Agenda

Regular Meeting
Amended Agenda of the Historic Districts Review Board
April 28, 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
5. Approval of Findings/Conclusions
   a. 2025-10490-HDRB. 815 E. Alameda St. Unit 8 (June 10, 2025)
   b. 2025-10510-HDRB. 911 Old Santa Fe Trail (June 10, 2025)
   c. 2025-10496-HDRB. 492 Arroyo Tenorio (June 24, 2025)
   d. 2025-10489-HDRB. 539 Garcia St. (June 24, 2025)
6. Matters from the Public

7. Staff Communications

    a. 2026 Santa Fe Heritage Preservation Awards

8. Old Business

9. New Business

    a. 2026-012127-HDRB. 1379 Cerro Gordo Rd., Downtown & Eastside Historic District, non-contributing, Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240 sq. ft. casita and 225 sq. ft. carport addition to a height of 11'-4" where the maximum allowable height is 21'-6". (Amanda Romero, alromero@santafenm.gov)

    b. 2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure. (Lani McCulley, ljmcculley@santafenm.gov)

    c. 2026-012137-HDRB. 120 Camino Santiago. Downtown & Eastside Historic District, contributing, Fernando Garcia, agent for Sergio and Veronica Garcia, owners, proposes to construct a 162 sq. ft. portal extension, a 16 sq. ft. addition, replace windows and doors, stucco, and re-roof. Remove window awning, install HVAC and construct 6'-0" high yard walls with gates, and other minor work. Exceptions are requested to: 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II) to change the stucco type, color, and finish. (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. May 12, 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.

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

Case # 2025-10490-HDRB
Address – 815 E. Alameda St., Unit 8
Agent's Name – William Kleinschmidt, Architect
Owner/Applicant's Name – Nancy Abruzzo Holdings, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 10, 2025.

BACKGROUND

The property at 815 E. Alameda St. is located across from the Santa Fe River Park, which is a recreational area with landscaping, picnic tables and a walking path, and has a lot of pedestrian traffic. The houses in the residential sector of Alameda Street range in style, with the most prominent styles being Spanish Pueblo Revival and Territorial. While there are two-story buildings, the majority are lower, single-story buildings with an average height on the streetscape of 12'5". The street is lined with low yard walls with an average height of 54 inches (4'6"). The properties have a high density, with a zoning of R-21, which allows for up to 21 residences per acre. The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.

The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 E. Alameda St. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 3 is 0.38 acres, listed as 815 E. Alameda St., Unit 8. It is presently a vacant lot used as parking by the occupants of the other residences. Phases 1 and 2 are complete. This request is for Phase 3 of the development plan. The original structure on the property is a contributing two-story multifamily residence constructed in Territorial Revival style in 1949. That structure is now addressed as units 1A and 1B and is part of Phase 1 of the development plan.

The area of the lot designated for 815 E. Alameda St., Unit 8 was previously addressed as 817 E. Alameda St., Unit 8, as it was in Case # H-05-084-D. This case proposes the construction of the final building in the development plan. The HDRB approved the residence in March, 2006, however, the structure was not constructed at that time. All streetscape and courtyard walls and fences, hardscaping and exterior lighting were approved in previous Case # H-05-084-E. The yard walls were approved at 3-foot to 4-foot-high rear lot line walls, and coyote fences between 5 feet and 6 feet on May 9, 2006.

Due to the lapse of time since these approvals and changes in design, the Applicant is returning to the HDRB for approval of Phase 3. The Applicant proposes the following exterior alterations:

1) Construct a 2,204-square-foot, single-story residence to a height of 14'5" where the

maximum allowable height is 14'5". The residence is designed in a Spanish Pueblo Revival style with 3" to 4" bullnosed corners. Windows and doors will have rounded corners and will consist of wood units with metal cladding in either cream or light green with true divided lites. The residence will have skylights that will not be publicly visible. The residence will be stuccoed in synthetic stucco from La Habra, colored "Adobe" or "Viejo Suffolk". Exterior wood will be stained in semi-transparent medium-to-dark wood stains with clear sealer. An 882-square-foot portal with an exterior fireplace will be located on the south elevation.

2) Construct a yard wall to 6 feet high with an 8-foot-high gate enclosure where the allowable height is 4'6". An exception is requested to exceed the maximum allowable height. The fence will house two pedestrian gates, with one on the west and one on the south. The gates will be wood with frames in matte clear sealant or stained in medium-to-dark brown to match other wood details.
3) Install exterior lantern-type wall sconces in dark bronze or black under the portal, and simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.
4) Install a 3-foot-high weathered steel planter along the exterior of the yard wall and building wall on the east side of the lot.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the exception criteria had not been met for the 6-foot-high yard wall and gates, and recommended denial of this element. The Staff also recommended a finding that the 3-foot-high, publicly visible metal planter wall that extends across approximately half of the east façade does not comply with SFCC Section 14-5.2(E), Downtown and Eastside Historic Districts Standards, as metal does not simulate the appearance of adobe construction, and recommended denial of the metal planter. Otherwise, Staff recommended approval of the other elements of the application, as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Yard Wall Height:

7. The Applicant proposes to construct a yard wall to 6 feet high with 8-foot-high gate enclosures where the allowable yard wall height is 4'6". See Item # 2 of the application.
8. Under SFCC Section 14-5.2(D)(9)(c)(ii)(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, which is 4'6".
9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(C) would be required for approval of Item # 2 in the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's determination that the Applicant has not conclusively demonstrated that all exception criteria have been met for construction of a yard wall higher than 4'6":
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would damage the character of the streetscape because it is not proportional to other yard walls on the streetscape, and this location is prominent in the Historic District;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because there has been no showing that the habitability of the new structure will be impaired by a yard wall that complies with the height standard;
    d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are no special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the streetscape; and
    e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would not provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1) because the height of the yard wall is not consistent with the compound or the streetscape and will have a negative impact in this otherwise open area.
12. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met with respect to Item # 2 of the application.

Weathered Steel Planter:

13. The Applicant proposes to place a 3-foot-high weathered steel planter along the exterior

of the yard and building walls on the east side of the lot. See Item # 4 of the application.

14. Under SFCC Section 14-5.2(E)(1)(e), Old Santa Fe Style buildings are made of adobe with mud plaster finish, and construction with masonry blocks, bricks or other materials with which the adobe effect can be simulated is permissible.
15. Staff determined that an exception to SFCC Section 14-5.2(E)(1)(c) would be required for approval of Item # 4 in the application, as an architectural element of weathered steel is inconsistent with adobe/masonry construction. The Applicant requested an exception.
16. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
17. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met for the placement of a 3-foot-high weathered steel planter along the yard and building walls on the east side:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would damage the character of the streetscape because exposed steel on a highly visible façade is inconsistent with the design standards for the Downtown and Eastside Historic District;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, since a planter can be made of material which is consistent with the Historic Districts Code;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because there has been no showing that the habitability of the new structure will be impaired by a planter of some material other than steel.
18. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met with respect to Item # 4 of the application.

19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met for application Items # 1 and 3.
20. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met with response to application Items # 1 and 3, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.

2. The Board approves Items # 1 and 3 as set forth in the application, as recommended by Staff.
3. The Board denies Items # 2 and 4 of the application, as recommended by Staff.
4. The Board denies the exceptions for Items # 2 and 4 requested in the application.

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10510-HDRB
Address – 911 Old Santa Fe Trail
Agent's Name – Frank Morrison, Design Manager, Twilight Homes
Owner/Applicant's Name – Arthur & Susan Cordova

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 10, 2025.

BACKGROUND

The property located in the Downtown and Eastside historic district known as 911 Old Santa Fe Trail is currently a 0.539-acre vacant lot. The lot was designated as Lot 3 of the DeVargas Development and is situated on the second block west of Amelia White Park.

At this hearing the Applicant proposes to build a 4,781-square-foot residential structure with three-car garage, designed in Recent Santa Fe Style at a height of 15'6" with a stuccoed chimney that protrudes 2 feet above the surrounding structure 17'6" above the grade. The new residence will have 2,963 square feet of heated space, 943 square feet of covered porches and patios, and an 884-square-foot garage. The south, street-facing elevation has divided-lite windows and large glass pane windows under the portal on the north elevation. The proposed design includes five (5) skylights on the roof that will not be publicly visible. Canales will be galvanized metal cladding and natural wood. The residence will be stuccoed in "Buckskin" color, with light gray "taupe" windows and trim, and garage doors with divided-lite, arched windows.

FINDINGS OF FACT

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

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

Section 14-5.2(D), General Design Standards.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the application, as recommended by Staff, with the following additional conditions:
    a. The garage doors shall be wood;
    b. The garage windows shall not have an arch, curve or ellipse, but shall be square or rectangular, and shall be true or simulated divided lites, and not vinyl but aluminum clad so that they are consistent throughout the house, with approval by the Staff; and
    c. The color of the windows be white or Staff-approved color other than taupe.

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10496-HDRB
Address – 492 Arroyo Tenorio
Agent's Name – Will McDonald, Walking Fish Design
Owner/Applicant's Name – Rob Johnson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 24, 2025.

BACKGROUND

The single-family residence at 492 Arroyo Tenorio is listed as non-contributing to the Downtown and Eastside Historic District. The original structure was built in the Spanish-Pueblo Revival design style, as seen by the adobe block and wooden viga construction material and flat roof with rounded parapets. The 1985 plat map of the property shows a patio addition to the north and a breezeway addition connecting to another room to the east. The 1985 Floor Plan shows the additions of a new kitchen, study room, guest bedroom and portal, resulting in a structure that is 2,285 square feet. The extensive remodel changed the original footprint of the structure, which is no longer visible.

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

1) Construct a 110-square-foot addition on the south elevation to a height of 11 feet, where the maximum allowable height is 12'3".

The new addition will not affect the appearance of the existing structure and will harmonize with the south elevation. The addition is entirely on the south façade, not visible from either Arroyo Tenorio or Garcia Street, and will be situated at the east lot line, conjoining with a structure to the east at 502 Garcia St.

FINDINGS OF FACT

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

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

the proposed project and found that the application complies with 14-5.2(D) Historic Districts Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10489-HDRB
Address – 539 Garcia St.
Agent's Name – Aviva Baumann, Wildflower Construction, LLC
Owner/Applicant's Name – Penny Rembe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 24, 2025.

BACKGROUND

The Spanish-Pueblo Revival Style single-family residence at 539 Garcia St. is listed as contributing to the Downtown and Eastside Historic District. It was constructed of adobe in the 1940s as part of the José Dolores Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 in a ranch style at a lower height than the original structure. After 1978, a bay window addition was added on the west elevation and two window openings changed. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The residence is one of the original homes located in the Garcia Estate Subdivision, which was developed to accommodate Garcia family members with land deeded from the Garcia family ranch. No primary facades have been designated on the residence.

A garage which may date back to the original construction of the house sits on the northwest corner of the lot, but it has not been assigned a historic status. It is an adobe one-car garage in Pueblo-Revival style consistent with the house style. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.

The Applicant requests the following:

1) Status review with primary façade designation, if applicable, for the residential structure, and
2) Status review with primary façade designation, if applicable, for the garage accessory structure.

The residential structure retains its original footprint, except for the bay window and rear addition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the José Dolores Garcia Estate Subdivision. The Staff believes the south façade holds the most historic integrity of the residence, even with the changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity of the garage, with the three-over-one wood window, which is most likely original to the structure. The Staff has concluded that the residence and the associated garage are contributing to the district.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the residential structure be maintained as contributing, with the south façade designated as the primary façade; and that the accessory structure be assigned contributing status, with the east facade designated as primary, per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a "contributing structure," as recommended by Staff.
11. The Board finds that the south façade is the primary elevation of the residential structure with the features that define the character of the structure's architecture.
12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the garage structure meets the definition of a "contributing structure," as recommended by Staff.

13. The Board finds that the south façade is the primary elevation of the garage with the features that define the character of the structure's architecture.
14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the residential structure's contributing status.
4. The Board designates the accessory (garage) structure as a contributing structure.
5. The Board designates the following elevation of the residence as the primary façade: south.
6. The Board designates the following elevation of the accessory structure as the primary façade: south.

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

2026 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2023 -2025. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

Architectural Preservation Award (Residential or Non-Residential):
Outstanding examples of restoration or rehabilitation of a designated historic property.

Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Historic Preservation at hpdsubmittal@santafenm.gov on or before **February 27, 2026.**

If you have questions or need more information, please contact Historic Preservation at hpdsubmittal@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2026 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip:_____ Phone: _____
Email: _____

Name/Address of Project: _____

1. Please choose an award category for which you are nominating (one category only please).
   - ☐ **Architectural Preservation Award**
   - ☐ **Compatible Remodel Award**
   - ☐ **Compatible New Construction Award**
   - ☐ **Archaeology Award**
   - ☐ **Cultural Preservation Award**
   - ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

_____

_____

_____

_____

_____

_____

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

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4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
   ___ Yes ___ No

If so, when and for what? _____

_____

_____

Nominated by: _____

E-mail address: _____ Phone: _____

Nomination submittals are due in the Historic Preservation Office on or before **April 27, 2026, 5:00PM**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Historic Preservation at hpdsubmittal@santafenm.gov

City of Santa Fe, New Mexico

memo

DATE: April 28, 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: Amanda L. Romero, Senior Planner, Historic Preservation Division ALR

2026-012127-HDRB. 1379 Cerro Gordo Rd., Downtown & Eastside Historic District, non-contributing, Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240 sq. ft. casita and 225 sq. ft. carport addition to a height of 11'-4" where the maximum allowable height is 21'-6".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ 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

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

a. In case 2026-012127-HDRB, for 1379 Cerro Gordo, approve or deny the application as submitted.

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:

This existing primary residence was built in 1989 and is non-contributing to the Downtown and Eastside Historic District. The existing residence is 2,047 sq. ft. The casita addition and carport will total 1,465 sq. ft.. The casita will be stuccoed with STO "Desert Sun", with windows in a "chutney" color, and all exposed wood will match existing wood finishes. The new garage door will be painted to match existing headers. The metal handrail will be in dark bronze to match the existing light features. The new drip edge along the carport will also be in dark bronze.

In addition, the applicant proposes to remove a coyote fence and retaining wall.

PREVIOUS CASE SUMMARIES:

HDRB:
1998-010100224 Addition

ADMINISTRATIVE:
2021-004582-Admin (Re-Roof)
2021-006725-(Admin)
2021-004590-(Admin)

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Build a 1,240 sq. ft. casita and carport. Demolition of existing coyote fence and a retaining wall.

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.

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.

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.

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. 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.

I. 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.

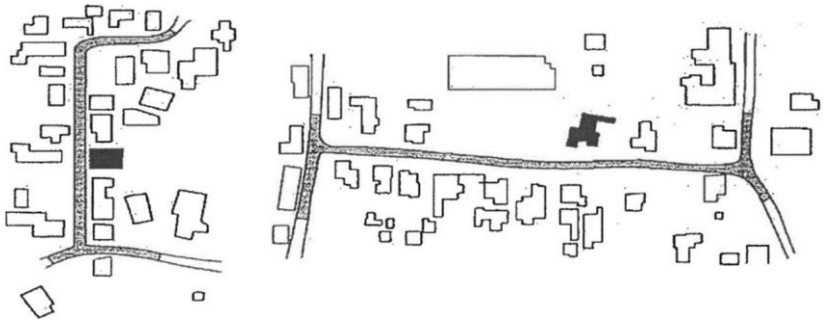


Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion

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.

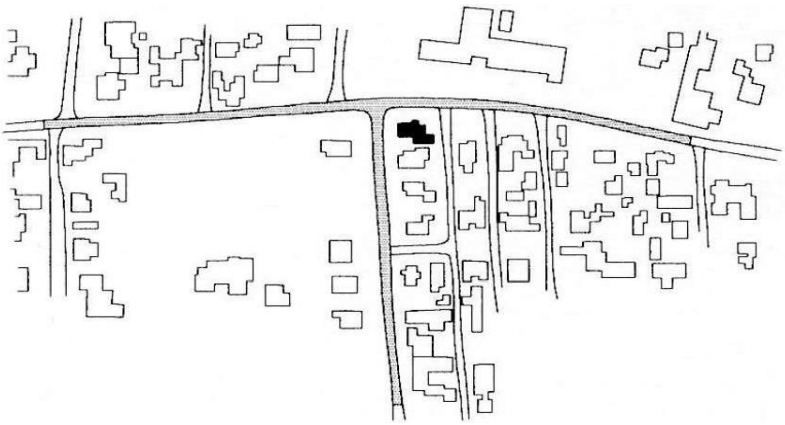


Figure 4.6-3: Frontage on More than One Street

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.

