NOT FOR CONSTRUCTION

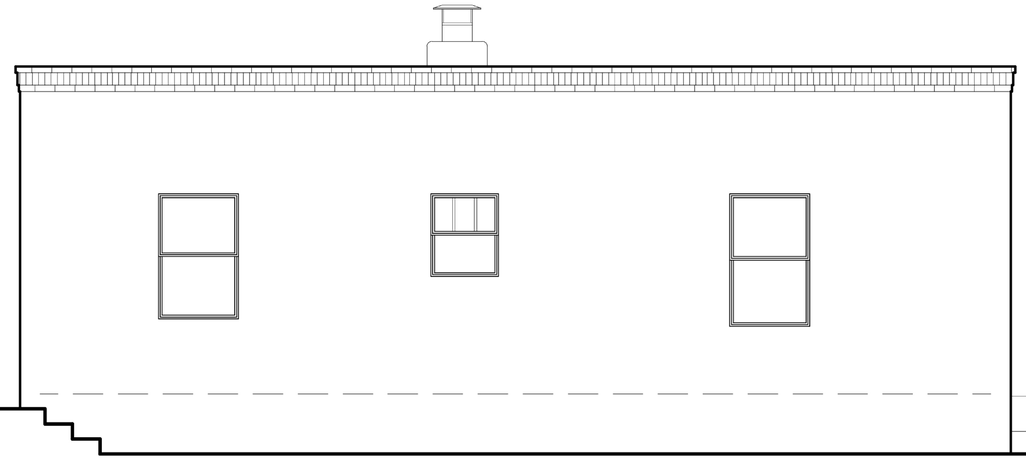
No.	Revision	Date

PROPOSED SOUTH ELEVATION

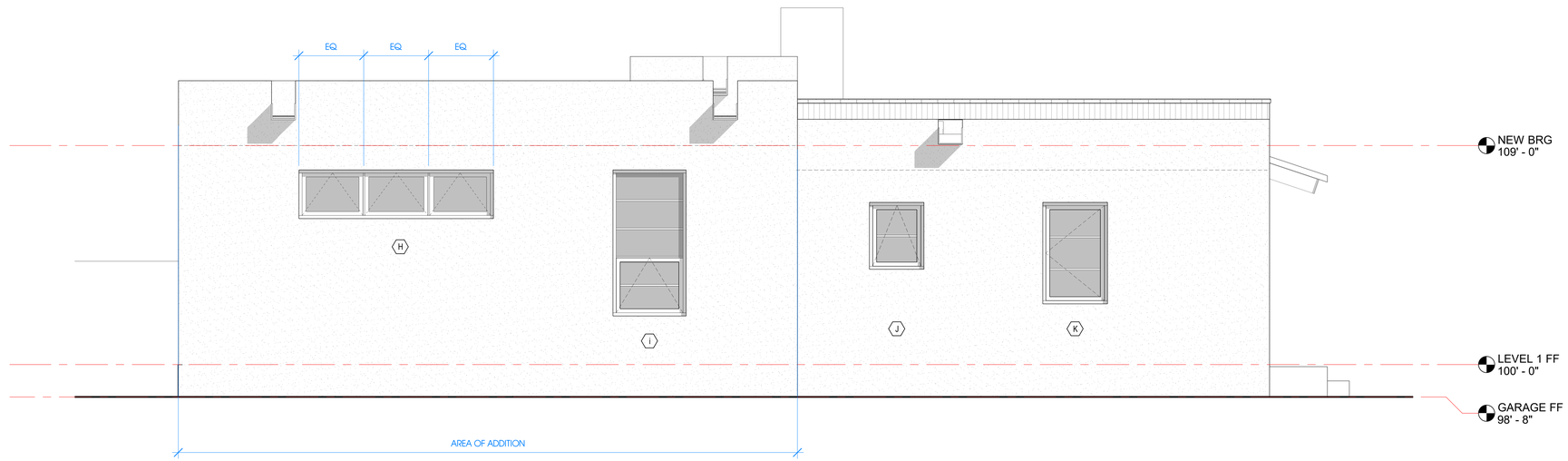
Date	2-16-2026
Drawn By	RMB

A-3.1

Scale	As indicated
Print Size:	24" X 36"



EXISTING WEST ELEVATION



1 PROPOSED WEST ELEVATION
3/8" = 1'-0"

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NOT FOR CONSTRUCTION

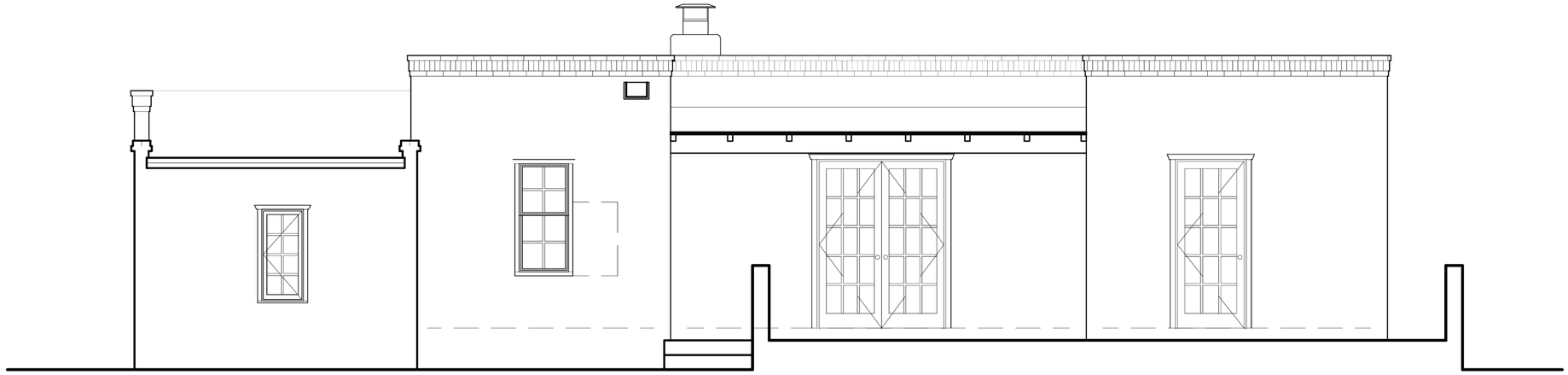
No.	Revision	Date

PROPOSED WEST ELEVATION

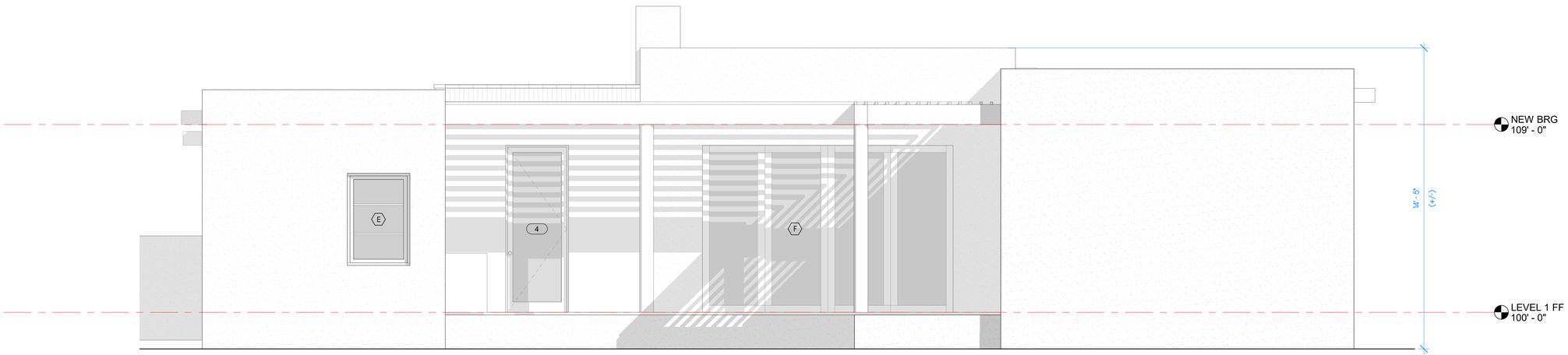
Date	2-16-2026
Drawn By	RMB

A-3.2

Scale	3/8" = 1'-0"
Print Size:	24" X 36"