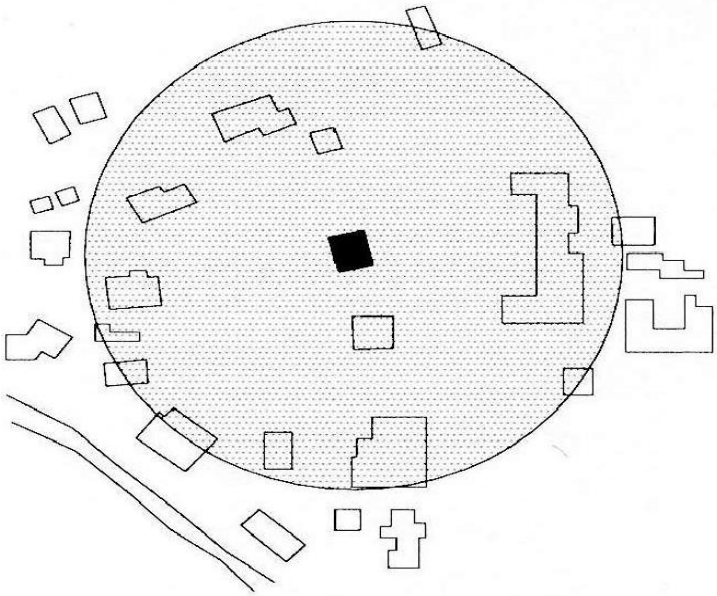


Figure 4.6-4: Interior Lot with No Street Frontage

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.

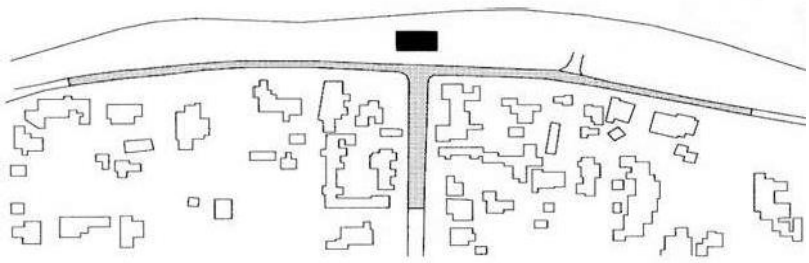


Figure 4.6-5: Location at a 'T' Intersection

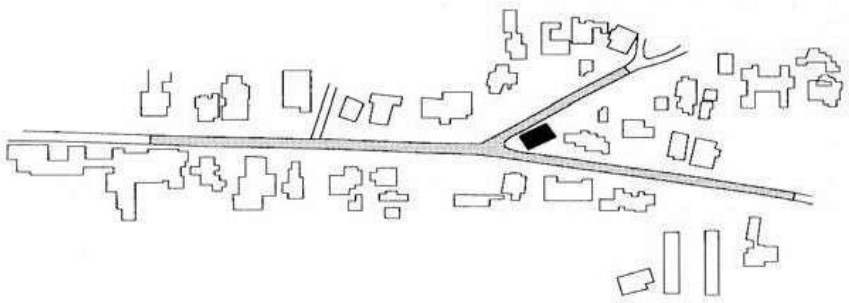


Figure 4.6-5: Location at a "Y" Intersection

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.

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. 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.

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

March 10th, 2026

Historic Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 1379 Cerro Gordo

Dear Historic Review Board:

We are applying to build a 1,240 square foot casita and carport at the above address. The new construction will extend the footprint of the house to the north. The original house was built in 1989 and was added onto in 2000. The construction will require demolition of an existing coyote fence and a retaining wall.

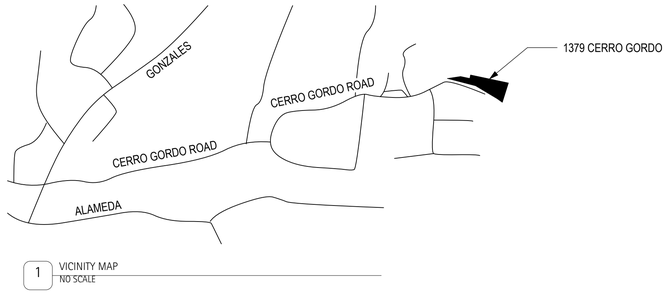
The stucco at the proposed construction will be Sto "Desert Sun" to match existing. The proposed windows are Kolbe "Chutney" to match existing. All exposed wood is stained Olympic "semi-transparent Cedar" to match existing. We propose that the garage door is steel painted to match the exposed headers. The new handrail is "dark bronze" steel to match the light fixtures. The drip edge at the new awning is also "dark bronze".

Thank you for your consideration,

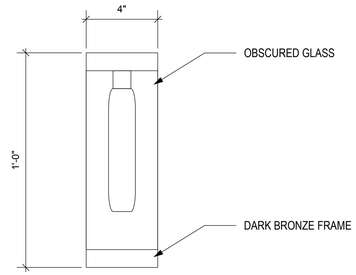
3.10.26

_____

Steve McCormick date

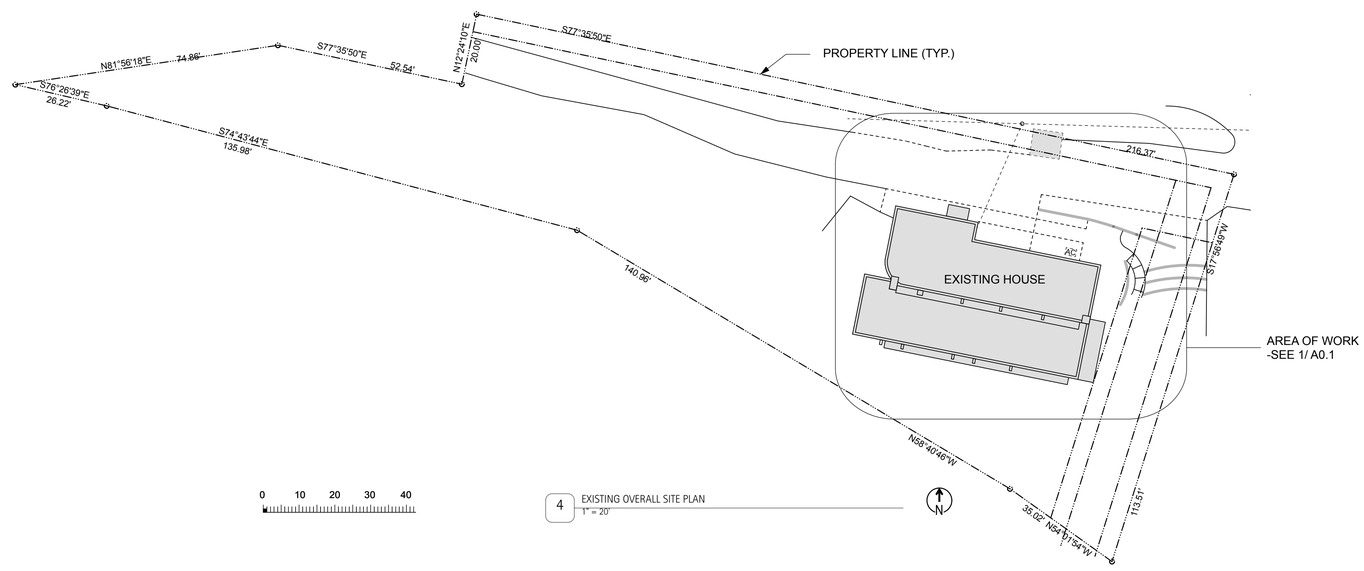


1 VICINITY MAP
NO SCALE



2 LIGHT FIXTURE
3" = 1'

0 1 2 3



0 10 20 30 40

4 EXISTING OVERALL SITE PLAN
1" = 20'

N

SCOPE OF WORK:

ADD NEW CASITA AND CARPORT TO EXISTING RESIDENCE

CODE DATA

BUILDING CODE:	2021 IRC
JURISDICTION:	SANTA FE CITY LAND DEVELOPMENT LAWS
ZONING:	DOWNTOWN AND EAST SIDE R1
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL

LOT SIZE	18,814
EXISTING HOUSE	2,047
PROPOSED CARPORT	502
PROPOSED CASITA	545
TOTAL PROPOSED	1,047
EXISTING + PROPOSED	3,094
LOT COVERAGE	3,094/ 18,814 = 16%

NEW IMPERVIOUS SURFACE:
NEW ROOFED IS 1047 SQFT X .16 = 168 CUFT -SEE 2/A0.1

PARKING:
ONE RESIDENCE AND ONE GUEST HOUSE = 3 SPACES REQUIRED AND PROVIDED

BUILDING SETBACKS:
5' SIDE (10'-1" PROVIDED) AND 15' REAR (28'-5 5/8" PROVIDED)

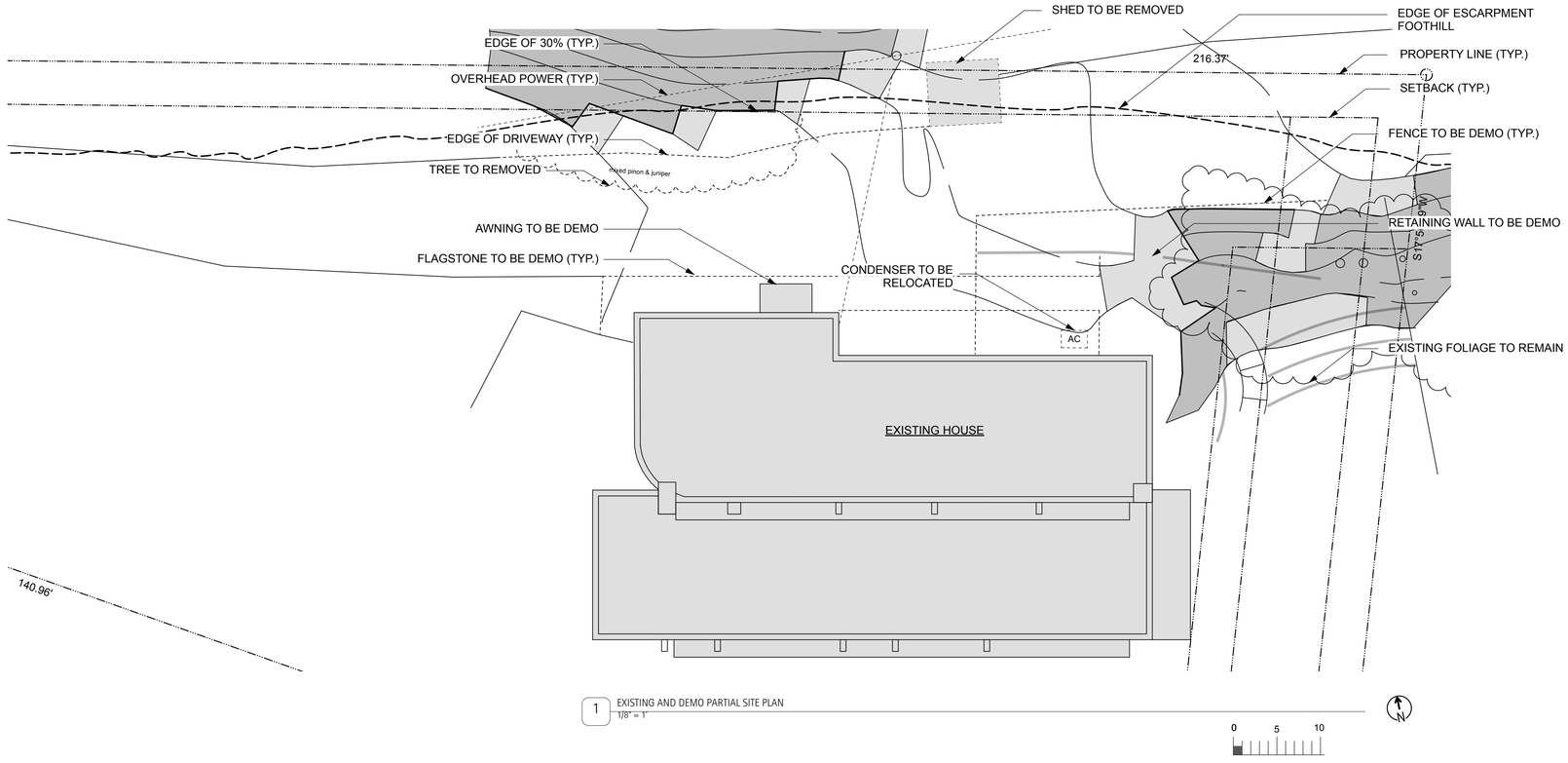
McCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.984.8788
MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 004411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A0.0



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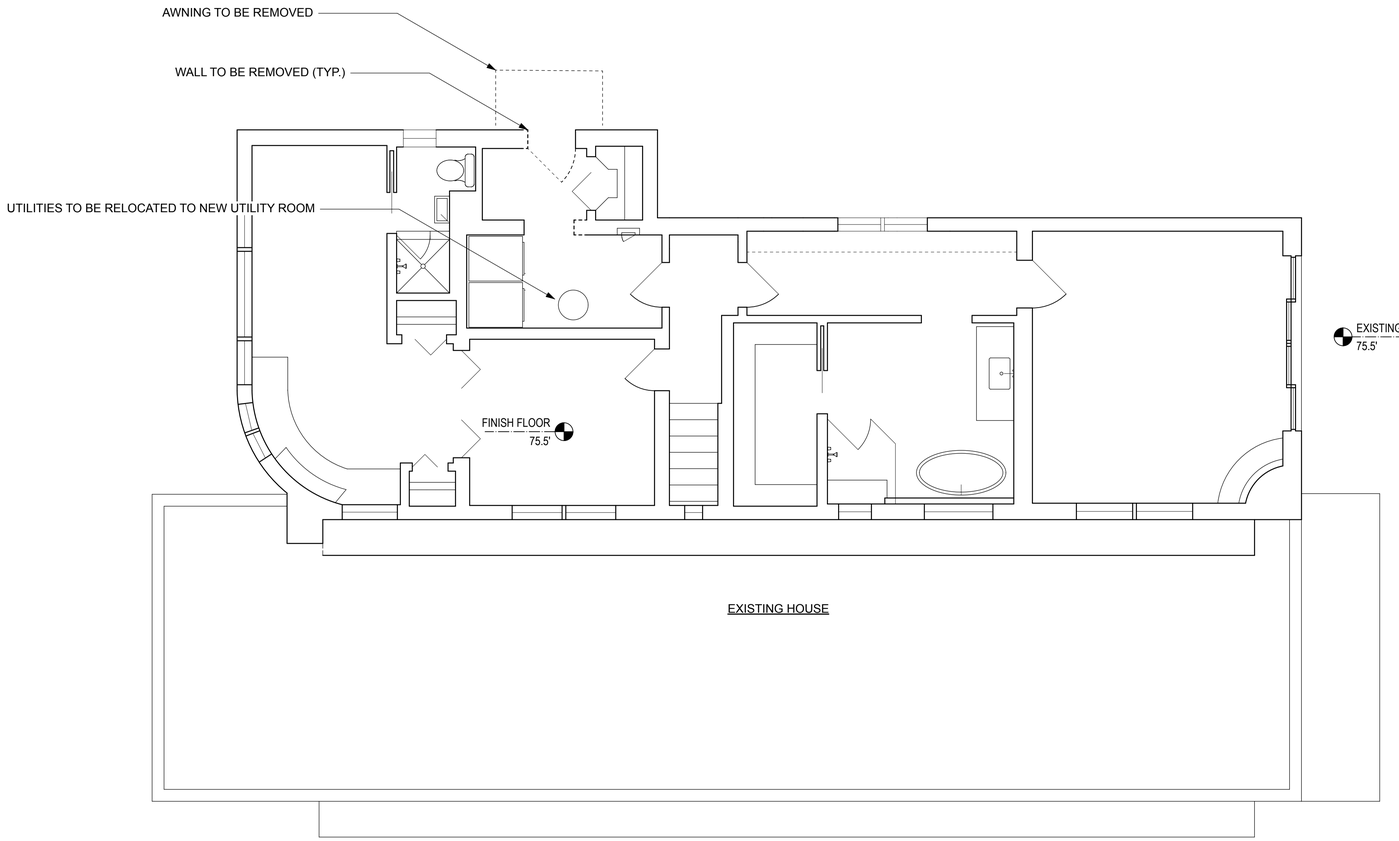
MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
SKEPPER C. McCORMICK
No. 004411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A0.1



1 EXISTING AND DEMO PLAN
1/4" = 1'

0 5 10

N

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1611 PASEO DE PERALTA
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STATE OF NEW MEXICO
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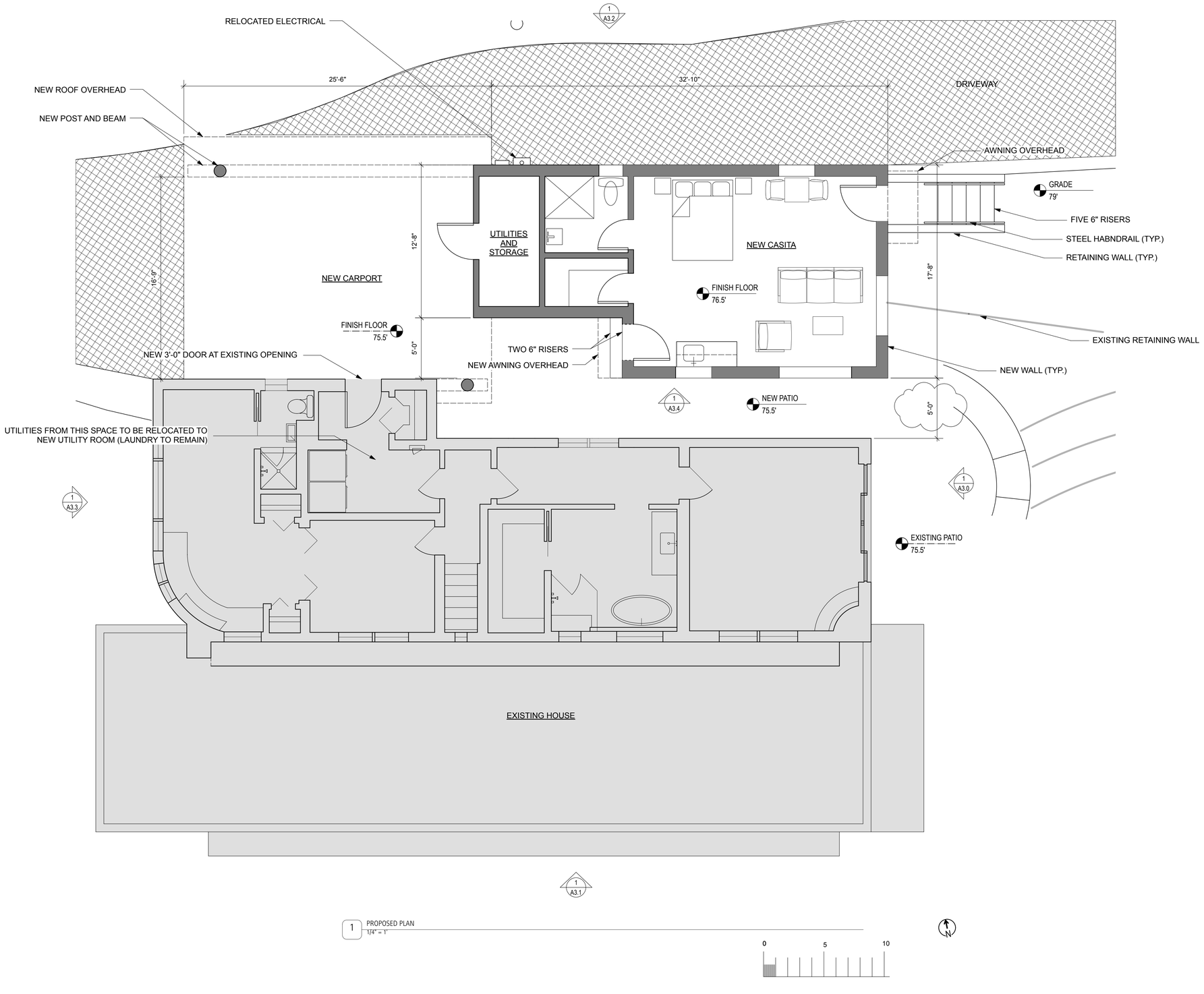
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A1.0



1 PROPOSED PLAN
1/4" = 1'

0 5 10

N

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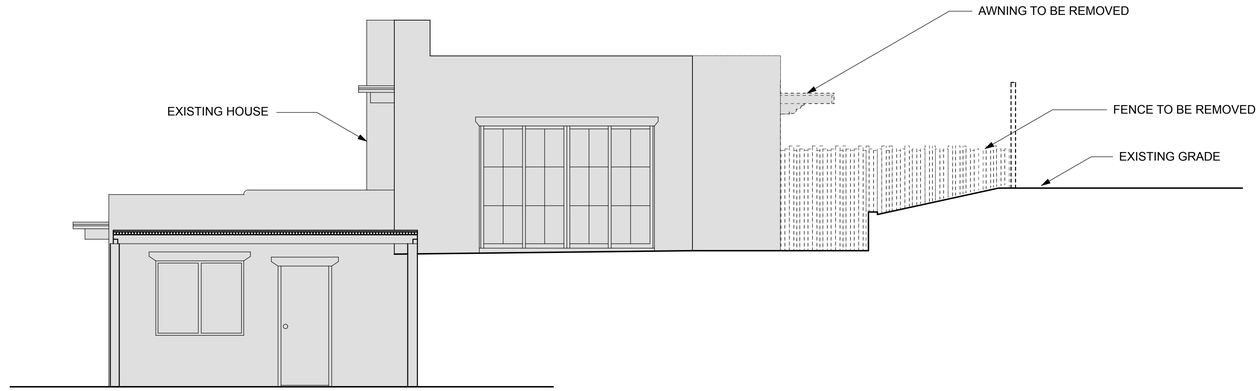
MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
STEPHEN C. McCORMICK
NO. 014411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

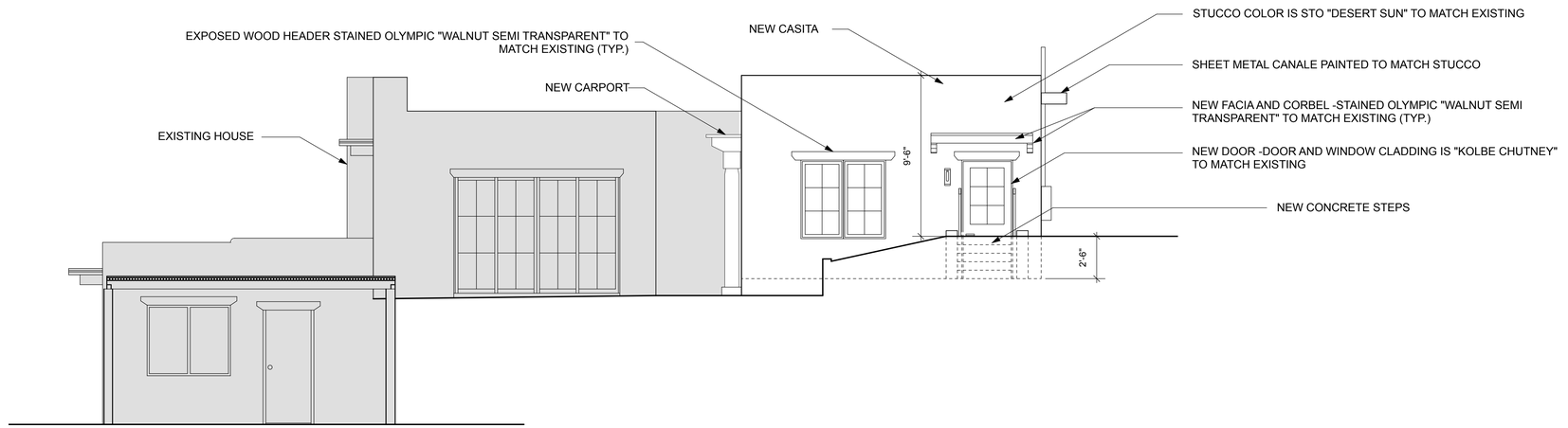
HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A1.1



1 EXISTING EAST ELEVATION
1/4" = 1'

0 5 10



2 PROPOSED EAST ELEVATION
1/4" = 1'

0 5 10

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STATE OF NEW MEXICO
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No. 004411
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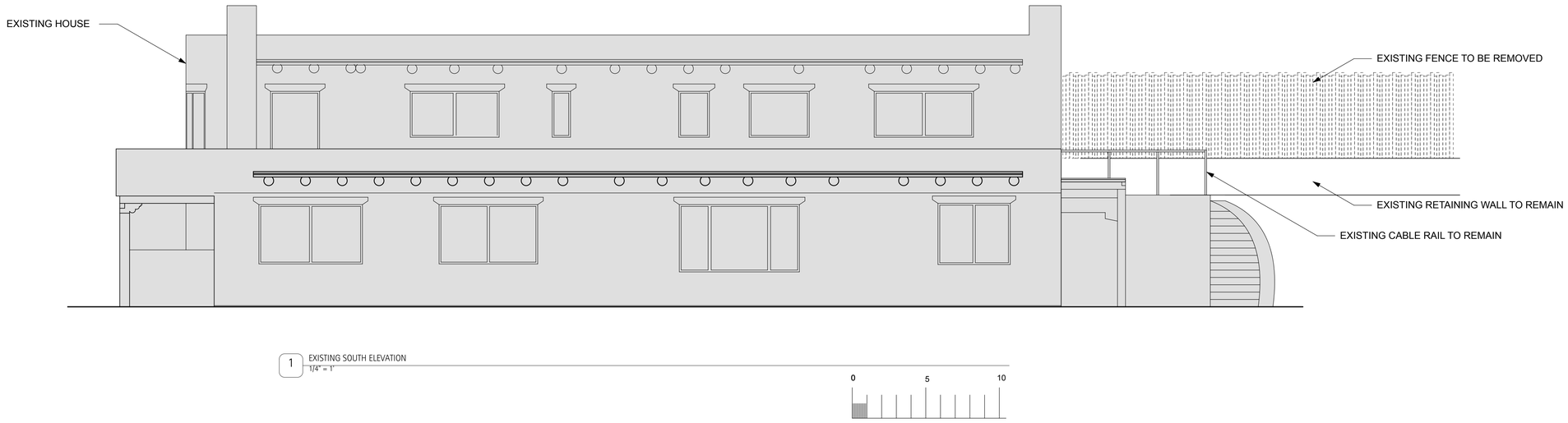
ADDITION AT 1379 CERRO GORDO
SANTA FE

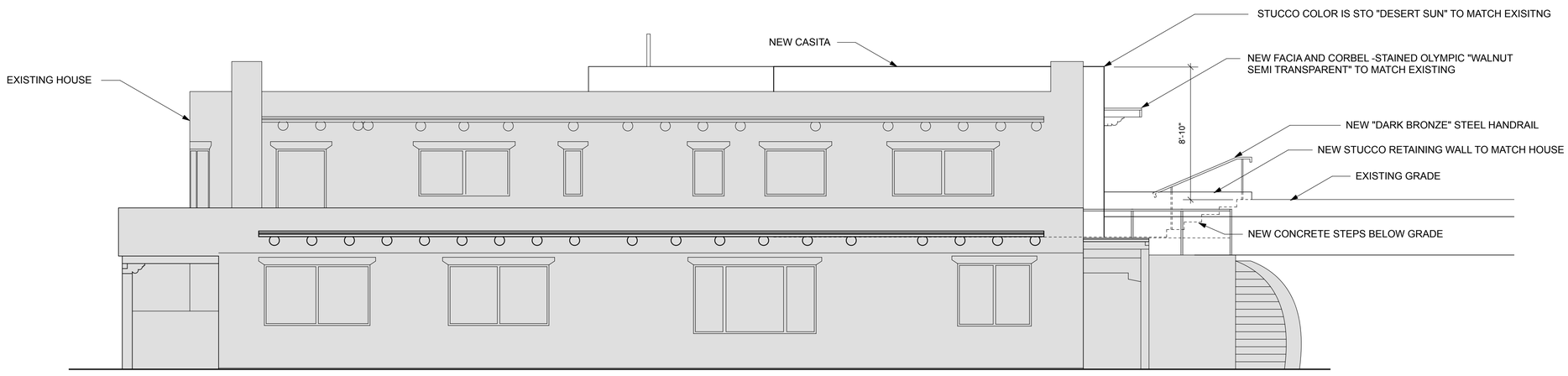
HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A3.0



1 EXISTING SOUTH ELEVATION
1/4" = 1'

0 5 10



2 EXISTING SOUTH ELEVATION
1/4" = 1'

0 5 10

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MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 09411
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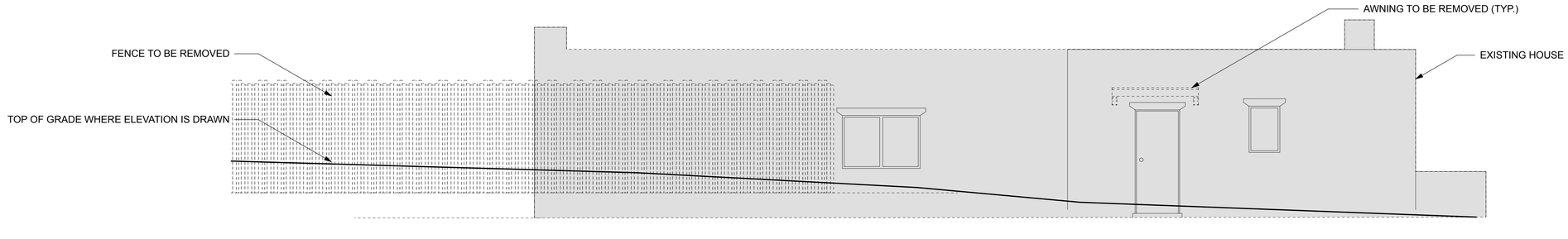
ADDITION AT 1379 CERRO GORDO
SANTA FE

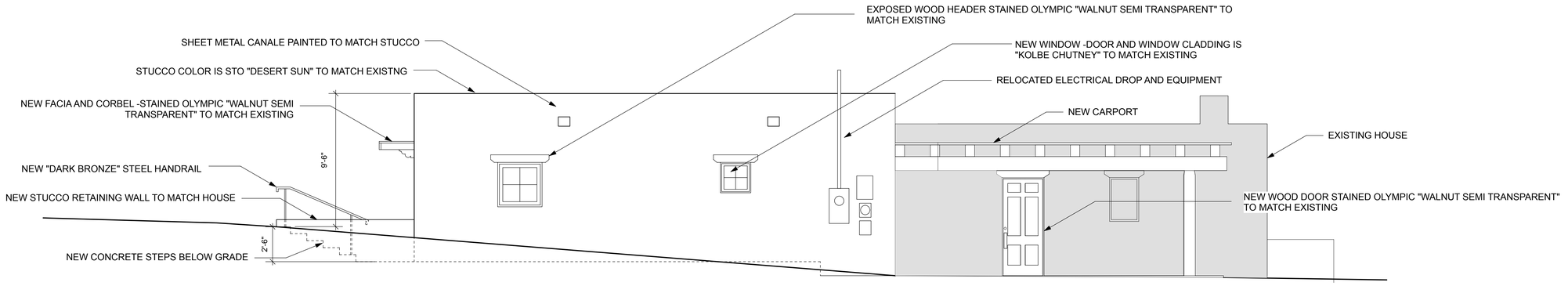
HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A3.1



1 EXISTING/ DEMO NORTH ELEVATION
1/4" = 1'

0 5 10



2 PROPOSED NORTH ELEVATION
1/4" = 1'

0 5 10

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No. 09411
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ADDITION AT 1379 CERRO GORDO
SANTA FE

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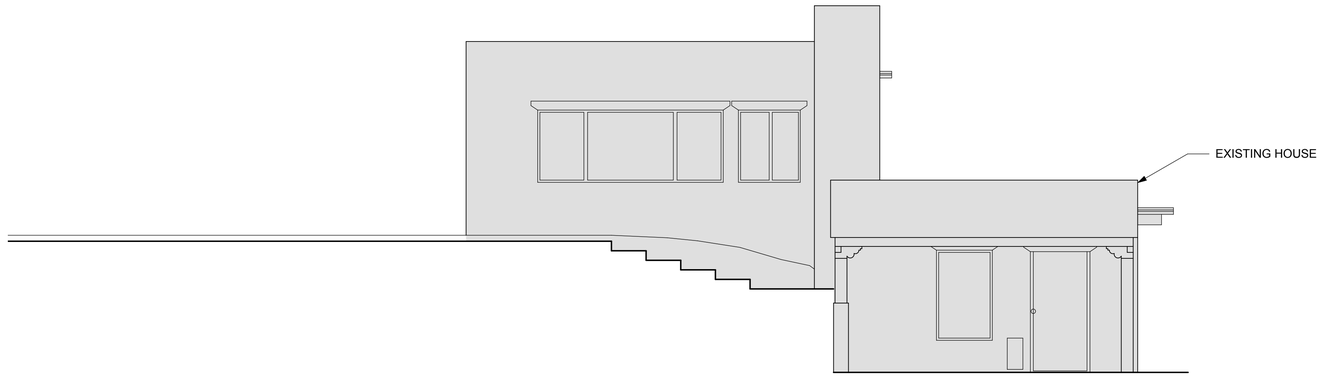
MARCH 2ND, 2026