EXISTING NORTH ELEVATION



1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

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CALLE CORVO REMODEL

521 & 521A CALLE CORVO
SANTA FE, NM 87501

NOT FOR CONSTRUCTION

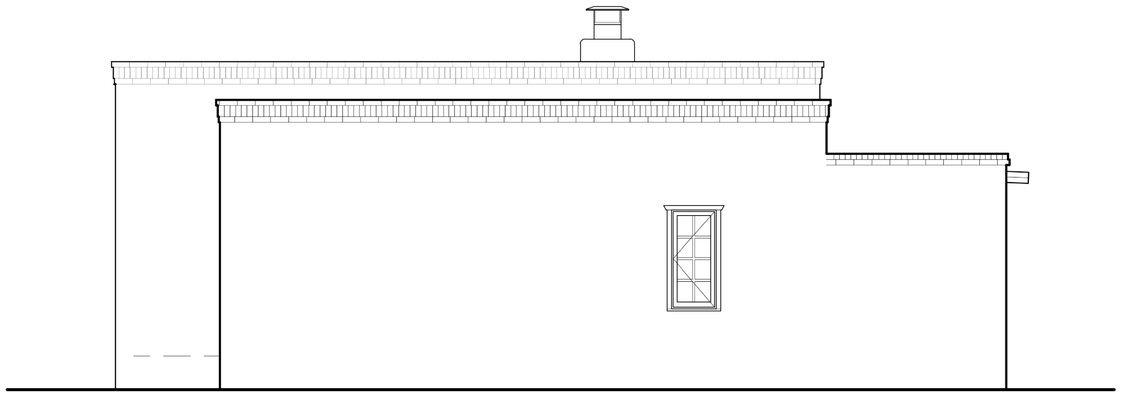
No.	Revision	Date

PROPOSED NORTH ELEVATION

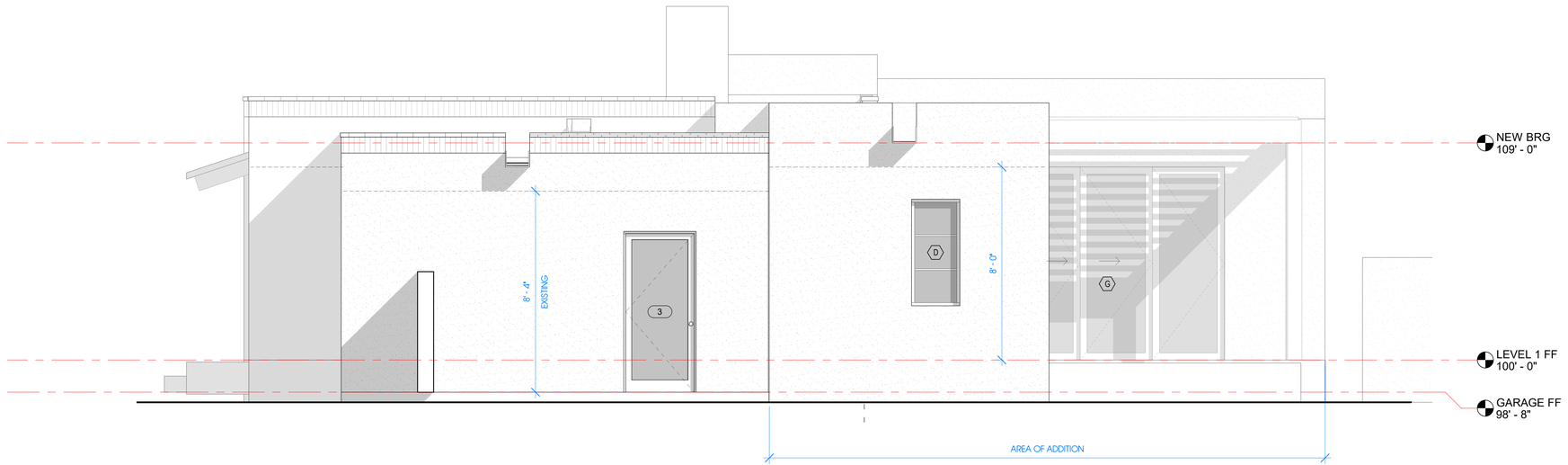
Date	2-16-2026
Drawn By	RMB

A-3.3

Scale	3/8" = 1'-0"
Print Size:	24" X 36"



EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION
3/8" = 1'-0"

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CALLE CORVO REMODEL

521 & 521A CALLE CORVO
SANTA FE, NM 87501

NOT FOR CONSTRUCTION

No.	Revision	Date

PROPOSED EAST ELEVATION

Date	2-16-2026
Drawn By	RMB

A-3.4

Scale	3/8" = 1'-0"
Print Size:	24" X 36"

Pinnacle Casement & Awning

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill
- All prime window trims, subsills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
  - Primed: white or black
  - Painted: white, black or gray
  - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



TERRA COTTA

COLONIAL RED

REGAL RED *

BURGUNDY *

PATINA GREEN

HEMLOCK GREEN *

HARTFORD GREEN *

EVERGREEN

SLATE BLUE

REGAL BLUE *

SOLAR WHITE

REGAL WHITE

STONE WHITE

SURREY BEIGE

TLG MOONSTONE™ *

TLG CHARCOAL GRAY *

TLG MEDIUM BRONZE *

TLG DARK BRONZE *

TLG BLACK *

CORELINE TEXTURED LOW-GLOSS (TLG) PVDF COLORS









Sheffield Metals International
A MAZZELLA COMPANY

* Available at a slight price premium * Metallic premium * Weathered premium

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be minimized. Oil canning is not grounds for coil/panel rejection.

COOL R® ENERGY EFFICIENT ROOFING METAL

NTM New Tech Machinery A MAZZELLA COMPANY

AIA Continuing Education Provider

SHERWIN-WILLIAMS Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC.

MCA METAL CONSTRUCTION ASSOCIATION

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RIB | SpecLink

SILVER *

COPPER *

CHAMPAGNE *

ACRYLIC-COATED GALVALUME®

See our colors on your roof or wall with our Color Visualizer!

Take a picture of your property and find the perfect color! Scan the QR code above to get started.

SIERRA TAN

SANDSTONE

ASH GRAY

DOVE GRAY

SLATE GRAY

CHARCOAL GRAY

BURNISHED SLATE

MEDIUM BRONZE

MANSARD BROWN

DARK BRONZE

MATTE BLACK

VINTAGE® *

PRE-WEATHERED GALVALUME® *

COR-TEN A2P RAW® *

STOCK AVAILABILITY MATRIX	LEED V4.1	ISR	EMI	3 YR. SRI	SRI	GALVALUME				ALUMINUM				
						22 GA.	24 GA.	24 GA.	24 GA.	.032 NOM.	.032 NOM.	.040 NOM.	.050 NOM.	.063 NOM.
						48.375"	40.375"	44.375"	48.375"	40.500"	48.000"	48.000"	48.000"	48.000"
Acrylic Coated Galvalume®	L	0.67	0.14	N/A	56	●	●		●					
Ash Gray		0.32	0.83	31	31		●		●	●	●	●		
Burgundy		0.31	0.86	29	32		●		●					
Burnished Slate		0.25	0.83	22	22		●		●					
Champagne Metallic		0.32	0.83	31	31		●		●					
Charcoal Gray		0.25	0.83	22	22	●	●	●	●	●	●	●		
Colonial Red		0.25	0.83	22	22		●		●	●	●			
Copper Metallic	L	0.35	0.75	32	32		●		●	●	●			
Cor-Ten AZP® Raw		0.32	0.89	N/A	34		●		●					
Dark Bronze		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Dove Gray	L	0.35	0.83	35	35	●	●		●	●	●	●		
Evergreen		0.25	0.83	22	22		●		●	●	●	●		
Hartford Green		0.25	0.83	22	22		●		●		●	●	●	
Hemlock Green		0.25	0.83	22	22		●		●					
Mansard Brown		0.25	0.83	22	22	●	●		●	●	●	●	●	
Matte Black		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Medium Bronze		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Patina Green		0.32	0.83	31	31		●		●					
Pre-weathered Galvalume®		0.24	0.83	19	21		●		●	●	●			
Regal Blue		0.25	0.83	22	22		●		●					
Regal Red	L	0.35	0.83	35	35		●		●					
Regal White	L	0.65	0.83	77	77	●	●	●	●	●	●	●	●	●
Sandstone	L	0.35	0.83	35	35		●		●	●	●	●		
Sierra Tan		0.31	0.87	28	31		●		●	●	●	●		
Silver Metallic	L	0.54	0.77	55	60		●		●	●	●	●	●	
Slate Blue		0.25	0.83	22	22		●		●	●				
Slate Gray	L	0.35	0.83	35	35	●	●	●	●	●	●	●	●	
Solar White	L	0.65	0.83	77	77		●		●	●	●	●	●	●
Stone White	L	0.55	0.83	59	63		●		●	●	●	●		
Surrey Beige	L	0.35	0.75	32	32		●		●	●	●			
Terra Cotta	L	0.35	0.83	35	35		●		●	●	●	●		
TLG Black		0.25	0.83	22	22		●		●					
TLG Charcoal Gray		0.25	0.83	22	22		●		●					
TLG Dark Bronze		0.25	0.83	22	22		●		●					
TLG Medium Bronze		0.25	0.83	22	22		●		●					
TLG Moonstone		0.32	0.83	31	31		●		●					
Vintage®		0.30	0.70	N/A	22		●		●					
Custom Colors						▲	▲	▲	▲	▲	▲	▲	▲	▲

NOTES

- All of Sheffield's CoolR® metal is painted with a .20 mil primer and .70 - .90 mil Top Coat of 70% PVDF resin-based coating. The reverse side has a .20 primer and .30 - .40 backer coating.
- Cor-Ten AZP Raw®, metallic, and textured products are directional.
- For low slope roofing to meet LEED V4.1 requirements, the initial SRI must be ≥ 82 OR the 3-year SRI must be ≥ 64. For steep slope roofing to meet LEED V4.1 requirements, the initial SRI for 75% of the roof must be ≥ 39 OR the 3-year SRI must be ≥ 32.
- Low slope is defined as ≤ 2:12. Steep slope is defined as > 2:12.
- Materials should be stored in a cool, dry place. Materials with PVC film on project sites should be used immediately or stored in a climate-controlled setting. PVC film must be removed prior to installation.
- **Anything not noted in the Availability Matrix can be painted, regardless of width, substrate, or thickness; however, it would be subject to a minimum paint run and would need to meet standard custom order criteria.**

KEY

● = Stocked Item
● = Available from Atlanta location only
▲ = Available on Custom Order Basis
L = LEED V4.1 Compliant
ISR = Initial Solar Reflectance
EM = Emissivity
SRI = Solar Reflectance Index

Colors shown are matched as accurately as possible, but may vary slightly from the finished product. These rich and vibrant colors are produced with PVDF resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Touch-up should only be done with a Sheffield Metals color-matched PVDF air-dry paint pen.

Galvalume® is a registered trademark of BIEC International Inc. Coating warranty varies for CoolR® Moonstone, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Please contact your representative for more information. Steelscape's Vintage carries a 20-year Finish Warranty. Vintage is a dynamic finish that changes with the light where batch-to-batch and directional variations can occur. For more information, please visit steelscape.com/vintage.

521 CALLE CORVO



EXISTING SOUTH ELEVATION - OVERALL

521 CALLE CORVO



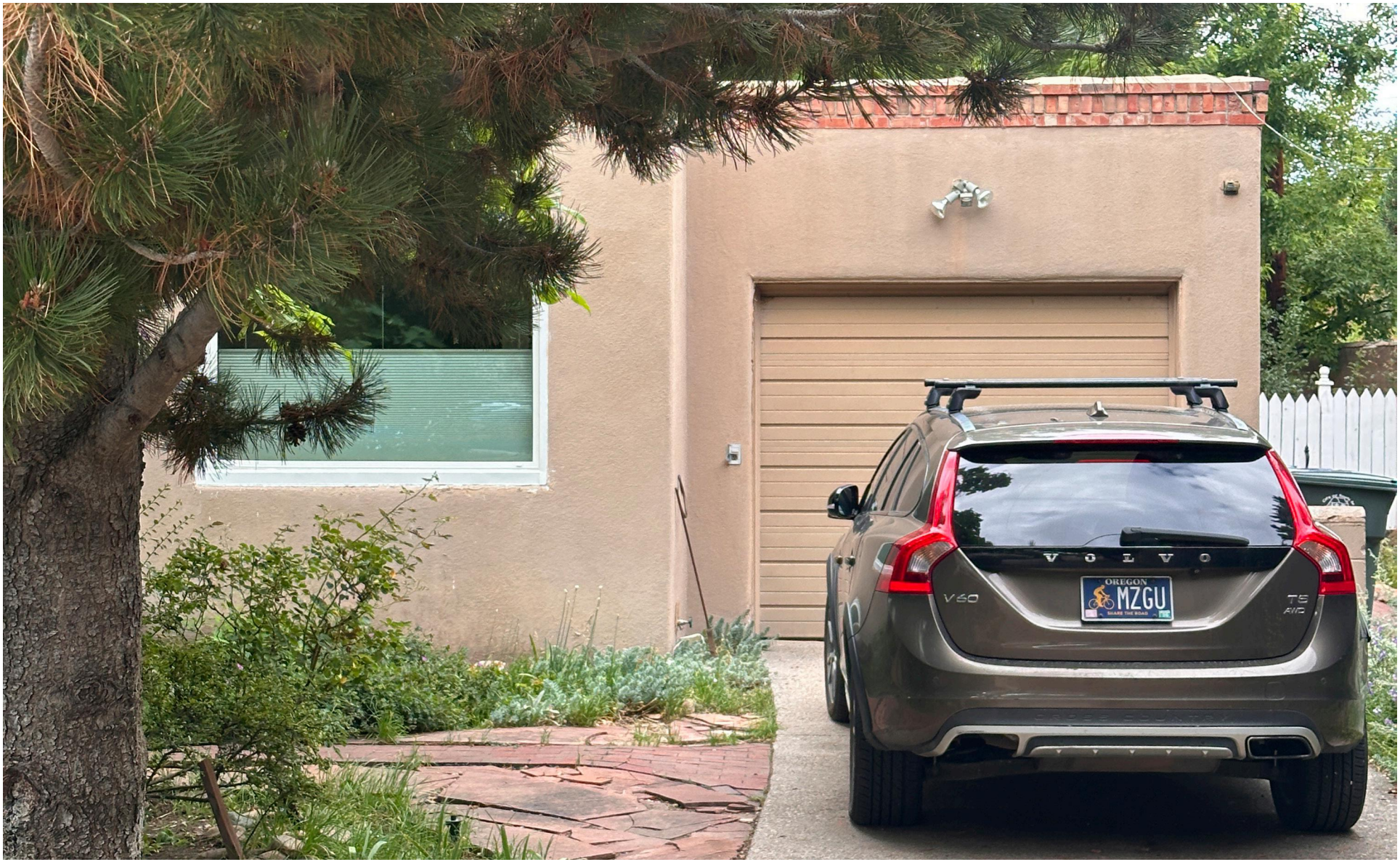
EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



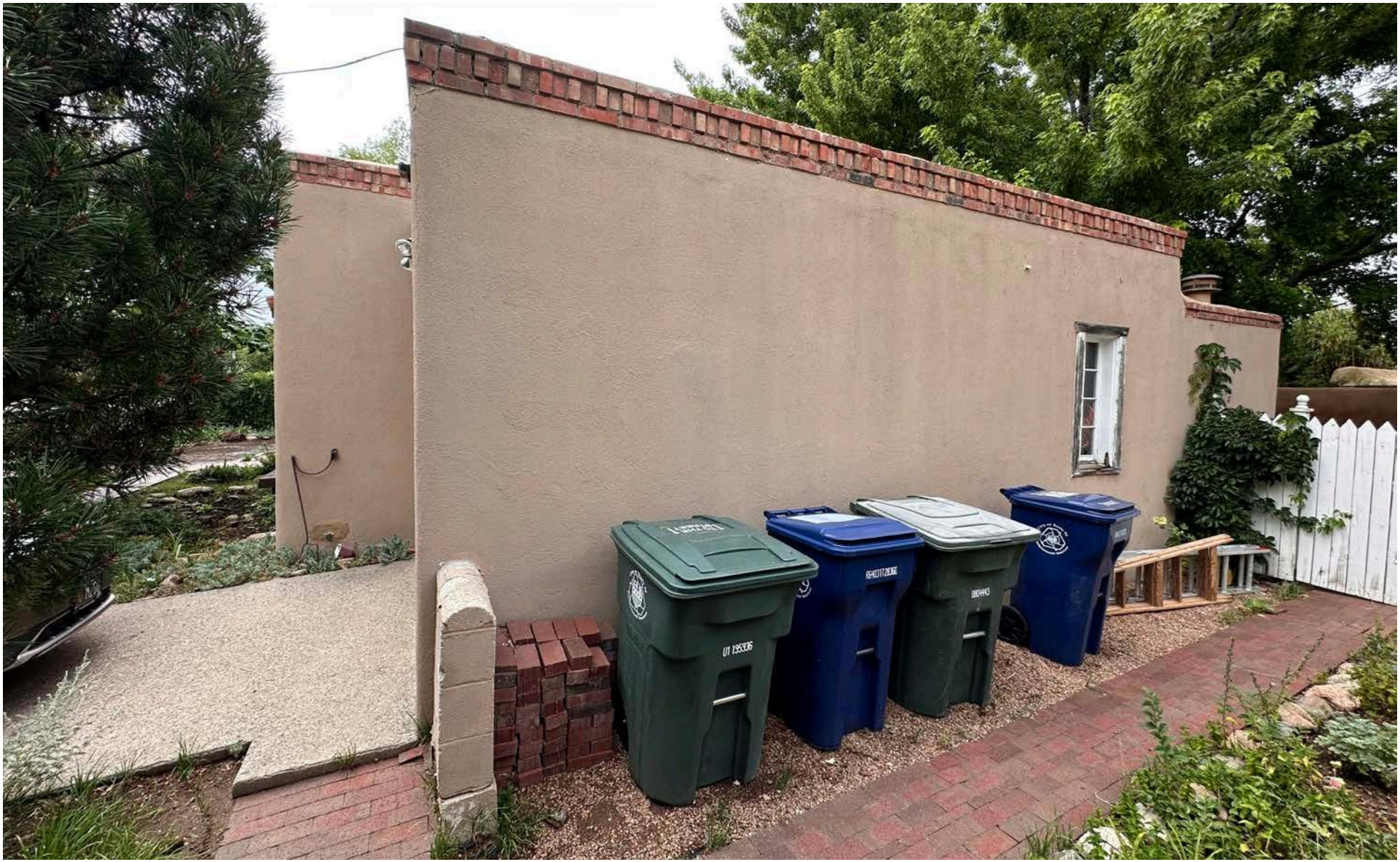
EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING EAST ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING NORTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



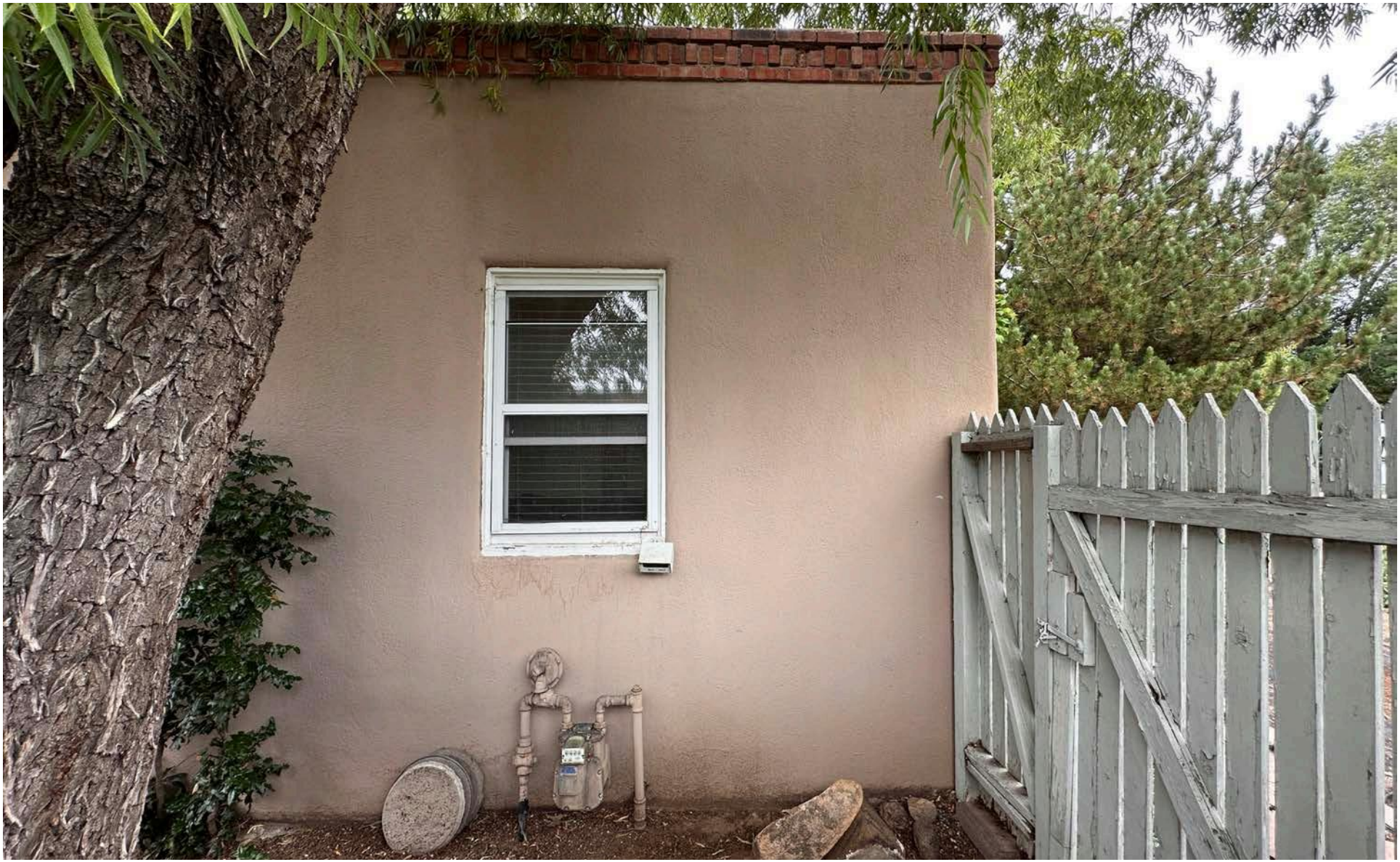
EXISTING NORTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING WEST ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING WEST ELEVATION - MAIN HOUSE