A3.2



1 EXISTING WEST ELEVATION
1/4" = 1'

0 5 10

2 PROPOSED WEST ELEVATION
1/4" = 1'

0 5 10

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1611 PASEO DE PERALTA
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No. 004411
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ADDITION AT 1379 CERRO GORDO
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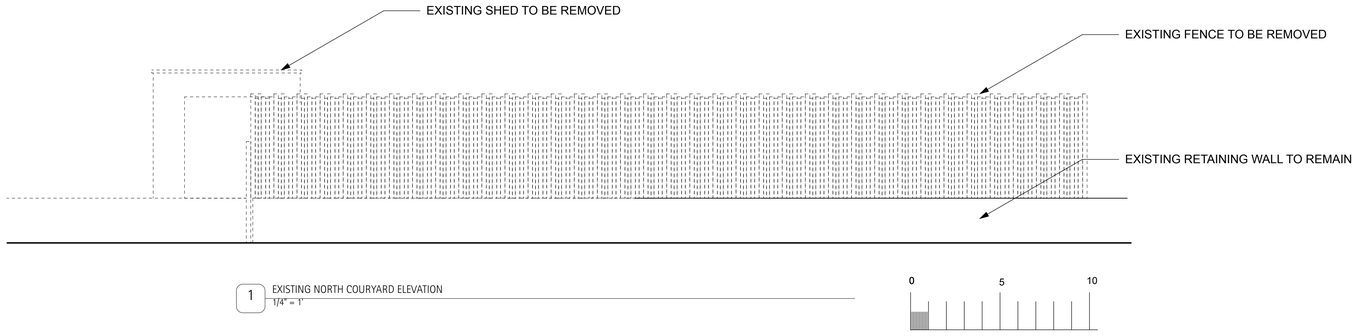
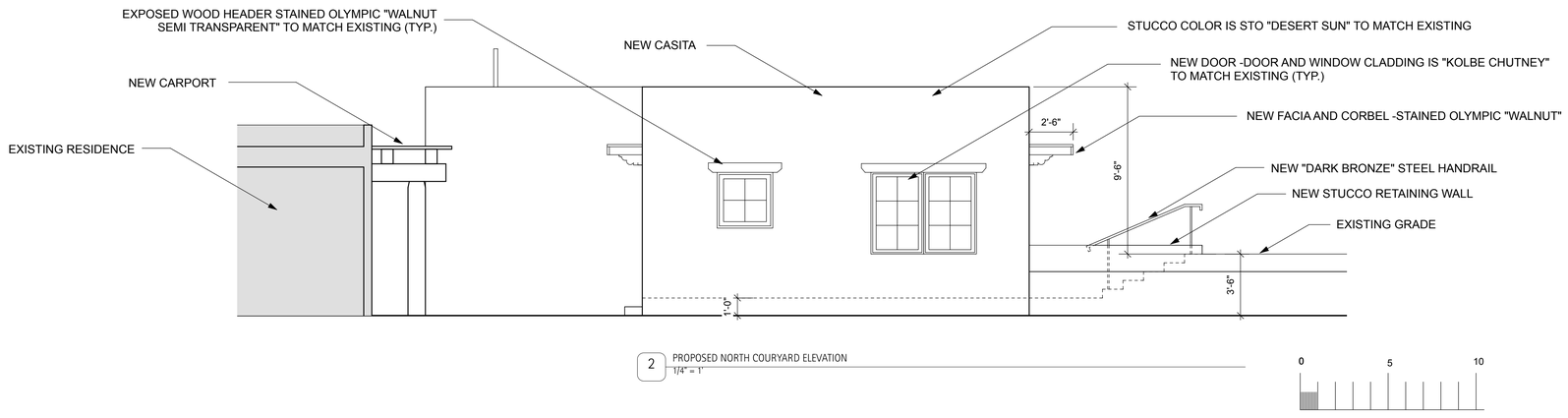
MARCH 2ND, 2026

A3.3



1 EXISTING NORTH COURYARD ELEVATION
1/4" = 1'



2 PROPOSED NORTH COURYARD ELEVATION
1/4" = 1'

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STATE OF NEW MEXICO
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ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

A3.4

1 EAST ELEVATION
NO SCALE

2 SOUTH EAST ELEVATION
NO SCALE

3 NORTH ELEVATION
NO SCALE

4 VIEWS FROM CERRO GORDO
NO SCALE

5 WEST ELEVATION
NO SCALE

McCORMICK ARCHITECTS LLC
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(505) 983-1999
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STATE OF NEW MEXICO
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No. 09411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

PH 1.0

1 KOLBE "CHUTNEY"
NO SCALE

2 DARK BRONZE
NO SCALE

3 OLYMPIC "SEMI TRANSPARENT WALNUT"
NO SCALE

4 STO "DESERT SUN"
NO SCALE

McCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.690.6169
MCCORMICKARCHITECTS.COM

STATE OF NEW MEXICO
STEPHEN C. McCORMICK
No. 004411
REGISTERED ARCHITECT

ADDITION AT 1379 CERRO GORDO
SANTA FE

HISTORIC REVIEW DRAWINGS
MARCH 2ND, 2026

MAT 1.0

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 2/10/26	1379 CERRO GORDO
Property Owner of Record: WENDY LAU	**Proposed Construction Description:**
Applicant/Agent Name: STEVE MCCORMICK	NEW CARPORT AND CASITA AT EXISTING RESIDENCE
Contact Person Phone Number: (505) 699-6199	**TOTAL ROOF AREA:** 3,094

Zoning District: R1

Overlay: ☒ Escarpment VERY SMALL PORTION IN THE FOOTHILLS
☐ 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 SEE ATTACHED SLOPE ANALYSIS

Lot Coverage : 16% %
☐Open Space Required:_____

Setbacks:
EXISTING Front: 14'-6" Minimum: 7'
2nd Front? 126'
Proposed Rear: 28'-5 5/8" nimum: 15'
Proposed Sides: L 10'R___ Minimum: 5'-1"

Height: Proposed 13'-0"
Maximum Height: 14'-0" or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

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

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

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

STEVE MCCORMICK **[☐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 2/10/2026 **DATE**

To Be Completed By City Staff: PAR2026-012020

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: Rebekah Clouser **DATE:** 3/5/2026

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

Revised 20 November 2020

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: June 29, 2018

To: **BUILDING PERMIT DIVISION**

From: **David Rasch, HPD Planner Supervisor:** DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NRT (STAFF INITIALS)

Date Submitted: June 19, 2018

Contact Name: Mark Mortier

Phone Number: 505-231-5989

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: 1379 Cerro Gordo

Description of Proposed Work:

- Delete yard wall + coyote fence on the north.
- Move window "E" to be 3'-4½" from the corner. The window is not publicly visible.
- Trim color will be "Blue."
- Courtyard surface will be flagstone.
- Hot tub added
- West courtyard wall height will be 5'-6" not 6'-0" as approved

☒ **I agree to the conditions of approval above.**

MARK MORTIER — **Print Name** — **Signature** — 6/29/18 — **Date**

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	**PERMIT or PERMIT REVISION REQUIRED** NHIST
☑ Yes	☐ No	**ROUTE TO HISTORIC DIVISION** NHIST
☑ Yes	☐ No	**INTERIM HISTORIC INSPECTION** NHIST
☑ Yes	☐ No	**FINAL HISTORIC INSPECTION** NHIST

MARK L MORTIER
ARCHITECT

June 19, 2018

Nicole Ramirez-Thomas
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RECEIVED
JUN 19 2018
BY:_____

RE: 1379 Cerro Gordo
Case Number: H-18-045

Nicole:

As I mentioned to you a while ago, the Owners of this property wish to make some changes to the design of the above captioned project, that was submitted and approved by the Board on May 8, 2018. These changes are minor in nature, and are as follows:

- The Owners would like to change the trim color from the purple color that was approved, to a blue color: Dunn Edwards DE5850 – "Wandering River." A sample color chip is attached.
- The height of front (west) courtyard wall has been reduced from 6'-0" tall to 5'-6". The height of the wall over the gate is still the same.
- The north wall of the courtyard has been deleted. The west portion of the coyote fence (where it returned to the northwest corner of the new structure), has been deleted.
- The hall window, designated as "E" on the attached plan, has been moved from 2'-9" east of the nearest building corner, to 2'-4-1/2".
- The retention pond shown in the courtyard has been moved to the southwest, out of the courtyard.
- The courtyard surface has been changed to flagstone, and the Owners may add a hot tub in the courtyard at some time in the future.
- Exterior wall sconces have been added to the exterior elevations. Not approved – needs to provide design/style

I have attached a revised proposed site plan, floor plan, and exterior elevations, with the changes noted in red. You can compare these to the original drawings submitted for approval.

Note that the actual front gate, as well as the wall sconces have not been designed or selected. Once they are we will submit them to you, under separate cover, for approval.

Let me know if you need anything else.

Sincerely,

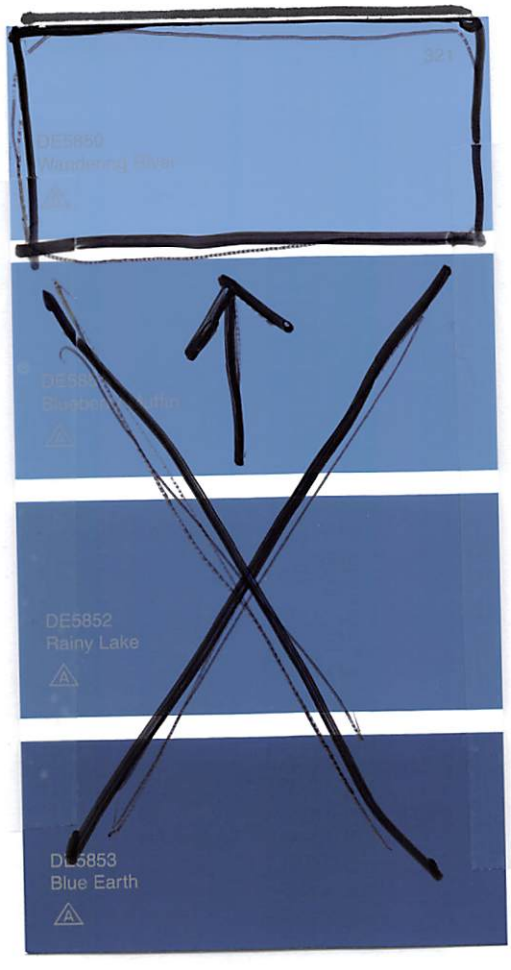
Mark Mortier

attachments

MARK L MORTIER – ARCHITECT LLC
1936 CERROS COLORADOS • SANTA FE, NEW MEXICO 87501 • (505) 231-5989
marklmortierarchitect.com • marklmortier@gmail.com

MARK L MORTIER
ARCHITECT

PROPOSED REVISED TRIM COLOR
1379 CERRO GORDO
CASE # H-18-045



MARK L MORTIER – ARCHITECT LLC
1936 CERROS COLORADOS • SANTA FE, NEW MEXICO 87501 • (505) 231-5989
marklmortierarchitect.com • marklmortier@gmail.com

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: October 23, 2018

To: **BUILDING PERMIT DIVISION**

From: **Nicole Ramirez Thomas, HPD Planner Supervisor** NRT
STAFF INITIALS

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.

Date Submitted: October 22, 2018

Contact Name: Marie Mortier

Phone Number: 231-5989

Project Address: 1379 Cerro Gordo

Description of Proposed Work:

Delay construction of the guest house. Other approved modifications to the property will still take place. See attached letter.
(+Admin request letter)

PA ☐ **I agree to the conditions of approval above.**

Print Name **Signature** **Date**

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No	PERMIT or PERMIT REVISION REQUIRED	~~NRT~~
☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	NRT
☑ Yes ☐ No	INTERIM HISTORIC INSPECTION	NRT
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	NRT

MARK L MORTIER
ARCHITECT

OCT - 2 2018
BY:_____

October 21, 2018

Nicole Ramirez-Thomas
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504

RE: 1379 Cerro Gordo
Case Number: H-18-045

Nicole:

As I mentioned to you a while ago, the Owners of this property wish to make some changes to the design and phasing of the above captioned project, which was submitted and approved by the Board on May 8, 2018, and revised on June 19, 2018. These changes are as follows:

- Delay construction of the new guesthouse, portal, electrical service modifications, and related terrain management work for the foreseeable future.
- Remove the existing fence, as previously approved.
- Remove only the larger of the existing storage sheds, not all three that were previously approved.
- Remove existing brush and elms, including stumps and roots, and generally smooth out and clean up grading and surfaces of upper portion of property.
- Construct the front wall and entry gate, and backfill the back side of it, as was previously approved. Extend the front wall a couple of feet to the rock outcropping to the north.
- Construct a portion of the coyote fence that was previously approved. Hinge a short section on the north to control access.
- Construct portions of new flagstone walkways and paving that were previously approved, only to the extent to provide a walkway from the front gate, along the north side of the existing residence, and to the steps on the east side of the property.
- Revegetate and mulch disturbed areas.

I have attached a revised proposed site plan, floor plan, and exterior elevations, with the changes noted in red. You can compare these to the original drawings submitted for approval.

Note that the actual front gate, as well as the wall sconces have not been designed or selected. Once they are we will submit them to you, under separate cover, for approval.

Let me know if you need anything else.

Sincerely,

Mark Mortier

attachments

MARK L MORTIER – ARCHITECT LLC
1936 CERROS COLORADOS • SANTA FE, NEW MEXICO 87501 • (505) 231-5989
marklmortierarchitect.com • marklmortier@gmail.com

MARKER STAKE-BOLMS

RECEIVED
OCT 22 2018
BY:

DIRT/GRAVEL DRIVEWAY

WELL COVER

NEW DEDICATED PARKING SPACE FOR GUESTHOUSE

~~REMOVE EXISTING SERVICE DROP AND RELOCATE TO NORTH SIDE OF GUEST HOUSE. THEN CONNECT TO MAIN HOUSE THROUGH CONDUIT~~

~~NEW ELECTRIC METER AND DISCONNECT~~

EDGE OF ROCK OUTCROPPING

~~NEW COURTYARD~~

NEW 6-FOOT TALL COYOTE FENCE ON PROPERTY LINE

EXTEND WALL TO ROCK OUTCROPPING

THIS SECTION OF WALL REMOVED IN PREVIOUS APPROVED REVISIONS

OVERHEAD POWER LINE

SIDE SETBACK

OVERHEAD POWER LINE SETBACK

DIRT-ROCK DRIVEWAY

THIS SECTION HINGED

LINE OF ESCARPMENT OVERLAY ZONE

TRACT C-1

AREA: 18,814 SQ. FT. OR
0.432 ACRES±

NEW STUCCO COVERED WALL

NEW GUESTHOUSE

NEW PERVIOUS FLAGSTONE WALKWAYS

~~NEW RETENTION POND~~

~~NEW PORTAL WITH FLAGSTONE FLOOR~~

~~REMOVE EXISTING SHED ROOF AND CONCRETE STOOP. ELECTRIC METER AND DISCONNECT. CONNECT NEW GUESTHOUSE TO EXISTING BUILDING WITH NEW PORTAL~~

5'-0"

15'-0"

REMOVE EXISTING FENCE

REAR SETBACK

EXISTING STONE WALLS AND STONE RIP-RAP ON SLOPE

~~TWO NEW RETENTION PONDS FIT INTO EXISTING LANDSCAPING, ROCK RETAINING WALLS, AND ROCK RIP RAP~~

EXISTING FLAGSTONE STEPS

PVC PIPE RISER

EXISTING HOUSE
1379 CERRO GORDO

NOT BUILDING GUESTHOUSE OR PORTAL, OR MODIFYING EXISTING PORCH OR ELECTRIC SERVICE

ONLY DOING A SMALL AMOUNT OF FLAGSTONE PAVING TO CREATE A PATH FROM GATE TO STEPS ON EAST

ONLY REMOVING THIS SHED

REMOVE NON-HISTORIC EXISTING SHED AND FENCE - CREATE NEW LANDSCAPED SPACE BETWEEN BUILDINGS WITH PERVIOUS FLAGSTONE PAVING