521 A CALLE CORVO



EXISTING NORTH ELEVATION - ADU

521 A CALLE CORVO



EXISTING WEST ELEVATION - ADU

521 A CALLE CORVO



EXISTING WEST ELEVATION - ADU

521 A CALLE CORVO



EXISTING SOUTH ELEVATION - ADU

521 A CALLE CORVO



EXISTING SOUTH ELEVATION - ADU

City of Santa Fe, New Mexico

memo

DATE: **March 10, 2026**

TO: **Historic Districts Review Board Members**

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

FROM: **Amanda Romero, Senior Planner, Historic Preservation Division** ALR

2026-011972-HDRB. 669 Garcia St., Downtown & Eastside Historic District. Non-contributing. Jeffrey Seres, agent for Christine Teneyck & Gary Deaver Owners, LLC, owners, proposes to construct 5' yard wall, pedestrian and vehicular gates, and demolish a portion of a stone retaining wall. An exception is requested to 14-4.6 (F)(2)(II)(c) for a 5'-0" yard wall, where 4'-2" is permitted.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___**Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Admin-2022-005861 Wall Height Calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other: Exception Criteria**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application does comply with Section 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Staff finds that the exception criteria have been met and recommends approval of the exception requested to 14-4.6 (F)(2)(II)(c) for a 5'-0" yard wall, where 4'-2" is permitted.

Sample motions:

One motion will be required in this case.

a. In case 2026-011972-HDRB, for 669 Garcia St., approve or deny the application as submitted.
b. In case 2026-011972-HDRB, for 669, Garcia St., approve/deny the exception to 14-4.6 (F)(2)(II)(c) for a 5'-0" yard wall, where 4'-2" is permitted, finding that the exception criteria have been met

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 River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The Garcia Street streetscape includes a mix of historic and non-historic structures. The farther south one proceeds from the Garcia Street and Acequia Madre intersection, the density is lower, the lots are larger, and the road takes on a more rural character.

Site Description:
The majority of the single-family residence is set back more than 30 feet from Garcia Street. The two-story residence is stepped with the terrain, which falls away from the Garcia Street elevation. The building's two-story mass is stepped back from the street, thereby having a small impact on the overall appearance of height from the street.

The proposed yard wall meanders along the western property line. Because the yard wall has been designed around an existing tree, its overall visual impact will be greatly reduced.

PREVIOUS CASE SUMMARIES:

ADMINISTRATIVE: 2022-005861—ADMIN Portal and door replacement

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) A wooden 4’9” pedestrian gate and a wooden 6’0” vehicular gate.
2) Proposed 5’0” yard wall ornamented with pilasters and stepped with the terrain.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(F)(2)(II)(c): The applicant requests an exception to permit a 5’0” yard wall where 4’2” is permitted.

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

Applicant Response: The proposed yard wall and vehicle and pass gates at 669 Garcia St. will be in proportion to its setting and surroundings. They will fit within the context of the existing streetscape along Garcia St. with the great majority of existing residences having yard walls and pass gates and some ·with vehicle gates. Many of these existing walls are at the back of existing sidewalks only 4' or 5' off the street line, greater than 6' in height, and visually prominent.

The proposed yard wall and gates will be at a minimum 15' -6" off the street line keeping in character of the residences at the upper (south) end of Garcia St. The yard wall will also curve to avoid the removal of existing pinon and elm trees along the street keeping visibility to the yard wall and gates less prominent from the street. The yard wall will meet with existing 5' -o" high walls on the both sides of the property.
The proposed yard wall and gates with a maximum height of 6'-o" for the vehicle gate
and 5' -o" for the yard wall are in proportion to its setting and will enhance, rather than damage the character of the streetscape.

Staff Response: Staff finds that this criterion is met. The applicant has designed the yard wall to preserve some of the landscaping along Garcia Street, which helps in reducing the overall appearance of height.

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

Applicant Response: The existing driveway entrance to 669 Garcia St. is directly across from the service and delivery entrance driveway to the School for Advanced Research (SAR) on the west side of Garcia St., a unique condition along the street. Medium and large size service and delivery vehicles use this entrance and exit from SAR on a daily basis. This entrance is to be widened to create the exclusive entrance for service vehicles to SAR. This pending change is known as Ms. TenEyck (owner of 669) is the landscape architect that has been selected to prepare a new Master Landscape Plan for SAR.
The proposed vehicle gate and the existing driveway entrance at 669 Garcia St. cannot be relocated due to the location of the existing garage and the car movement required out of the garage into the drive court to drive straight out onto Garcia St. and not have to back out. This will maintain direct visibility of the SAR service entrance to the front entrance of the residence. The proposed increase from the HPD staff calculated 4' -2" wall height to 5' -o" for the yard wall and 6' -o" for the vehicle gate will prevent a hardship by reducing the visual, sound, and pollution impact of medium and large size service vehicles entering and
exiting from SAR. This service vehicle location for an institutional / commercial use
(SAR) is completely unique to the residence at 669 Garcia St. The increased height (10") requested for the yard wall will also allow it to match the height of the existing walls at both sides of the property.

Staff Response: Staff finds that this criterion is met. The wall meanders away from the Garcia streetscape, which lowers the visual impact and provides for a more compatible character along the street. There is no injury to the public welfare with the proposed design and placement of the wall.

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

Applicant Response: The proposed design option for the location of the yard wall and vehicle gate maintains existing car movement to exit straight out from the residence onto Garcia St. and maintains the existing mature trees and landscape along the street. The proposed yard wall and gates will not prevent residents to continue to reside at 669 Garcia St. within the Historic District.

Staff Response: Staff finds that this criterion is met. The applicant carefully designed the wall in a manner that will be compatible with the streetscape and will have the least impact possible.

(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's Response: Neither the size of the Subject Property at 669 Garcia effectively being reduced by half for the building area, the existing service entrance to SAR, or the existing landscape trees and plantings along the street, are the result of actions by the applicant. These conditions were created before ownership of the property by the current owners.

Staff Response: Staff finds that this criterion is met. Garcia Street traffic has increased over time. Due to the sensitive design of the yard wall, the difference of 8 inches will not make a great impact on the streetscape.

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

Applicant's Response: The subject property at 669 Garcia St comprises a 25,443 SF (.58 AC) parcel that accommodates a single family residence and 2 car garage. The location of the residence and garage are close to west (street front side) of the property minimally set back from the street due to an existing arroyo within the back half of the property that reduced the effective lot building area by half. As noted above, the location of the SAR service entrance directly across from the driveway entrance to 669 Garcia St. is completely unique and is not applicable to any other land or structures in the related streetscape.

Staff Response: Staff finds that this criterion is met.

(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: Applicant's Response: As discussed above, the proposed yard wall and gates are in harmony and fit within the context of existing residential buildings adjacent and in the immediate vicinity. The height limit for walls calculated by HPD for the Subject Property is 4' -2" that requires exception for the proposed yard walls and gates on the basis that this is the only property that will be impacted by the service entrance to SAR. The proposed yard wall and gates are harmonious with the context of the site and will have a positive effect on the surrounding streetscapes.

Staff Response: Staff finds that this criterion is met. The design of the yard wall meets the Downtown & Eastside Historic District standards and has been designed in a manner that is sensitive to and compatible with the Garcia St streetscape.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for All Historic Districts.* When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts,* the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.

b. If the boundary line of a historic district bisects or crosses a property without

encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

   Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

   Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures,* unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

l. Height

   If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

   The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

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; and
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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. 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;
d. 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;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

C. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.
b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted on primary facades.
   b. All building additions shall be set back a minimum of ten feet from the primary facade.
   c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary fa<; ade.
   d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary fa<; ade of a structure rather than attaching them to the primary facade of a structure.

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to 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.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

      a. 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 window opening shall be widened or narrowed.
      b. Window depth and other characteristics of window and door fenestration shall be preserved.
      c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
      d. No historic opening shall be closed.