N/F CITY OF SANTA FE
U.P.C. NO. 1-056-099-082-037

TRACT B, PLAT BOOK 8, PAGE 218

20' UTILITY EASEMENT

WATER METER

GAS METER

AMENDED 10/21/2018

ROOFED (IMPERVIOUS) AREA = 1011 SQUARE FEET
(STORMWATER RETENTION REQUIRED = 1011 X .16 = 162 CUBIC FEET
HEATED AREA = 788 SQUARE FEET
(HOUSE = 593 SQUARE FEET, WORKSHOP = 195 SQUARE FEET

ENLARGED PROPOSED SITE PLAN

1" = 10'

0 1 5 10 20

NOT FOR CONSTRUCTION

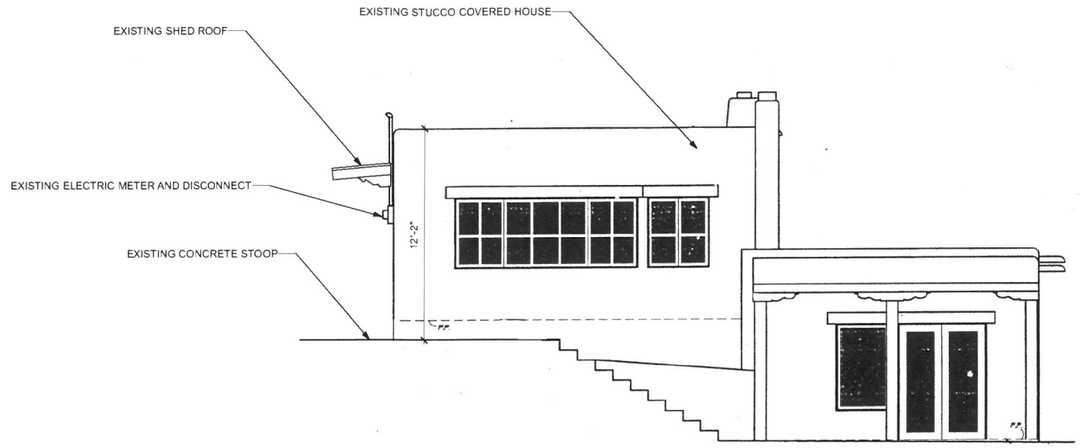
MARK L MORTIER - ARCHITECT LLC
1936 CERROS COLORADOS, SANTA FE, NM 87501
(505) 231-5989 marklmortier@gmail.com
marklmortierarchitect.com

DICKASON GUEST HOUSE
1379 CERRO GORDO
SANTA FE, NEW MEXICO

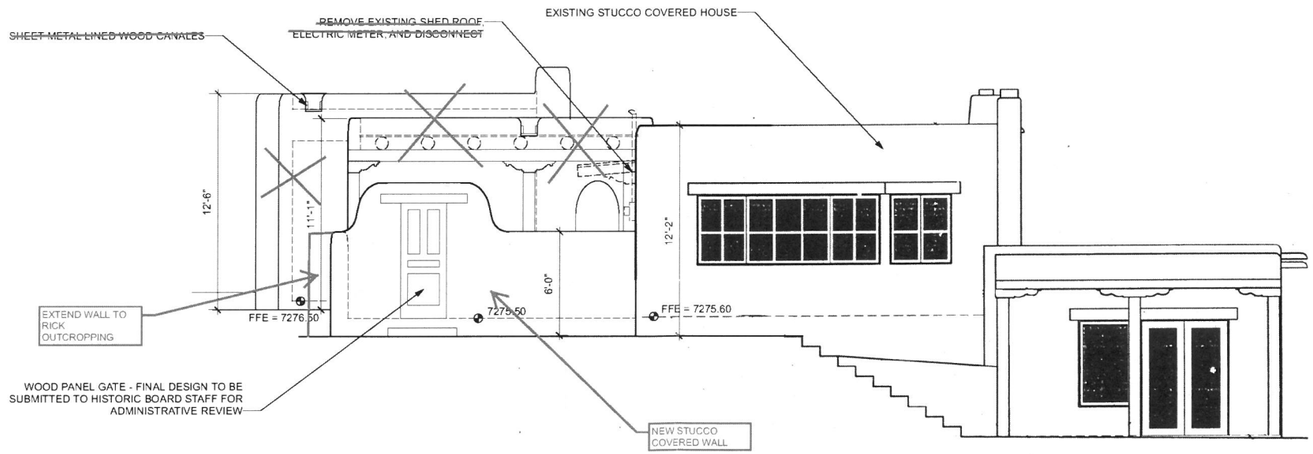
4/11/2018

A4

RECEIVED
OCT 22 2018
BY:



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

AMENDED 10/21/2018

GENERAL FINISH NOTES:

-WALLS - EARTH TONE CEMENT STUCCO - CUSTOM COLOR BLEND TO MATCH EXISTING. SEE COLOR SUBMITTAL.
-EXPOSED WOOD - CLEAR STAINED AND SEALED TO MATCH EXISTING. SEE COLOR SUBMITTAL.
-WINDOWS AND DOORS - STOCK MANUFACTURED WOOD WINDOWS AND FRENCH DOORS, WITH SIMULATED DIVIDED LIGHTS, PAINTED TO MATCH EXISTING, WITH EXPOSED WOOD LINTELS
-WROUGHT IRON - STRAIGHT SQUARE OR RECTANGULAR SECTIONS, BLACK OXIDIZED FINISH

NOT FOR CONSTRUCTION

0 1 2 4 8

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(505) 231-5989 marklmortier@gmail.com
marklmortierarchitect.com

DICKASON GUEST HOUSE
1379 CERRO GORDO
SANTA FE, NEW MEXICO

4/11/2018

A7

7 OF 12

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: December 13, 2021

To: Building Permit Division

From: Gary Moquino

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: 1379 CERRO GORDO RD, Santa Fe, NM 87501

Case Number: 2021-004582--ADMIN

Contact Name: Jessica Vrendenburg

Phone Number: 503-954-7793 **Email:** jessica.vrendenburge@positiveenergysolar.com

Approved Scope of Work: *Install roof mounted solar array as submitted.*

Conditions of Approval: *Solar panels must not be publicly visible and there shall be no publicly visible rooftop appurtenances.*

No other work approveed at this time.

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

FINAL HISTORIC INSPECTION

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: April 27, 2023

To: Building Permit Division

From: Paul Duran

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

Project Address: 1379 CERRO GORDO RD, Santa Fe, NM 87501

Case Number: 2023-006725--ADMIN

Contact Name: EFRAIN CUNA

Phone Number:

Email: EFRAIN@RODRIQUEZANDSONSCONSTRUCTION.COM

Approved Scope of Work: *The general scope of work is to remove and replace existing wood painted windows with Andersen E-Series, Cinnamon Toast 2604 finish and a couple of 100 Series Fiberglass finish windows and specifically per window. On the Upper Level, North side of the existing residence, we will create a new opening to install a window. On the East side of the upper level, we will remove the existing window and door, and replace them with a four (4) panel glass door. On the South and West sides, we will remove and replace six (6) and four (4) windows, respectively, at current openings. Lower Level, East, South, and west sides, we will replace one (1), four (4), and one (1), accordingly, windows at existing openings. Following the replacement of the window and glass door package, we plan on doing a complete elastomeric with 4oz embedded mesh Sto re-stucco system. From the color chart the closest match is Pueblo, but we will provide samples for owner approval.*

Proposed Changes: *Remove old windows and install new divided light windows, install new glass door under portal, and re-stucco the entire house with elastomeric stucco with an El Rey "Pueblo" color.*

FURTHER ACTIONS REQUIRED: ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION

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: January 05, 2022

To: Building Permit Division

From: Daniel Schwab

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: 1379 CERRO GORDO RD, Santa Fe, NM 87501

Case Number: 2021-004590--ADMIN

Contact Name: Eric Harris

Phone Number: 505-660-1186 **Email:** harris_ericj@hotmail.com

Approved Scope of Work: *Coyote fence, set back 20 ft from road. Max height 6 feet. staggered tops.*

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

FINAL HISTORIC INSPECTION

City of Santa Fe, New Mexico

memo

DATE: April 28, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2026-012133-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District, non-contributing, Gabriel Brown, agent/owner, proposes to demolish a 755 sq. ft. accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [structural engineer report, city inspector letter, demolition criteria]

STAFF RECOMMENDATION:

Staff recommends approval of the demolition as it complies with 14.2.1(G)(3) and 14.4.6(D)(1)(I) Demolition of Historic Structures.

Sample motions:

a. In case 2026-012133-HDRB, for 1062 Camino San Acacio, approve/deny the demolition of the southern accessory structure.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

Camino San Acacio was once a rural neighborhood with family-built homes on the tiny ridge of the hill to the north of the street. The family homes evolved into family compounds with multiple buildings holding extended family members. Several of the properties have since been separated so that each residence is on its own lot, though there is still a compound feel to the area. The area on the southern part of the street was previously farmland that was separated from the homes and sold off for the construction of single-family residences. Because the homes were family-built, they are an eclectic mix of vernacular, Spanish Pueblo Revival, and Territorial Revival styles. There is a mix of flat and pitched roof homes, with some built up to the street and others set back. The street is lined with latilla and board fences, concrete masonry, and stone yard walls of various heights. The street is not paved and has no sidewalks or walking areas, but is frequented by pedestrians.

Site Description:

The property at 1062 Camino San Acacio consists of two non-residential structures in the Downtown and Eastside Historic District. The two structures are garages and workshops associated with the residences across the street. The northernmost structure has been designated as contributing, and the southernmost structure has been designated as non-contributing. Both structures are L-shaped forms built partially into the hillside.

Figure 1: Property Location

The northern structure is an 853 sq. ft. adobe garage, with interior vigas. It is stuccoed with capped parapets and a rowlock pattern working as dentils. This structure is not a part of this request.

Figure 2: Structures on the Property

The southern structure is 755 sq. ft., constructed of adobe with a shed attached to the east elevation. This southern structure is non-contributing to the Downtown and Eastside Historic District and is the focus of this demolition request.

The north elevation (see Figure 4) rises above grade on a mixed concrete and rubble foundation, with adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks. Attached to the east side (see Figure 6) is the beginning of the shed. On the west elevation (see Figure 3), there are two wide garage doors and a window giving light to the interior. While the size of the opening is original, the window has been replaced. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. The west elevation was given a scratch coat, and an overhang extends nearly 24" over the openings. The south elevation (see Figure 5) has exposed mostly uniform 7"x 3 ½" x 16" mud brick construction material laid in a typical pattern and adhered with mud mortar. There is a grouping of newer sash windows fitted into openings with a board mullion. A shallow overhang tops the wall. Rolled asphalt roofing wraps down over the façade roof.

A shed covers the east façade and is constructed of a mix of wood materials and corrugated tin, and is split into three divisions. The north elevation of the shed sits on a rubble stone wall and reveals various wood surfaces. It has a south end that has an opening framed by large rough beams. Its structure rests on a mixed concrete-and-rubble foundation. Its roof is partially collapsed. The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams. The lower north section has a roof sloping in the same direction and erected over a rubble stone wall and has a single gate, sheltered by an overhang of 2'x 4's. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.

Figure 3: Southern Building West Elevation

Figure 4: Southern Building North Elevation

Figure 5: Southern Building South Elevation

Figure 6: Upper Building East Elevation

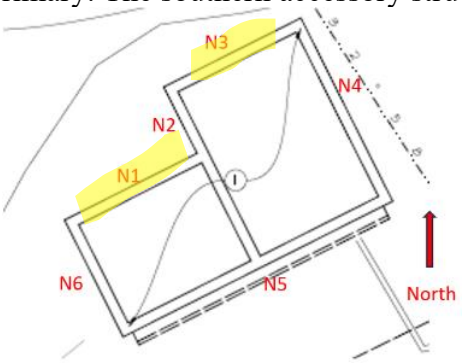
PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

Case 2023-007358-HDRB was a status review for the two accessory structures on the property. The northern garage structure was designated as contributing to the north-facing facades (N3 and N1) as the primary. The southern accessory structure was designated as non-contributing.



ADMINISTRATIVE:

There are no previous administrative cases on file with the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant requests:

1) Demolition of the southern non-contributing accessory 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: At its meeting on Oct 24, 2023, this structure was deemed by the HDRB to be non-contributing. While parts of the structure are built with traditional materials and techniques such as adobe and vigas, the additions and modifications to the building have ruined some and obscured other traditional stylistic elements. The overall appearance of the shop is of slipshod work done in modern times, not respecting traditional techniques, forms, or the decorative motifs of the Santa Fe Styles.

Staff Response: Staff finds that this criterion has been met. The accessory structure is no longer associated with the residence it once belonged to. The Historic Districts Review Board reviewed the building for status in 2024 and found that it did not contribute to the district or the streetscape.

(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 closest part of the existing structure is set back from the right of way about 60’ and behind the front, northern shop and garage structure. Because of its location so far from the street and behind another structure, the building is not part of a unique street section or block front. In fact, this property's frontage along San Acacio is notably less dense and has a sort of rural feel as opposed to the fairly small setbacks and high density typical.

Staff Response: Staff finds that this criterion has been met. The accessory structure is no longer associated with the residence it once belonged to. The Historic Districts Review Board reviewed the building for status in 2024 and found that it did not contribute to the district or the streetscape. The lot that the structure is on has no residence at this time, but one is under consideration, though it will not match the existing footprint of the accessory structure.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: This small structure of about 1200 sq. ft. was never a home. It never had running water or proper electrical wiring; the walls were built as quick, cheap, temporary sheds and a corral for goats. These were later converted to a small wood shop. What stands today is an agglomeration in four parts, each with a different history, structural system, and each in varying states of decay.

- The small room, roughly 11’X15’ on the north side of the structure, is in the best condition, though its roof, cement plaster, and copings are all leaking. The coping over this section has been covered with roofing tar, and was made with a jumble of different types of bricks and penn-tiles. This section has a double window opening on the West facade, but had no window in that opening for many years before I purchased the property.
- The slightly larger shop space on the southwest is a post & beam structure with large garage doors on the west. In this area, the roof is shot, the south bearing adobe wall has inadequate or no foundation, has no protective plaster, and an inadequate overhang, so the adobe is badly eroded and is melting from the bottom. The four large garage doors comprise the full width of the west façade of this mass; this is not in keeping with any of the historic Santa Fe Styles.
- The northeastern portion of the structure was built as a goat pen. Someone later added a lien-to-roof without proper support and with reused material, which is full of holes. The fences that make up the east and north walls of the structure have been reinforced with reused pallets and other discarded wood. This portion of the building is collapsing as the wooden posts that support the roof rot off at the ground.
- The southeastern corner of the structure is encroaching on the neighbor’s property, and the roof and some of the adobe walls in this area have collapsed. This corner of the structure is a pile of rubble.

Staff Response: Staff finds that this criterion has been met. The accessory structure and associated shed are in disrepair and are not structurally sound. The structural engineer's report outlines the issues with the structure and includes reduced structural capacity of the framework and load-bearing walls, diminished structural integrity, and the absence of required support materials such

as a bond beam. The report summarizes that "Overall, the structure is in poor condition. The structural deficiencies outlined herein make this structure a hazard and danger to occupy."

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 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 buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

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. 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 a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

January 20, 2022

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 #:
Rodriguez-Maes Outbuildings	1062 Camino San Acacio *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 99309930

5. Property Type:
_x_Buildings:
__ Structures: walls
__ Site __ Object

6. Date of Survey: November 27, 2021

7. Previous Survey Date(s):
__Yes:
_x_No: per email from City HPD

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767743,-105.9198448

10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.

11. Brief Description of the Property:

Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.

Continued on Page 5.