   II. For all facades of contributing, significant, and landmark structures:

      a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
      b. 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.
      c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs

   Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

D. 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 elsewhere within this chapter.

l. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein. This authority shall apply to the northern and eastern portion of the Historic Review district, as illustrated on the map adopted by Ordinance No. 1983-69, and as amended, incorporated by reference, and shown on the Official Zoning Map. Inclusive under this authority are all properties accessed from Canyon Road, Camino Militar, Apodaca **Hill,** Camino Ribera, Camino Cabra, Camino Santander, Camino San Acacia, Camino del Monte Sol, Camino Rancheros, Camino Ranchitos, Garcia Street, Old Santa Fe Trail (to the Arroyo de los Chamisos crossing), and Old Pecos Trail (to the southern boundary of the Historic Review district) as they continue out of the Downtown and Eastside historic district and terminate in the Historic Review district. This authority shall also apply to all properties accessed from public rights-of-way that are located east of the western boundary of the Historic Review district and north of the southern boundary of the Historic Review district to the intersection of Camino Corrales and Fort Union Drive.

c. To all properties accessed from Camino Lejo, Mt. Carmel Road, and east to the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, inclusive of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, and exclusive of properties east of the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte.

d. The limitation of applicability shall not affect the authority of the HDRB with respect to significant or contributing structures as provided in Section 14-4.6G.1, *Don Gaspar Area Historic District,* Section 14-4.6G.3, *Historic Review District,* and Section 14-4.6G.4, *Historic Transition District.*

II. Streetscape Standards

a. Streetscapes shall not extend beyond the outer boundaries of the historic

districts.

b. When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.
c. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height.
d. If a portion of a structure falls within the measurement of an applicable streetscape, such structure shall be considered as part of the applicable streetscape.
e. If the determined allowable height of a proposed residential building or addition does not meet the minimum construction standards related to height set forth in the International Building Code (IBC), then the IBC shall prevail.

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape as follows:

a. If the project is located on a street that extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls, and fences on both sides of the street on which the proposed building, yard wall, or fence is to be located, for a distance of 600 feet measured from the midpoint of the street-facing fac; ade(s) of the proposed building, yard wall, or fence in both directions parallel to the street centerline. See Figure 4.6-2.

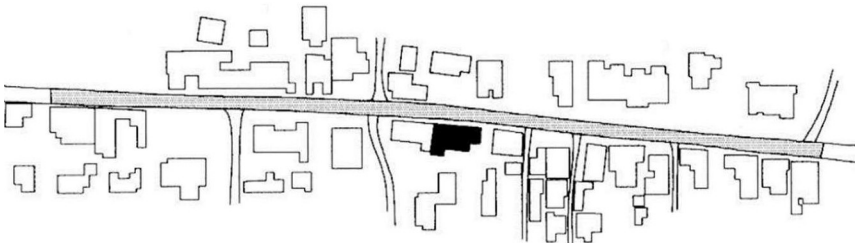


Figure 4.6-2: Linear Street - No Interruptions or Truncations

b. If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion. See Figure 4.6-1.

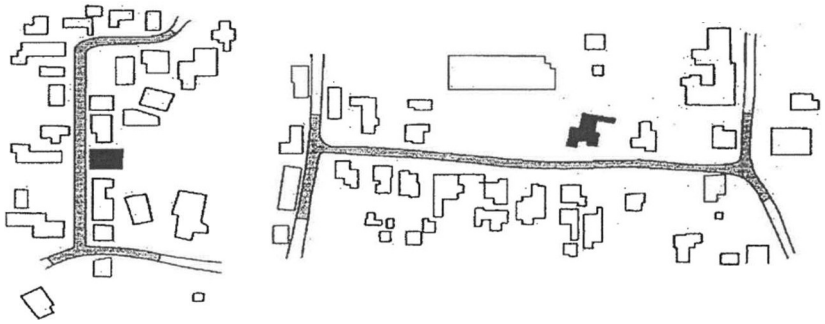


Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion

c. If the proposed building, yard wall, or fence fronts more than one street, the streetscape on each street frontage, as determined in provision 1 above in this subsection above, shall be considered. See Figure 4.6-3.

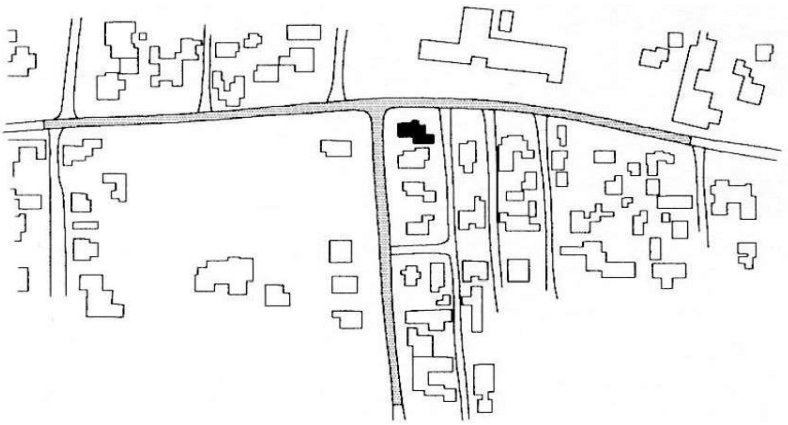


Figure 4.6-3: Frontage on More than One Street

d. When the proposed building, yard wall, or fence is located on a lot with no frontage on rights-of-way, the streetscape is defined by measuring a distance of 300 feet in all directions beginning from the mid-point of the facade that contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed the height of the tallest yard wall or fence within this streetscape. See Figure 4.6-4.

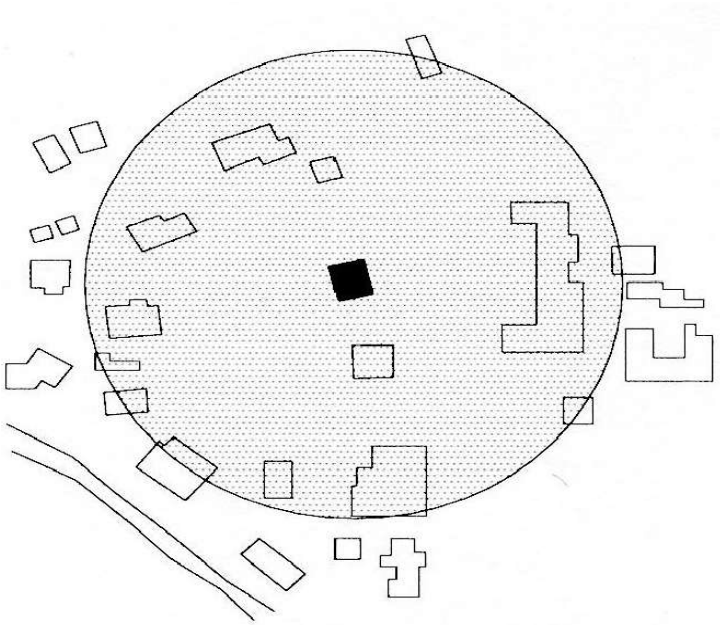


Figure 4.6-4: Interior Lot with No Street Frontage

e. When the proposed building, yard wall or fence faces a T- or a Y-intersection, the streetscape shall include buildings, yard walls, and fences as defined in provision 1 above this subsection, and buildings, yard walls, and fences on both sides of the street creating the leg of the "T" or the arm of the "Y" for a distance of 300 feet parallel to the street centerline. See Figures 4.6-5 and 4.6-6.

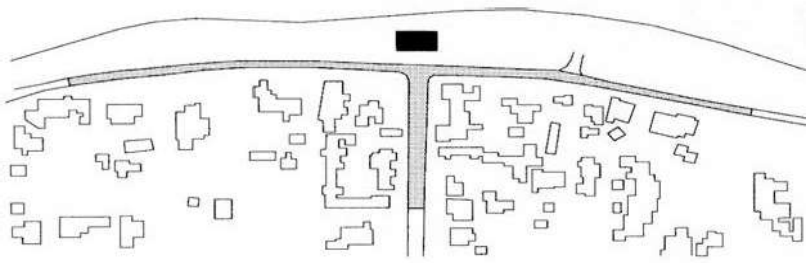


Figure 4.6-5: Location at a 'T' Intersection

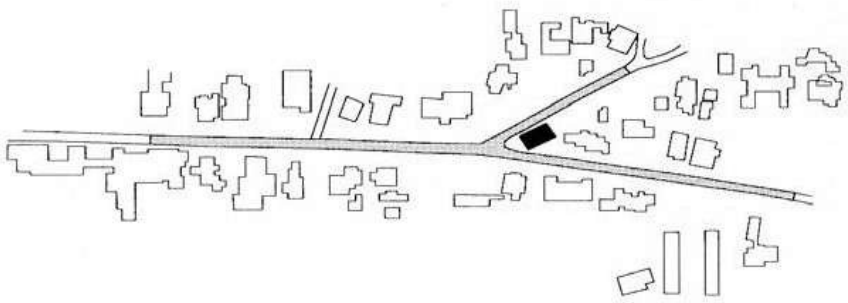


Figure 4.6-5: Location at a "Y" Intersection

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 16 feet. Yard walls and fences in this streetscape shall not exceed five feet in height.

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

a. The HDRB shall recommend the adoption of an official map reflecting building heights in the historic districts to the Governing Body. This map shall be used to regulate building height in the historic districts. The official map, adopted January 2010 inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein.

b. The map shall be adopted at a public hearing of the Governing Body, which hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first-class mail, postmarked at least 15 days before the public hearing. The official map shall be adopted by the Governing Body by ordinance.
c. The official map of building heights in the historic districts may be amended from time to time. The HDRB shall make recommendations to the Governing Body for the amendment of the official map at a public hearing. Such hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing.
d. The Governing Body shall hold a public hearing on any amendments to the official map. Such a public hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first-class mail, postmarked at least 15 days before the public hearing.
e. The official map is available in the Planning and Land Use Department and is accessible at all reasonable times for inspection.

II. Height Limitations

The HDRB 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 exceed two 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 exceed two 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. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimension of signage are as set forth in Section 14-7.61), *Sign Regulations in the Historic Districts.*
f. The HDRB 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 feet. In no case shall the height of a façade exceed four 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 setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent 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.

V. 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.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible fa□ades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

E. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed 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.

II. 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. Facade 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.

January 29, 2026

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 669 Garcia St., Santa Fe NM
Proposal to construct new Yard Wall & Vehicle and Pass Gates

Dear Board Members,

On behalf of the property owners, Christine TenEyck and Gary Deaver, we are pleased to submit this proposal for a new free standing yard wall, vehicle gate with pilasters, and pass gate to be located at the west side of the property at 669 Garcia St..

The proposed yard wall will be setback from the front (west) property line a minimum of 5'-6" and curve to the south to avoid existing trees to meet an existing pilaster 15'-6" from the front (west) property line and meet an existing yard wall at the north side. The yard wall is proposed to be 5'-0" in height measured from the existing grade on the west (street side) of the wall, constructed of 8"concrete block with cementitious stucco finish (LaHabre 116 Adobe).

A 3'-0"wide pass gate is proposed in the yard wall setback 8'-6" from the front (west) property line, 4'-9" in height, constructed of wood with Olympic stain finish (Mahogany).

The proposed vehicle gate will align with the existing driveway from Garcia St. and be setback from the front (west) property line 8'-0" and 19'-0" from the existing Garcia St. curb line, and 32'-0" from the existing residence. The vehicle gate will slide open to the north. The gate is proposed to be 14'-0" wide by 6'-0" in height above finished grade, constructed of a steel frame clad in wood with steel clavos (wood to be stained, Olympic Mahagony), and the top 1'-9" portion of the gate to be open with McNichols 2"X 2" woven wire mesh (left natural to rust).

The proposed pilasters on both sides of the gate to be 3'-4" wide at the base and taper up to 3'-0" wide, constructed of 8"concrete block with cementitious stucco

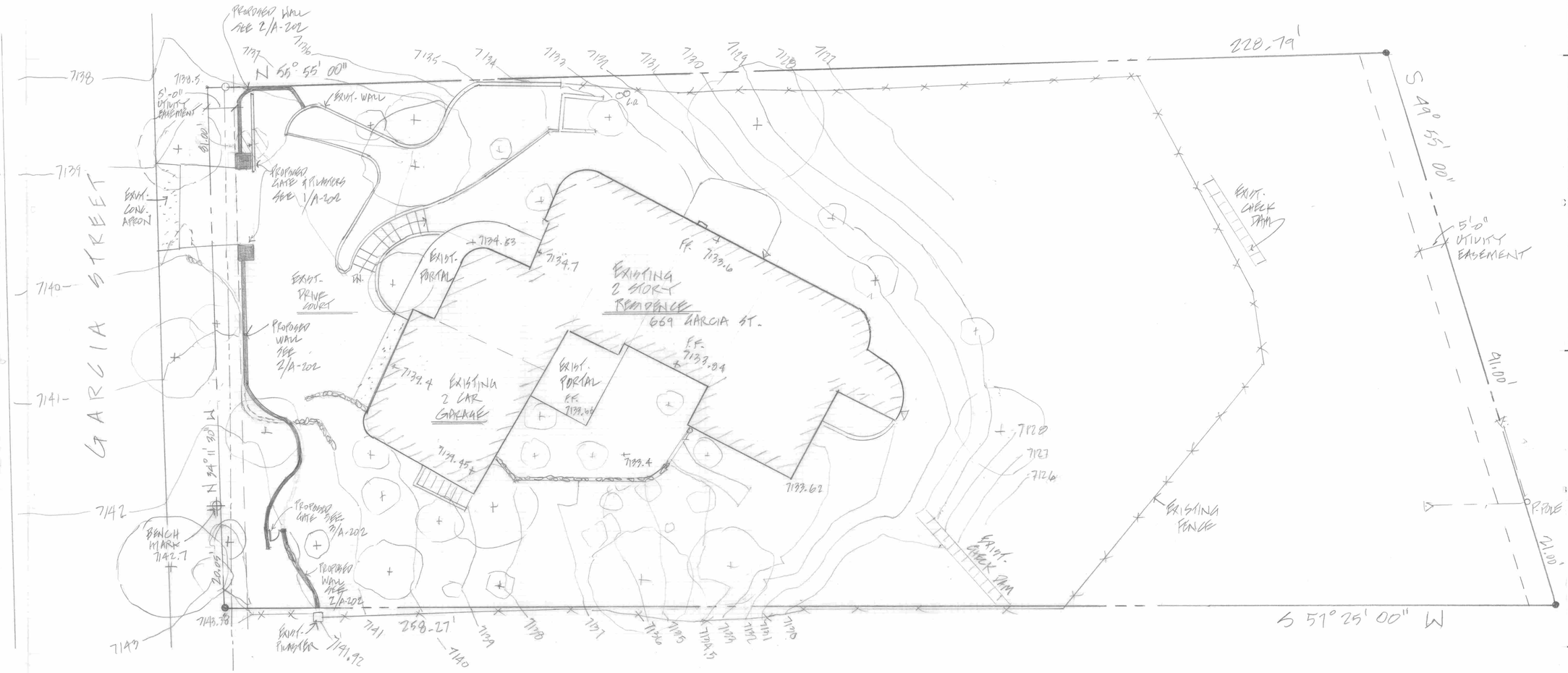
finish (LaHabre 116 Adobe). The pilasters include light fixtures, downlight only, with a dark bronze finish.

The existing residence is listed as Non-Contributing in the Downtown and Eastside Historic Sub-District.
A previous owner received HPD Administrative approval and a building permit in 2022 to replace the west portal in-kind (size, materials, and finishes), construct the existing 33"high stone retaining wall on the west side of the drive court, replace all the exterior lights, and repair / replace two sliding doors with French doors on the south elevation. This work was completed.
The current owners have not done any exterior alterations to the residence.

Thank you for your consideration of this proposal.

Sincerely,

Jeffrey J. Seres, A.I.A.
Seres Architecture



N

1 SITE PLAN - EXISTING & PROPOSED

SC: 1" = 10'-0"

0 5 10 20 FT.

KEY

+ - EXIST. TREES

- PROPOSED YARD WALL

PROJECT DATA

ADDRESS: 669 GARCIA ST.