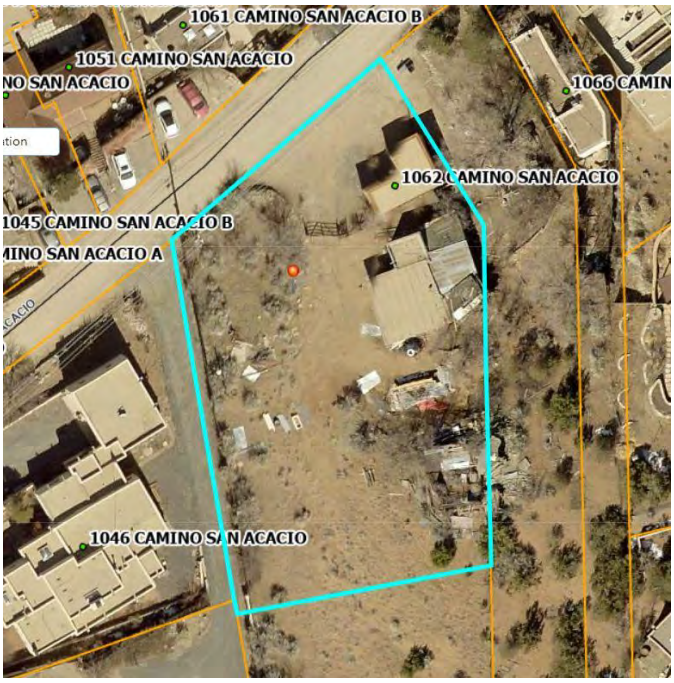
12. Who uses the property? Storage

13. Construction Date:
Date: pre-1948
_x_Known __ Estimated Source: 1948 aerial photograph

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

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

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



Source: Office of the Santa Fe County Assessor

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

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

For: Gabriel Browne

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

Owner: Gabriel & Mariam Browne

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Lower and Upper Buildings __ 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: _____

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Rodriguez-Maes Outbuildings	1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 27, 2021

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

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

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

__ Wood: Tongue and Groove _x_ Other: Corrugated metal

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 _x_ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A
Lower and Upper Buildings combined

Operation	Material	Glazing	Number
Casement	Wood	4	1
Casement	Wood	6	2
Fixed	Wood	4	2
Sash	Wood	4/4	2

11. Doors __ N/A
Lower and Upper Buildings combined

Type	Style	Material	Number
Single-Leaf	1/4 Light	Wood	1
Double	Garage	Wood	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Post-1966; development of shed addition to Upper Building; aerial photograph
#2 Date: Unknown; change of windows, both buildings; material and visual evidence.

(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: Vernacular

17. Documents Available and Their Locations

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

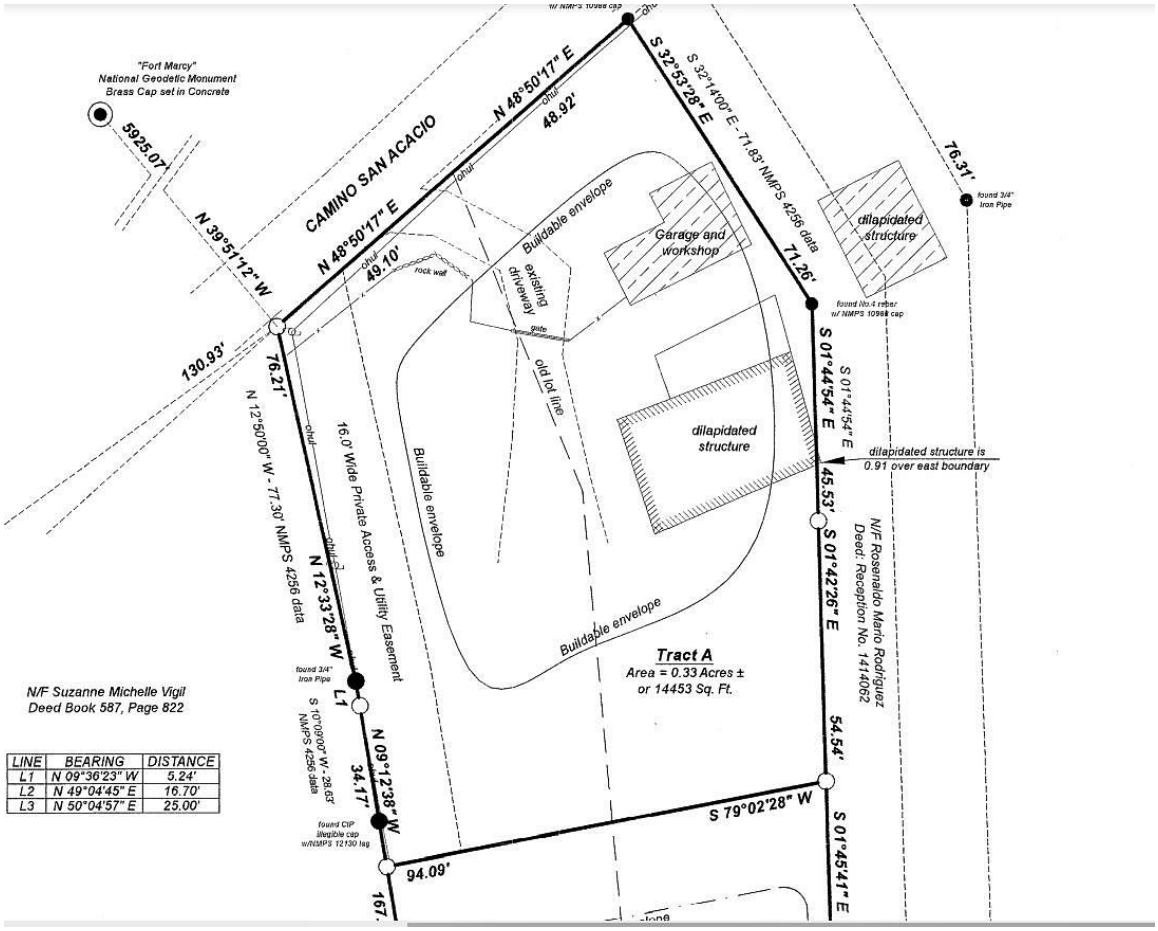
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



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Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8’ opening holding swinging wood panel doors (Photo 4). The doors, made of 5”-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12” metal “T” hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½”, it supports a metal gutter.

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East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building's public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3' above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2'x4's.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

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the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5" v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24" over the openings.

South

The south elevation shows the building's construction material – mud brick (Photo 11). The mostly uniform 7"x 3 ½" x 16" earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building's east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

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Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. Acequia de Los Lopez, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.[1]

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.[2] The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.[3]

[1] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[2] Walter Drew, telephone conversation with John Murphey, November 29, 2021.

[3] Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a "private chapel" is the capilla located on a different portion of the property and historically maintained by the Maes family.

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Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White's map of 1897 (Figure 1). Particular to this study is Manuel's son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.[4] His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a sheepherder, making the seasonal trek into the mountains with his herd.

After Felix's death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.[5]

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn't get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

[4] United States Federal Census, *1930,* Census Place: *Santa Fe, Santa Fe, New Mexico;* Page: *13B;* Enumeration District: *0003;* FHL microfilm: *2341134.*
[5] I Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

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Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.[6]

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old sheepherder had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

[6] Drew, telephone conversation with John Murphey.

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Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

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Illustrations

Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

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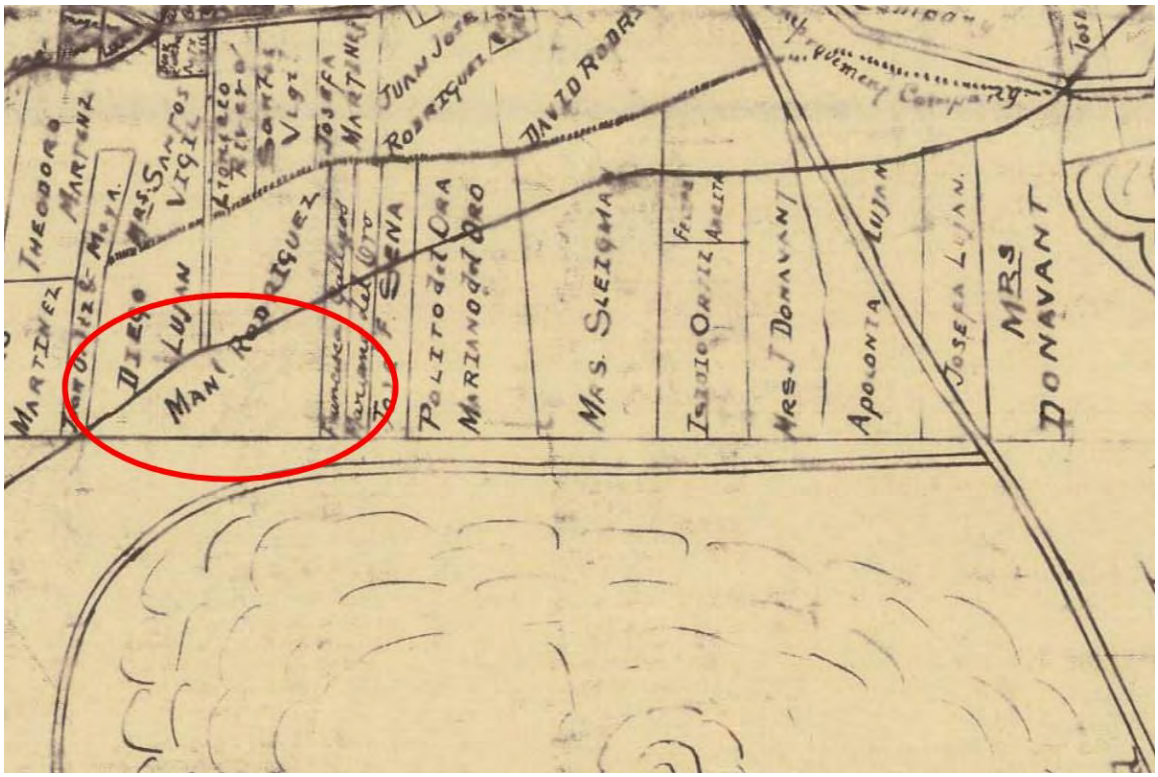

Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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Figure 3: 1957 parcel map superimposed over contemporary aerial.
Subject buildings circled.
"Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

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Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

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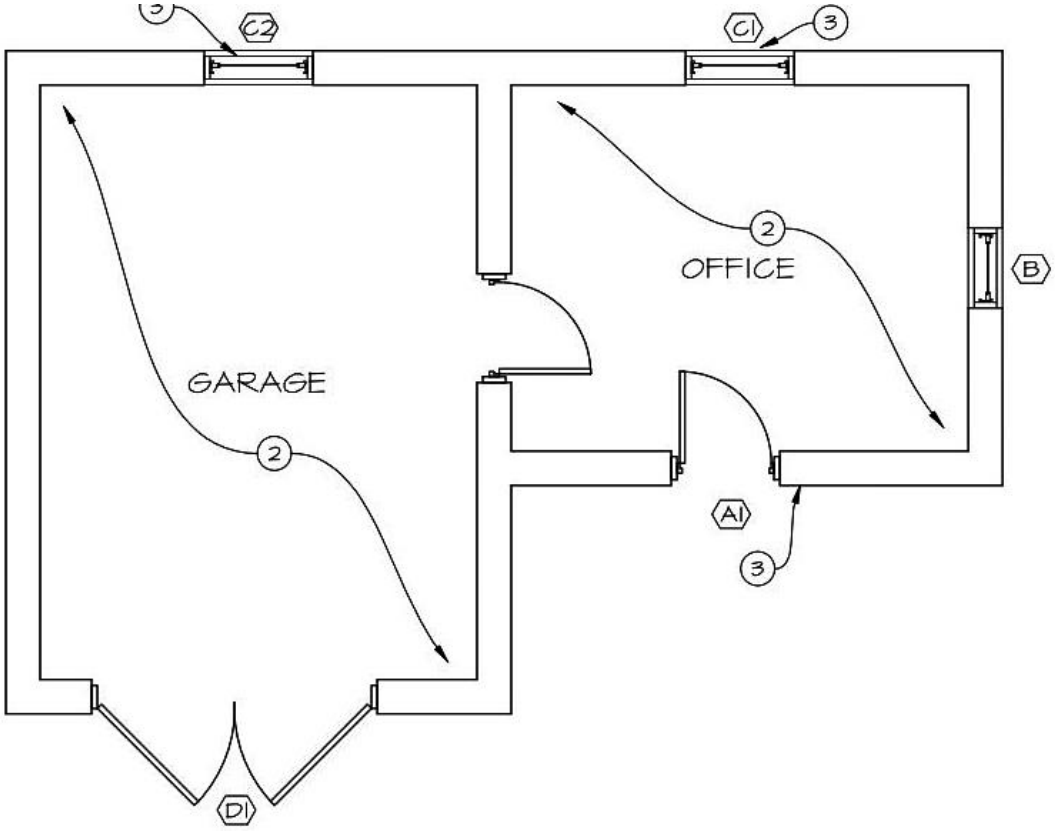

Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

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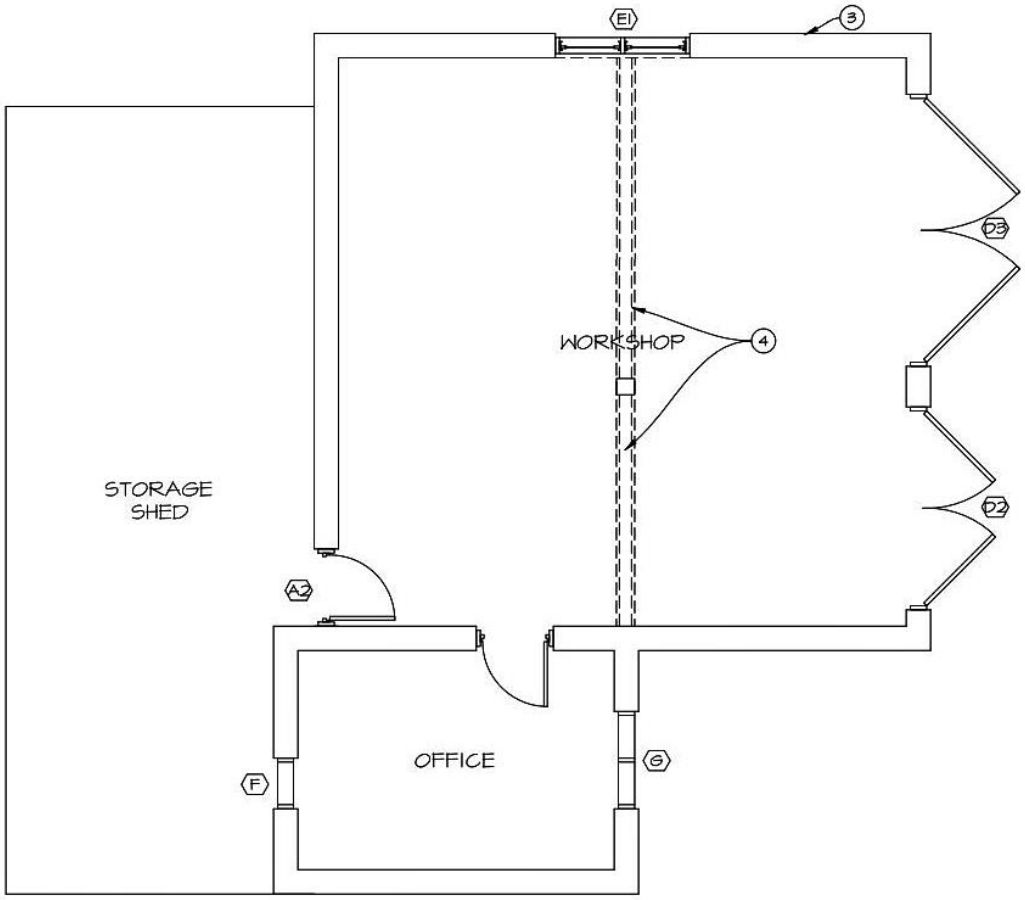

Figure 6: Upper Building footprint.
Courtesy Praxis Architects Inc.

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Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)

Photo 1: View of property from Camino San Acacio.
Camera facing southeast.

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Photo 2: Deteriorating structure and capilla on separate property. Camera facing southeast.

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Photo 3: View of Upper Building from south edge of property.
Camera facing northeast.

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Photo 4: Lower Building, north elevation.
Camera facing south.

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Photo 5: Lower Building, west and south elevations.
Camera facing northeast.