ZONING: R 2
DOWNTOWN & EASTSIDE HISTORIC DISTRICT

LOT AREA: 25,442.76 S.F. .58 AC

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

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CONSULTANTS

Architect Engineer

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan
NTS

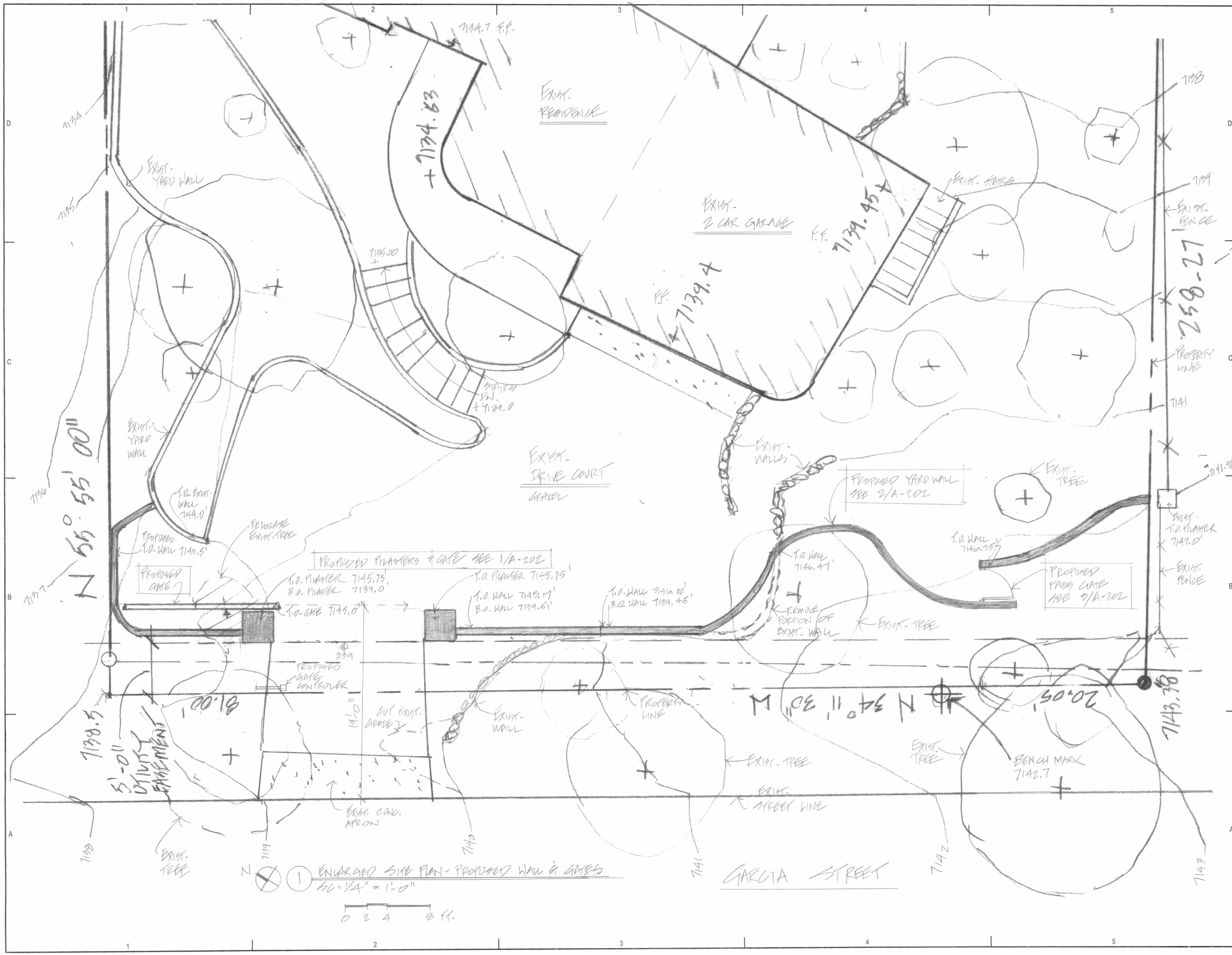
No	Date	Description
Revision Schedule		

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 1-28-2026
(REV) 2-4-2026

SHEET TITLE

SITE PLAN
EXISTING & PROPOSED

A0-101



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CONSULTANTS

Architect Engineer

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description

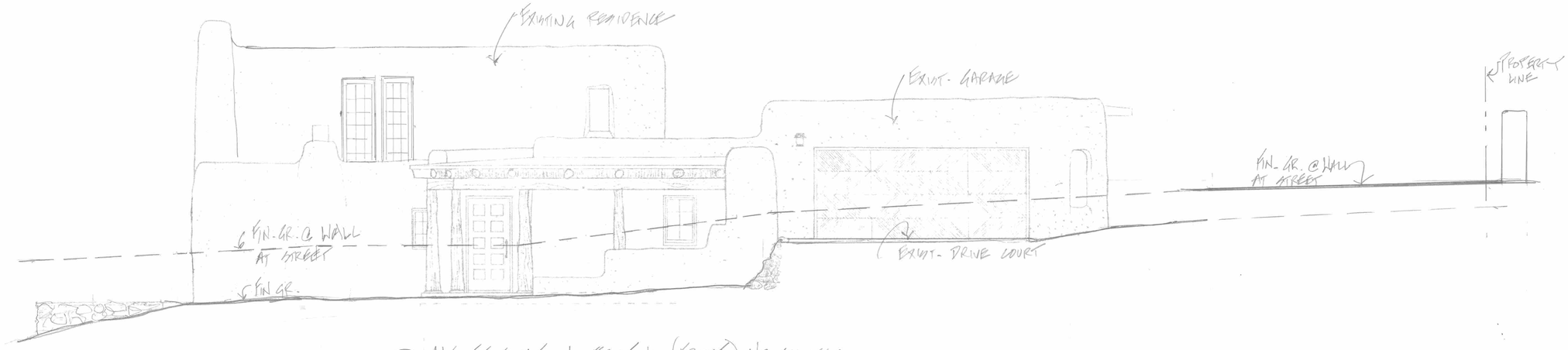
Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 1-28-2026
(REV) 2-4-2026

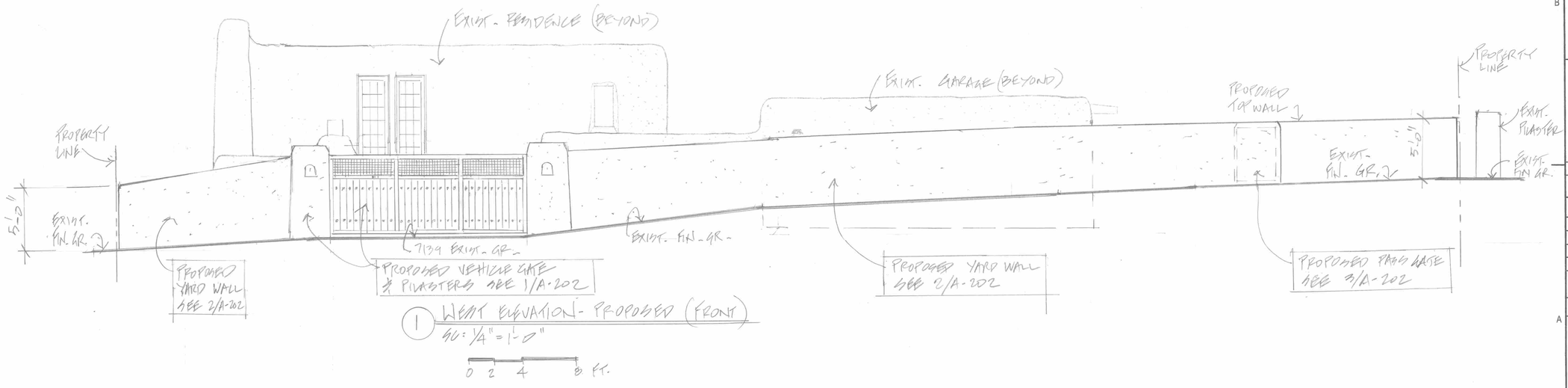
SHEET TITLE

ENLARGED SITE PLAN

AS-102



2 WEST ELEVATION - EXISTING (FRONT) NO CHANGES
SC: 1/4" = 1'-0"
0 2 4 8 FT.



1 WEST ELEVATION - PROPOSED (FRONT)
SC: 1/4" = 1'-0"
0 2 4 8 FT.

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CONSULTANTS

Architect Engineer

TENEYCK - DEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan
NTS

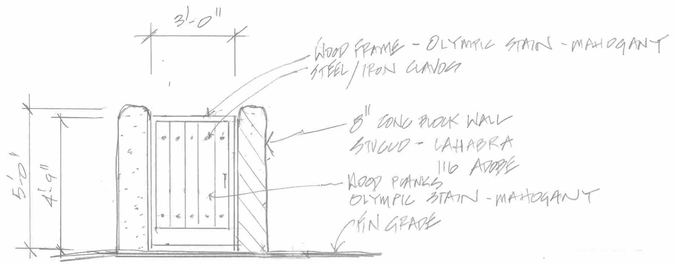
No	Date	Description

Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 1-29-2026
(REV) 2-4-2026

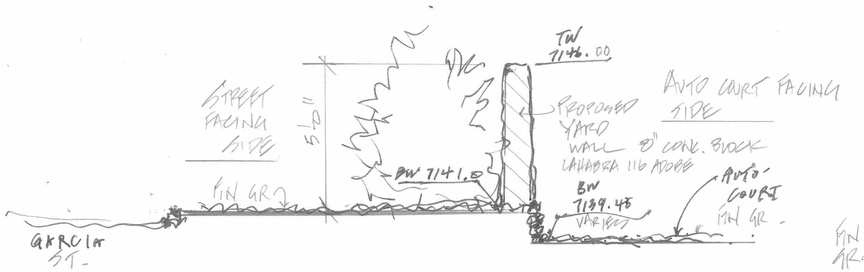
SHEET TITLE
ELEVATIONS EXISTING & PROPOSED

A-201



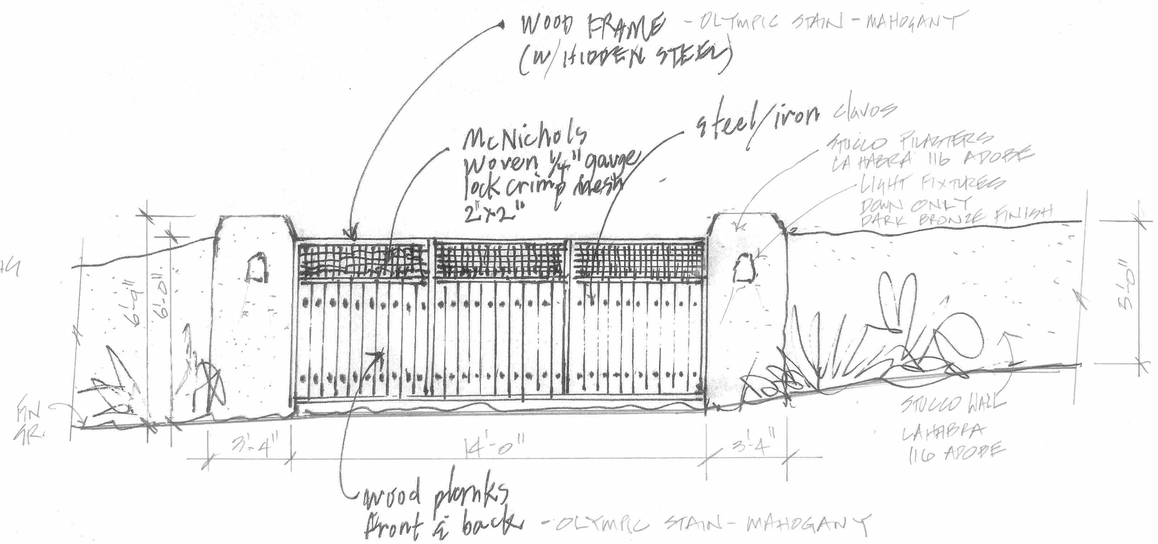
3 PATIO GATE - ELEVATION PROPOSED

SCALE: 3/8" = 1'-0"



2 SECTION - PROPOSED YARD WALL

SCALE: 3/8" = 1'-0"



1 VEHICLE GATE & PILASTERS - ELEVATION PROPOSED

SCALE: 3/8" = 1'-0"

0 2 5 FT.

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CONSULTANTS

Architect Engineer

TENEYCK-BEAVER RESIDENCE

669 GARCIA ST.
SANTA FE, N.M.

Key Plan
NTS

No	Date	Description

Revision Schedule

ISSUE: HDRB
PROJECT NUMBER: SA 2601
FILE:
DRAWN BY: JJS
CHECKED BY: JJS
DATE: 1-28-2026
(REV) 2-4-2026

SHEET TITLE
WALL / GATE DETAILS

A-202



West Side – Residence Front Elevation



West Side – Drive Court Looking South – Proposed Vehicle Gate Location



West Side – Drive Court Looking North



West Side – Proposed Yard Wall Location



Garcia St. View – Looking South



Garcia St. View – Looking North



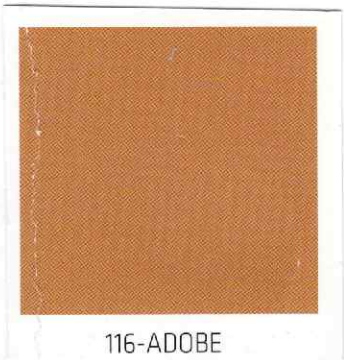
Drive Court – Looking West – Proposed Vehicle Gate Location



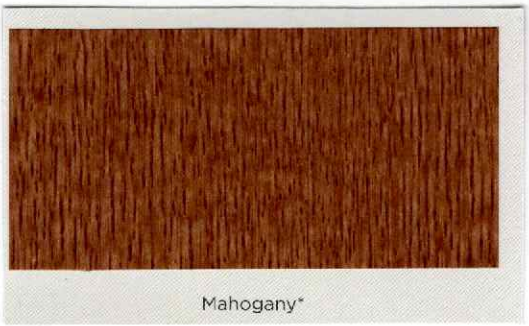
Looking West Across Garcia St. – SAR Delivery Vehicle Entrance

669 Garcia St. **1-29-2026**

Exterior Finish Samples



Stucco La Habra 116 Adobe



Wood Stain Olympic - Mahogany

669 Garcia St.

Applicants Response to Exception Criteria
Height

Following are the exception criteria stated in City Code section 14-4.6(F)(2)(ll)(c), along with applicant, Jeff Seres, and owners, Christine TenEyck and Gary Deaver, responses to each criterion as they relate to the exceptions contained in the application with respect to yard wall and gates height.

(1) Do not damage the character of the streetscape.

Response: The proposed yard wall and vehicle and pass gates at 669 Garcia St. will be in proportion to its setting and surroundings. They will fit within the context of the existing streetscape along Garcia St. with the great majority of existing residences having yard walls and pass gates and some with vehicle gates. Many of these existing walls are at the back of existing sidewalks only 4' or 5' off the street line, greater than 6' in height, and visually prominent.

The proposed yard wall and gates will be at a minimum 15'-6" off the street line keeping in character of the residences at the upper (south) end of Garcia St. The yard wall will also curve to avoid the removal of existing pinon and elm trees along the street keeping visibility to the yard wall and gates less prominent from the street. The yard wall will meet with existing 5'-0" high walls on the both sides of the property.

The proposed yard wall and gates with a maximum height of 6'-0" for the vehicle gate and 5'-0" for the yard wall are in proportion to its setting and will enhance, rather than damage the character of the streetscape.

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

Response: The existing driveway entrance to 669 Garcia St. is directly across from the service and delivery entrance driveway to the School for Advanced Research (SAR) on the west side of Garcia St., a unique condition along the street. Medium and large size service and delivery vehicles use this entrance and exit from SAR on a daily basis. This entrance is to be widened to create the exclusive entrance for service vehicles to SAR. This pending change is known as Ms. TenEyck (owner of 669) is the landscape architect that has been selected to prepare a new Master Landscape Plan for SAR.

The proposed vehicle gate and the existing driveway entrance at 669 Garcia St. cannot be relocated due to the location of the existing garage and the car movement required out of the garage into the drive court to drive straight out onto Garcia St. and not have to

back out. This will maintain direct visibility of the SAR service entrance to the front entrance of the residence.

The proposed increase from the HPD staff calculated 4'-2" wall height to 5'-0" for the yard wall and 6'-0" for the vehicle gate will prevent a hardship by reducing the visual, sound, and pollution impact of medium and large size service vehicles entering and exiting from SAR. This service vehicle location for an institutional / commercial use (SAR) is completely unique to the residence at 669 Garcia St.

The increased height (10") requested for the yard wall will also allow it to match the height of the existing walls at both sides of the property.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The proposed design option for the location of the yard wall and vehicle gate maintains existing car movement to exit straight out from the residence onto Garcia St. and maintains the existing mature trees and landscape along the street.

The proposed yard wall and gates will not prevent residents to continue to reside at 669 Garcia St. within the Historic District.

(4) 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's Response: The subject property at 669 Garcia St comprises a 25,443 SF (.58 AC) parcel that accommodates a single family residence and 2 car garage. The location of the residence and garage are close to west (street front side) of the property minimally set back from the street due to an existing arroyo within the back half of the property that reduced the effective lot building area by half. As noted above, the location of the SAR service entrance directly across from the driveway entrance to 669 Garcia St. is completely unique and is not applicable to any other land or structures in the related streetscape.

(5) Are due to special conditions and circumstances which are not the result of actions by the applicant.

Applicant's Response: Neither the size of the Subject Property at 669 Garcia effectively being reduced by half for the building area, the existing service entrance to SAR, or the existing landscape trees and plantings along the street, are the result of

actions by the applicant. These conditions were created before ownership of the property by the current owners.

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

Applicant's Response: As discussed above, the proposed yard wall and gates are in harmony and fit within the context of existing residential buildings adjacent and in the immediate vicinity.

The height limit for walls calculated by HPD for the Subject Property is 4'-2" that requires exception for the proposed yard walls and gates on the basis that this is the only property that will be impacted by the service entrance to SAR.

The proposed yard wall and gates are harmonious with the context of the site and will have a positive effect on the surrounding streetscapes.

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 1.29.2026	Property Owner of Record CHRISTINE TENEYCK & GARY DEAVER		
Applicant/Agent Contact	JEFF SERES		
Site Address	669 GARCIA ST.		
Suite or Space #	Subdivision Name RAYNE		
Lot # E 4 NORTH 43	Block #	Total Roof Area (square feet) 3191 ±	
Lot Coverage % 12.5	Lot Size (square feet) 25,442.76 .58 AC		
Proposed Construction Description	NEW YARD WALL, VEHICLE GATE, & PASS GATE		
The following documents are required for review as applicable:	X Legal Lot of Record ☐ Building Plans X Existing site plan w/ setbacks X Proposed site plan w/ setbacks X Existing & Proposed Elevations ☐ Development Plan		
Zoning District R-2	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks N/A	Front	Rear	Left Side / Right Side
Required Setbacks N/A	Front	Rear	Left Side / Right Side
Proposed Height	Max Height	Parking Required 2 Provided 2	Bike Parking 0 Provided 0

Historic Planning Case Manager LANI McCULLEY

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

_____ ☐ Owner X Applicant X Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied

Comments/Conditions: All posts, fencing, and yardwalls must be within the property. Pedestrian and vehicular gates cannot open outside of the property.

Preliminary Zoning Review completed by Rebekah Clouser Date 2/9/2026

Preliminary Zoning Review # 2026-011909--PAR

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: October 11, 2022

To: Building Permit Division

From: Angela S. Bordegaray

Angela Bordegaray

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: 669 GARCIA ST, Santa Fe, NM 87505

Case Number: 2022-005861--ADMIN

Contact Name: MINERVA CANNA GROUP INC.

Phone Number: 505-888-2966 **Email:** josil@minervacanna.com

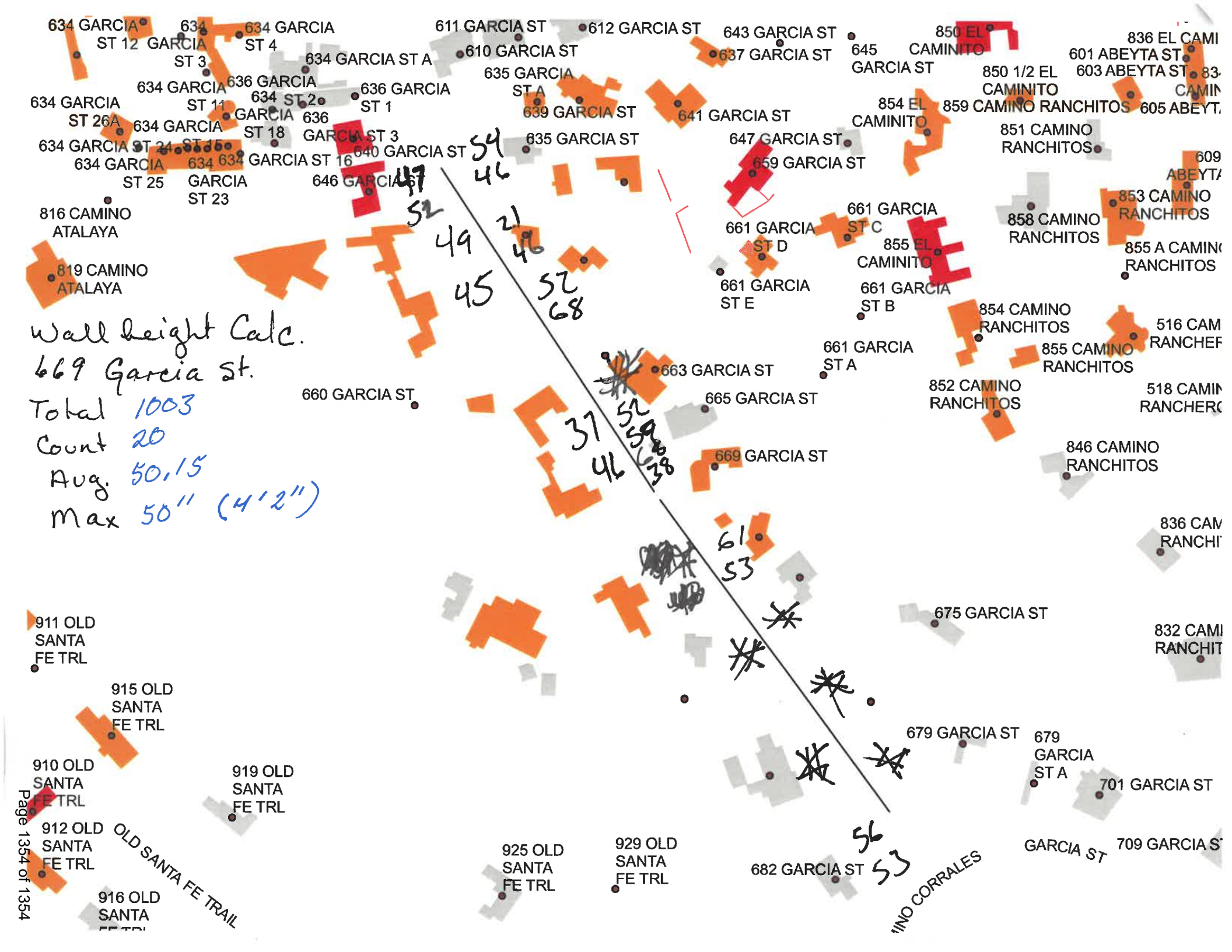
Proposed Changes: *Replace west portal timbers in-kind (same dimensions, same finish); All the new beams and posts will be stained in the same existing brown color.*
Install short (33") landscaped retaining wall at entry between driveway and front entrance on west elevation
Replace all exterior lights (see attached image).
Repair two (2) sliding doors with white french doors on south elevation.

Restucco to match existing.

Conditions of Approval:
Exterior lighting shall comply New Mexico Night Sky Ordinance.
No other changes are approved. If additional exterior changes are proposed, the project may require review by the Historic Districts Review Board.

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

FINAL HISTORIC INSPECTION



Wall Height Calc.
669 Garcia St.

Total 1003
Count 20
Avg. 50.15
Max 50" (4'2")