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Photo 6: Lower Building, south elevation.
Camera facing northwest.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 7: Lower Building, north elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 8: Upper Building, partial north elevation.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 10: Upper Building, west elevation.
Camera 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: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 11: Upper Building, south elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 12: Shed, east elevation.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

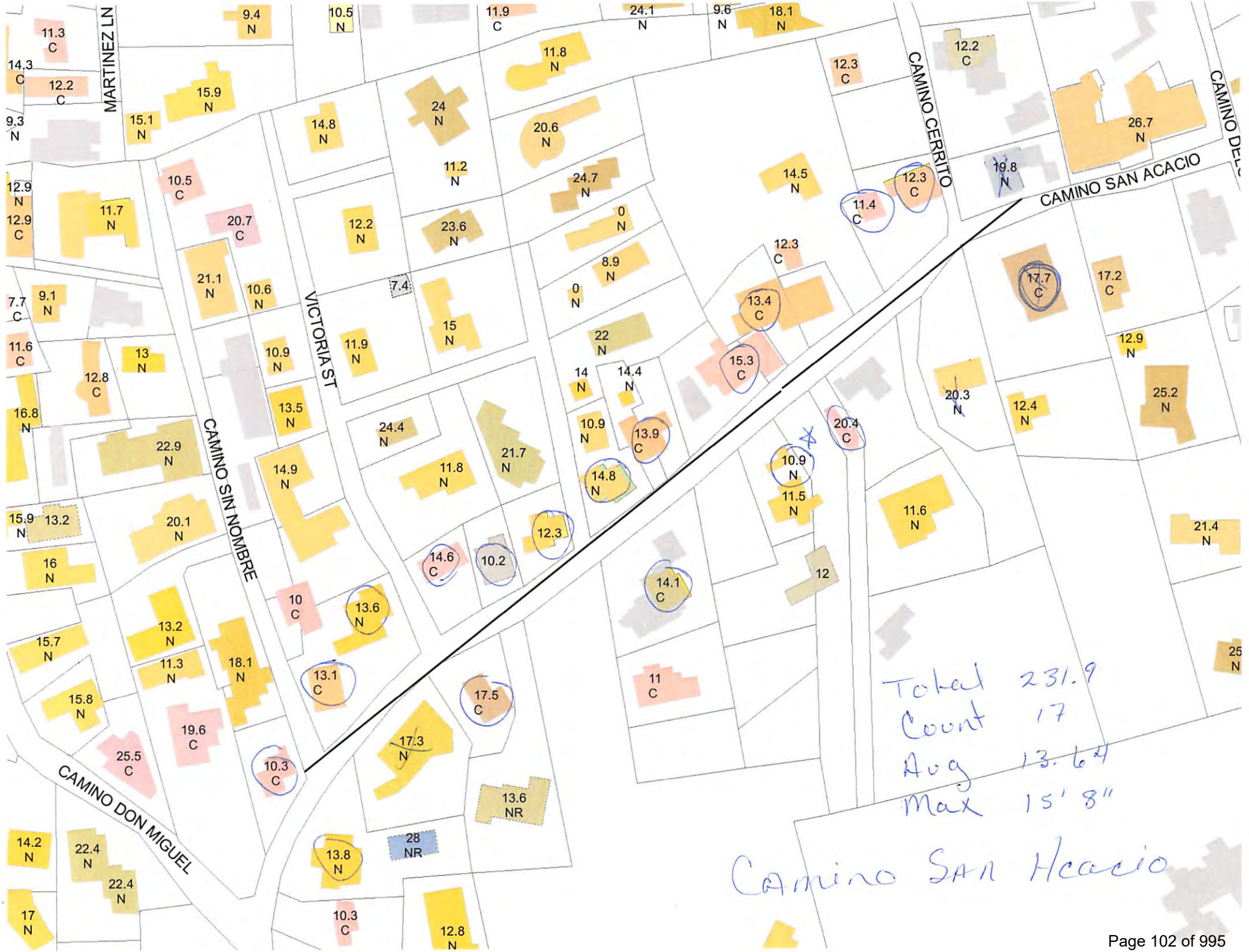
Photo 13: Shed, south portion at right.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Photo 14: Shed, middle portion.
Camera facing south.


MARTINEZ LN
VICTORIA ST
CAMINO SIN NOMBRE
CAMINO DON MIGUEL
CAMINO CERRITO
CAMINO SAN ACACIO
Total 231.9
Count 17
Avg 13.64
Max 15' 8"
Camino San Acacio

MARTINEZ LN
CAMINO CERRITO
CAMINO DELORA
CAMINO SAN ACACIO
CAMINO DON MIGUEL
VICTORIA ST
CAMINO SIN NOMBRE
DON MIGUEL PL
VIGIL LN
1062 Camino San Acacio
Total 1346
Count 28
Max Allowable Height = 48"

www.praxisdesignbuild.com
Tel 505.473.7766 Fax 505.474.7927
1012 Marquez Place, #310B Santa Fe, NM 87505

PRAXIS INC
architects
PRAXIS LTD.CO.
general contractor

Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

Regarding: 1062 Camino San Acacio Rear Building Demolition

March 23, 2026

Ms. McCulley & Historic Design Review Members:

Please accept this letter and accompanying photos taken at the time the property was purchased as an application for a demolition permit for the rear, southern shop building at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District. For your reference, I am attaching the action letter regarding this property from the HDRB Status hearing on Oct 24, 2023.

Demolition Criteria:

(a) whether the structure is of historic importance:

At its meeting on Oct 24, 2023, this structure was deemed by the HDRB to be non-contributing. While parts of the structure are built with traditional materials and techniques such as adobe and vigas, the additions and modifications to the building obscure the traditional stylistic elements. The overall appearance of the shop is of slipshod work done in modern times not respecting traditional forms, decorative elements or techniques typical of the Santa Fe Styles.

(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:

The closest part of the existing structure is set back from the right of way about 60' and behind the front, northern shop and garage structure. Because of its location so far from the street and behind another structure, the building is not part of a unique street section or block front.

(c) the state of repair and structural stability of the structure under consideration:

This small structure of about 1200 sq. ft. was never a home. It never had running water or electricity to speak of, the walls were built as quick, cheap temporary shelter for goats, then later converted to a small wood shop. What stands today is an agglomeration in four parts each with a different history, structural system, and each in varying states of decay.

- The small, roughly 100 sq. ft. room on the Northwest side of the structure is in the best shape, though its roof, cement plaster and copings are all leaking. This section has a double window opening, but had no window in that opening for many years before I purchased the property.
- The slightly larger shop space in the Southwest is a post & beam structure with large garage doors on the west. In this area, the roof is shot, the south bearing adobe wall has inadequate foundation, and has never had adequate overhangs. This southern adobe has thinned and is melting from the bottom.
- The northwestern portion of the structure seems to have been built as a goat pen, grew a lien-to roof somewhere along the line, the was reinforced with old pallets. This portion is collapsing as the wooden posts which support the roof rot.
- The southeastern portion of the structure is encroaching on the neighbor's property, the roof and some of the adobe walls in this area have collapsed. This corner of the structure has been reduced to trash and a few salvageable adobes.

I hope and expect that you will agree that this structure is not worth savings and that you will grant permission to demolish it.

Thank you for your time and assistance with this matter.

Sincerely,

Gabriel Browne,
Owner & Architect

City of Santa Fe

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

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:

Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
Property Owner	GABRIEL BROWNE	

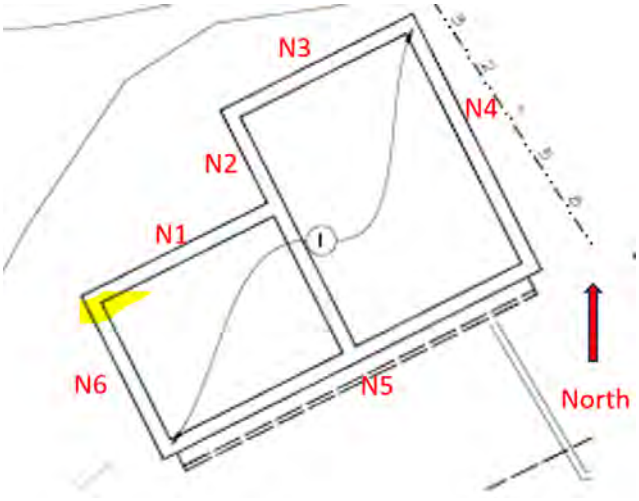
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



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

Ver. 12 1/14/2020

Luchini Trujillo Structural Engineers, Inc.

April 13, 2026

Praxis Design Build
c/o Gabriel Brown
1012 Marquez Pl Unit 310B
Santa Fe, NM 87505

Re: Rear southern structure @ 1062 Camino San Acacio, Santa Fe, NM

Dear Gabriel,

This letter is to acknowledge that I conducted a site visit on April 04, 2026. The purpose of this site visit was to provide a general opinion regarding the structural integrity based on visible conditions.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **4/21/2026**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla,
Building Official, Division Manger
Inspections

ITEM & ISSUE
1062 Camino San Acacio

BACKGROUND & SUMMARY

An inspection was completed on 4/09/2026, at the above-mentioned address.

The building is a single-story, detached garage and storage, walls are adobe with roof is constructed of wood framing members. The entire structure has severe signs of deterioration due to roof covering and unsealed penetrations water is entering into the exterior adobe walls.

Storage area has severe structural hazardous conditions, supporting members are unstable along with the permitter of the structure open to the elements.

The overall condition of the structure is in poor and in disrepair.

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

Existing Conditions

The structure is a single-story, detached garage and storage building. Several structural deficiencies were observed during the site visit, as summarized below.

Observations

1. Roof Framing
   The roof framing was exposed throughout the building and consists of 2x6 rough-sawn lumber at 24” on-center and timber viga framing with varying diameters at 30” on-center, spanning between load bearing adobe walls.

   Significant surface staining was observed on the framing members and plank decking, likely due to prolonged moisture intrusion resulting from failure of the roof covering.

   Timber viga framing was observed to be in direct contact with adobe walls and exhibited visible decay, resulting in loss of section and reduced structural capacity.

2. Bearing Walls and Lateral Bracing
   Structural walls were partially exposed due to deterioration of exterior and interior finishes. Exterior and load-bearing walls consisted of approximately 10” wide adobe block. No wood or concrete bond beam was observed at the top of the adobe walls.

   The exterior adobe walls have been exposed to weather due to the absence of protective finishes such as stucco, resulting in erosion and loss of structural section. Several load-bearing adobe walls show evidence of moisture exposure and deterioration due to the failure of the roof covering.

   The south exterior load bearing adobe wall partially retains soil. The lower courses of adobe at this location likely have diminished structural integrity due to prolonged moisture exposure and erosion due to the failure of waterproofing finishes and direct contact with retained earth.

   The absence of a continuous concrete or wood bond beam makes the buildings’ construction fall outside of the prescriptive design methods to resist lateral forces from wind and seismic events.

Analysis and Recommendations

This office was retained to provide an opinion regarding the structure’s ability to support current code required loads, either in its existing condition or through rehabilitation. Overall, the structure is in poor condition. The structural deficiencies outlined herein make this structure a hazard and danger to occupy.

This structure is under the jurisdiction of the City of Santa Fe Land Use Department which currently enforces the 2021 New Mexico Administrative Building Code. A review of the

2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

Under the IRC, Section J501.4, structural elements found to be unsound or dangerous are required to be repaired or replaced in compliance with current code provisions. Replacement of all roof framing, installation of bond beams and reconstruction of deteriorated adobe walls would constitute an 'extensive alteration', as defined by Section AJ501.3 and would require compliance with reconstruction provisions of the code.

Under the IEBC, Chapter 5, replacement of roof framing and adobe walls affecting more than 30 percent of the building area constitutes a substantial alteration. At this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Compliance
Based on the observed conditions, code compliance would require significant structural intervention, including:

- Replacement of roof framing
- Reconstruction or replacement of deteriorated adobe walls
- Installation of new concrete bond beams at all load-bearing adobe walls
- Verification of competent adobe suitable for supporting new bond beams

Adobe damaged by moisture intrusion is likely not suitable for installation on a new bond beam. The extent of reconstruction required cannot be fully determined until finishes are removed and concealed conditions are exposed. Existing foundation systems could not be observed at the time of the site visit.

Based on the site-specific spectral acceleration values and utilizing a site classification of D, it was determined that this structure in a Seismic Design Category D. The existing walls are unreinforced adobe masonry; these types of walls are not allowed to act as a lateral force resisting system in this seismic design category as they are non-ductile. In addition, the walls cannot resist out of plane forces due to wind pressure on the walls (based on current code standards).

Summary and Conclusion

It is my opinion an effort to restore or repair this structure is not feasible. Replacement of all horizontal framing, vertical load bearing walls, and the installation of a bond beam would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing structure can remain in place if this building is to be occupied and meet building code requirements.

1. Replacement of the roof framing
2. Significant repair or replacement of abode walls due to moisture intrusion and direct contact with earth in the retaining conditions
3. Installation of continuous bond beams at all adobe walls in
4. Evaluation and potentially the installation of a foundation system

Given the extent of observed deficiencies and the level of reconstruction required to meet current code standards, repair of the existing structure is likely to be complex and costly. If cost, effort, and construction timeline are primary considerations, demolition of the existing structure and replacement with new construction is likely to be both simpler and more economical than attempting to rehabilitate the building.

Closure

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate.

Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Respectfully,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.

Santa Fe County Tax Parcel Viewer

40ft

-105.919 35.677 Degrees

All rights reserved

FUNTURI

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

e. **2023-007358-HDRB. 1062 Camino San Acacio.** Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures. (Lani McCulley)

Staff Report:

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures were garages and workshops associated with the residences across the street. The two structures, the northern or lower building and the southern or upper building, are basic L-shaped forms built partially into the hillside.

The northern or lower building is an 853 sq. ft. adobe structure, with interior vigas. The building is stuccoed with capped parapets with a rowlocks pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north facade has swinging wood panels doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casements windows and a non-historic overhang spanning the façade. The east façade is an empty wall.

The southern or upper building is a 755 sq. ft. adobe structure with a shed attachment on the east elevation. The north elevation of the building rises above grade on a mixed concrete and rubble foundation with the walls, reaching 3’ above the ground and adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks.

Attached to the east side is the beginning of the shed. On the west elevation there are two wide garage doors and a window giving light to the office. While the opening is historic, the windows are not original. The two four-light fixed units are separated by a 1”x 6 ½” board acting as a mullion.

The west was given a scratch coat, and an overhang extends nearly 24” over the openings. The south elevation has exposed mostly uniform 7”x 3 ½” x 16” mud brick construction material laid in a typical pattern and adhered with mud mortar. There is a grouping of newer sash windows fitted into openings with a board mullion. A shallow overhang tops the wall. Rolled asphalt roofing wraps down over the façade roof.

The east façade is covered by a shed. The shed is constructed of a mix of wood materials and corrugated tin and is split into three divisions. North elevation of shed It sits on a rubble stone wall and reveals various wood surfaces, it has a south end has an opening framed by large rough beams.

Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed. The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams. The lower north section has a roof sloping in the same direction and erected over a rubble stone wall and has a single gate, sheltered by an overhang of 2'x4's. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.

There are no previous cases on file with the Historic Preservation Division.

The applicant requests a status review with primary façade designation if applicable of each of the two structures.

Staff Recommendation:
Staff recommends the historic status of the northern or lower structure be upgraded to a contributing structure with the north façade (N1 and N3) as the primary façade citing the adobe structure, original brick coping, and the historic doors; and the historic status of the southern or upper structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu confirmed that buildings are not statused.

Applicant Presentation:

Gabriel Browne, 1012 Marquez Place, Santa Fe, was sworn. He did not agree with staff's recommendations. He wants to develop the open part of the property for his family. They are hoping to get non-contributing status for both structures. Preserving the structures would be a hardship. There's never been water service on the property. They would like to add on to the west.

Member Guida said the structure contributes to the streetscape and holds a lot of history. The Board is not reviewing a design proposal this evening, however, in the future, he thinks the Board would be receptive to granting an exception to a design that considers the history of the building.

Member Bienvenu said having both of those two very rustic non-residential buildings on a single lot being designated as contributing would run counter to a lot of

our other goals such as having residences for people to live in. He thought the staff's proposal is a compromise point of view.

Member Biedscheid confirmed that N6 is a recommendation from management. This is an extremely small house. Three facades is overboard. The two facades that are recommended might be overkill.

Public Hearing:

Mr. Eddy, previously sworn, said these buildings have contributed to the historicity of San Acacio. Contributing is definitely appropriate for these buildings.

Board Discussion/Action

Motion: In Case 2023-007358-HDRB, 1062 Camino San Acacio, Member Guida moved to status the north structure as contributing with facades N1 and N3 as primary and to status the south building as non-contributing per staff's recommendation. Member Mather seconded the motion.

Vote: The motion passed by (6-0) roll call vote with Members Mather, Valdo Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

To view the entire recording of this presentation, ***see*** the YouTube video at: https://www.youtube.com/watch?v=KhNABSaUHrk&t=2806s (3:24:26 – 3:49:03)

9. DISCUSSION ITEMS

Ms. Lamboy said the RFP has been issued for the General Plan.

10. MATTERS FROM THE BOARD

Member Guida said he voted no on the Findings of Fact and Conclusions of Law because they were approved as a slate and he some concerns about the Grant Avenue case.

Member Biedscheid said she had concerns about the Findings of Fact and Conclusions of Law for the San Francisco Street case.

Attorney Ruybalid said the discussion was informative and he is happy to explain anything the Board has a question on.

11. NEXT MEETING: Tuesday, November 14, 2023

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

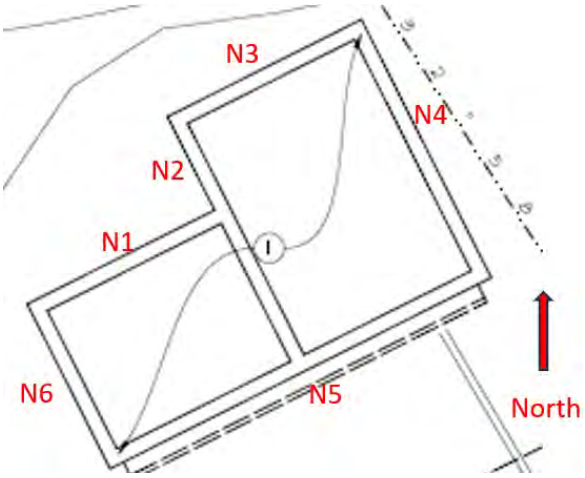
Case # 2023-7358-HDRB
Address – 1062 Camino San Acacio
Agent's Name – Praxis Design Build
Owner/Applicant's Name – Gabriel and Mariam Browne

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 24, 2023.

BACKGROUND

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures – a lower, northern building and an upper, southern building – are basic L-shaped forms built partially into the hillside, which served as garages and workshops for residences across the street. There are no previous cases about this property on file with the Historic Preservation Division. The Applicant requests a status review with primary façade designation, if applicable, of each of the two structures.

The north building is an 853-square-foot adobe, with interior vigas, stuccoed with capped parapets in a rowlock pattern working as dentils. The modified bitumen roof slopes south to the gutter, and recently was redone, with an area of it replaced. New vigas and a concrete floor were installed, as approved under permit 2019-5288-EXTR. The garage on the easternmost end of the north facade has swinging wood panel doors. To the west of the north façade is the only pedestrian entry to the building. The west face has a non-historic, single, four-lite in-swing casement window with a heavy concrete sill at the bottom. The south elevation is partially imbedded in the slope and is divided evenly, with two openings holding non-historic, six-lite casement windows and a non-historic overhang spanning the façade. The east façade is an empty wall. The façades designation of the northern building is shown in this diagram:



The south building is a 755-square-foot adobe structure with a shed attachment on the east elevation. The north elevation rests on a mixed concrete and rubble foundation with the foundation walls rising 3 feet above grade, and adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks. On the west elevation are two wide garage doors and a window. While the opening is historic, the window is not original. The west has a scratch coat, and an overhang extending nearly 24" over the wall. The south elevation has exposed, mostly uniform, mud brick material laid in a typical pattern and adhered with mud mortar. There is a grouping of newer sash windows fitted into openings with a board mullion. Rolled asphalt roofing wraps down over the façade roof.

The east façade is covered by a shed constructed of a mix of wood materials and corrugated tin and is split into three divisions. The north elevation of the shed sits on a rubble stone wall and reveals various wood surfaces. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed. The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new beams. The lower north section is erected over a rubble stone wall and has a single gate, sheltered by an overhang. Based on the known use of the property, there is a high likelihood the shed once housed animals.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the north structure be upgraded to contributing with the north façades (N1 and N3) as primary; and the historic status of the south structure maintained as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 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 SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the north structure meets the definition of a "contributing structure," as recommended by Staff, based on the architectural features, original door openings, original brick coping, adobe construction and historic integrity.
11. The Board finds that the north-facing elevations are the primary façades of the north structure, for their adobe construction, original brick coping and historic doors, which are features that define the character of the structure's architecture.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the south structure meets the definition of a "non-contributing structure," as recommended by Staff. The Board finds that the historic integrity of the south structure has been eroded by multiple alterations over a long period.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the historic status of the northern structure as contributing.
4. The Board designates the following elevations of the north structure as its primary façades: north-facing facades N1 and N3.
5. The Board designates the historic status of the southern structure as non-contributing.

IT IS SO ORDERED ON THIS 12th DAY of DECEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Geralyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____

Date

City of Santa Fe

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

PROJECT DESC: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

CASE NUMBER: 2023-007358--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

CONTACTS:

Applicant	GABRIEL BROWNE	1012 MARQUEZ PL STE 310B SANTA FE, NM 87505
Property Owner	GABRIEL BROWNE	

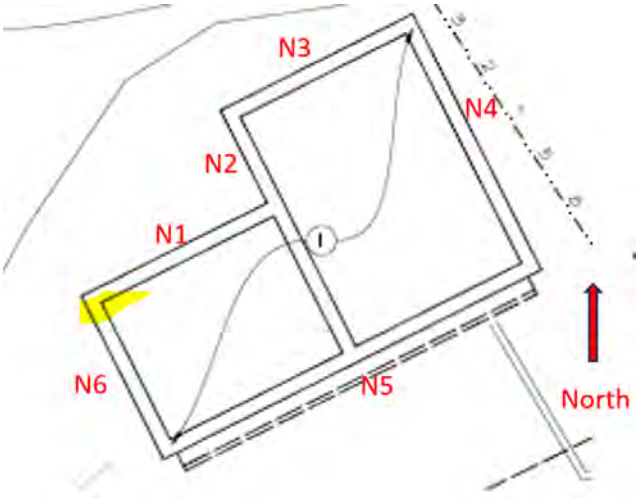
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 24, 2023. The decision of the Board was to designate the northern or lower structure as contributing with the north facing facades (N1 and N3) as primary and to designate the southern or upper structure as non-contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley



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

Ver. 12 1/14/2020

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007358--HDRB

Project Description: 2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

Project Location(s): 1062 CAMINO SAN ACACIO
Santa Fe, NM 87505

Contacts:

Applicant:	GABRIEL BROWNE 1012 MARQUEZ PL STE 310B SANTA FE, NM 87505	gabriel@praxisdesignbuild.con
Property Owner:	GABRIEL BROWNE	GABRIEL@PRAXISDESIGN

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused:	Non-Contributing:	True	Contributing:	Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South:

Publicly Visible Facade-West: Yes

Historic District Inventory Number: Dated 11.27.2021

Year of Construction: pre 1948

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: October 24, 2023

TO: Historic Districts Review Board Members

FROM: Lani McCulley Senior Planner, Historic Preservation Division

2023-007358-HDRB. 1062 Camino San Acacio. Downtown & Eastside Historic District. Non-contributing. Praxis Design Build, agent for Gabriel and Mariam Browne, owners, requests a historic status review with primary facade(s) designation, if applicable, for two non-residential structures.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [HCPI 2022]

STAFF RECOMMENDATION:

Staff recommends the historic status of the northern or lower structure be upgraded to a contributing structure with the north façade (N1 and N3) as the primary façade citing the adobe structure, original brick coping, and the historic doors; and the historic status of the southern or upper structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The property at 1062 Camino San Acacio consists of two non-residential structures that have no historic status in the Downtown and Eastside Historic District. The two structures were garages and workshops associated with the residences across the street. The two structures, the

northern or lower building and the southern or upper building, are basic L-shaped forms built partially into the hillside.

The northern or lower building is an 853 sq. ft. adobe structure, with interior vigas. The building is stuccoed with capped parapets with a rowlocks pattern working as dentils. The roof slopes south to the gutter and is modified bitumen. The roof was recently redone along with replacing areas of the roof and installing new vigas and a concrete floor as approved under permit 2019-5288-EXTR. The garage on the east side of the north facade has swinging wood panels doors. To the west of the north façade is the only pedestrian entry to the building. The door is a stock ¼ glass unit with four raised panels. The west façade has a single four-lite non-historic in-swing casement window with a heavy concrete sill at the bottom of the window. The south elevation is partially dug into the slope and is divided evenly with two openings holding non-historic six-light casements windows and a non-historic overhang spanning the façade. The east façade is an empty wall.

The southern or upper building is a 755 sq. ft. adobe structure with a shed attachment on the east elevation. The north elevation of the building rises above grade on a mixed concrete and rubble foundation with the walls, reaching 3' above the ground and adobe walls covered with a gray scratch coat on top. The walls are mounted with a coping made of clay tile blocks and bricks. Attached to the east side is the beginning of the shed. On the west elevation there are two wide garage doors and a window giving light to the office. While the opening is historic, the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. The west was given a scratch coat, and an overhang extends nearly 24" over the openings. The south elevation has exposed mostly uniform 7"x 3 ½" x 16" mud brick construction material laid in a typical pattern and adhered with mud mortar. There is a grouping of newer sash windows fitted into openings with a board mullion. A shallow overhang tops the wall. Rolled asphalt roofing wraps down over the façade roof.

The east façade is covered by a shed. The shed is constructed of a mix of wood materials and corrugated tin and is split into three divisions. North elevation of shed It sits on a rubble stone wall and reveals various wood surfaces, it has a south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed. The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams. The lower north section has a roof sloping in the same direction and erected over a rubble stone wall and has a single gate, sheltered by an overhang

of 2’x4’s. Based on the known use of the property, there is a high likelihood that the shed once enclosed animals.

There are no previous cases on file with the Historic Preservation Division.

The applicant requests a status review with primary façade designation if applicable of each of the two structures.

Figure 1 Façade Map for Northern or lower building:

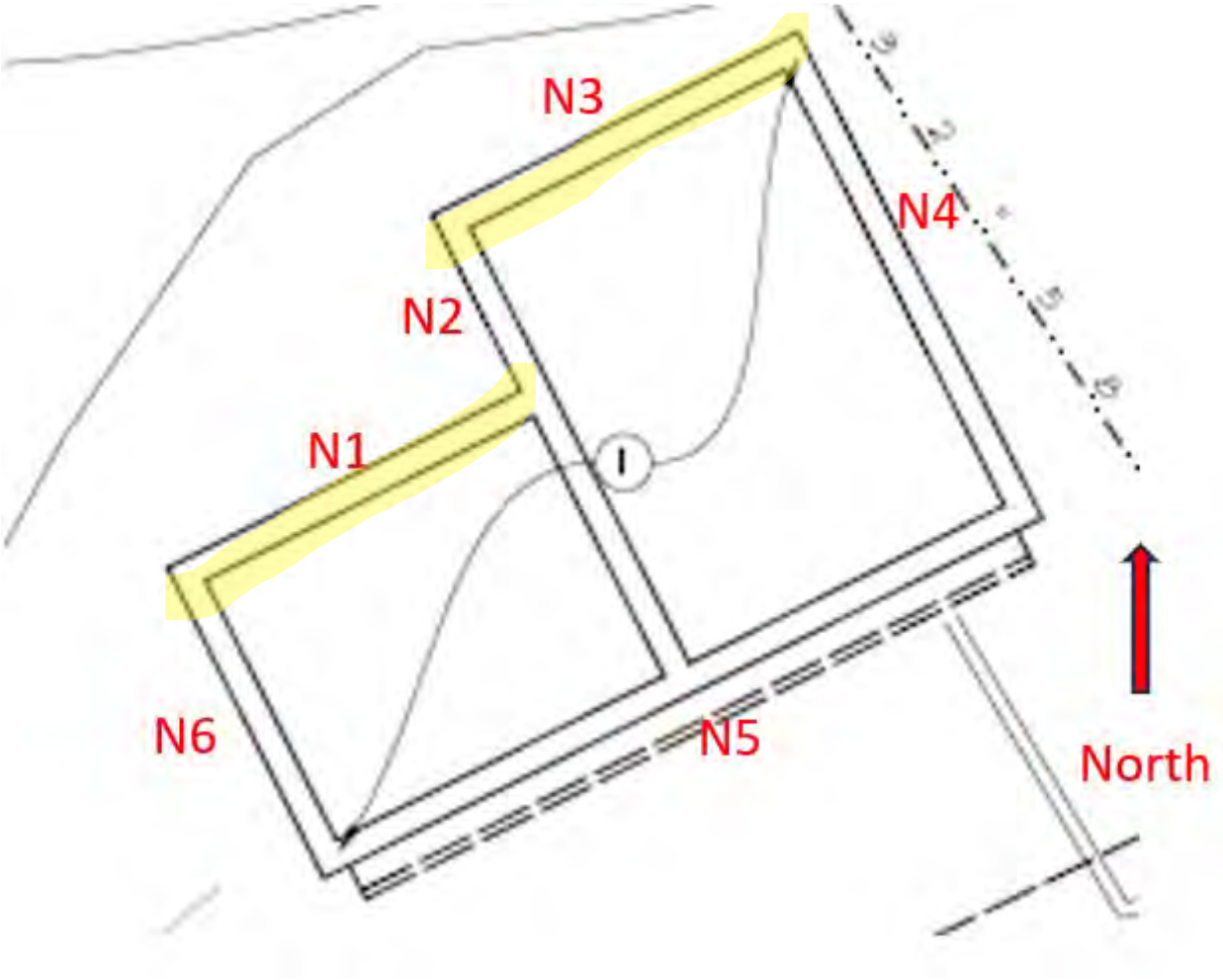
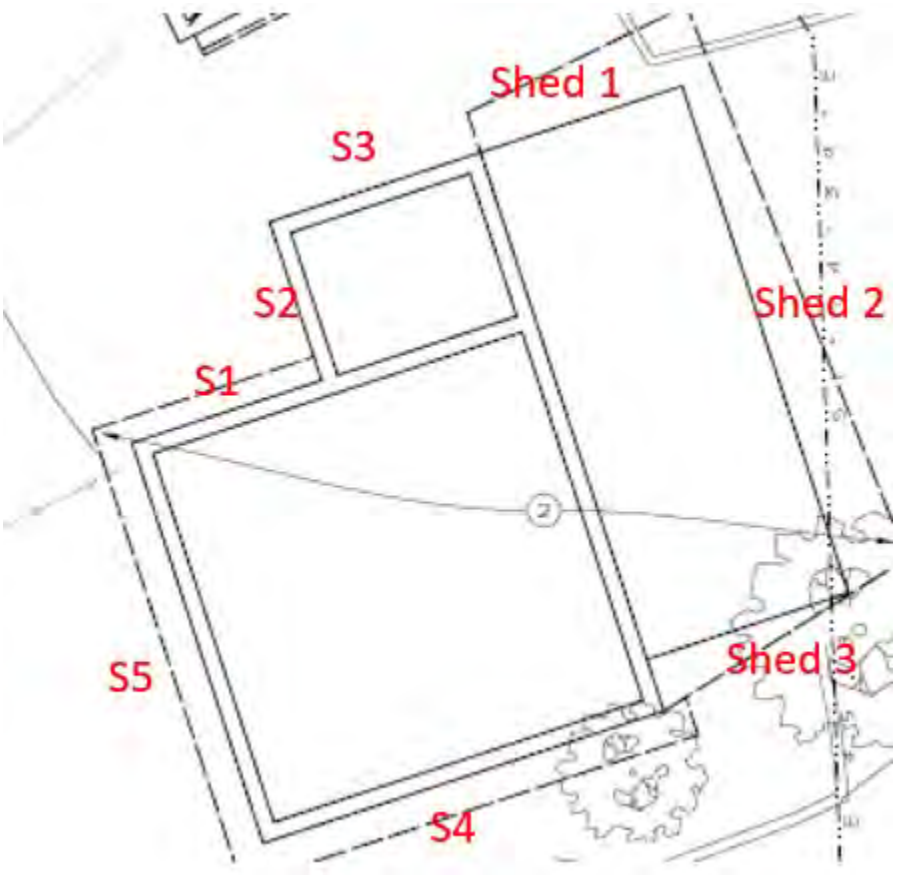


Figure 2 Façade Map for Southern or upper building, which is recommended for a non-contributing status:



RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 Significant Structure:

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

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

www.praxisdesignbuild.com

Tel 505.473.7766 Fax 505.474.7927

1012 Marquez Place, #310B Santa Fe, NM 87505

Lani McCulley, Senior Planner
Historic Preservation Division
Be email: ljmcculley@santafenm.gov
200 Lincoln Avenue
Santa Fe, NM 87501

PRAXIS INC
architects
PRAXIS LTD.CO.
general contractor

Regarding: 1062 Camino San Acacio

September 20, 2023

Lani & Historic Design Review Board Members,

Please accept this letter along with attached historic application, drawings and Historic Cultural Properties Inventory by John Murphy as a complete submittal for a historic status review of the two existing structures on the property at 1062 Camino San Acacio.

I request that the two existing structures maintain their current status of "non-contributing." Because these are not residential structures and workshops are not really an appropriate long-term use in this neighborhood, maintaining the current "non-contributing" status will allow the flexibility necessary to successfully redevelop this property into another beautiful, historically appropriate, home in the Downtown and East Side Historic District. The intention is to build a new single-family home and to maintain some of the existing buildings as a casita or as part of the new home.

This property has never been used residentially before. It has never had water or sewer service, and there is no plumbing in the existing buildings. The property was purchased out of foreclosure in 2019. The roof of the front building had collapsed. The spaces were open to the sky. The walls were badly eroding, and the entire structure was moving toward collapse. A permit was pulled to prop up the roof of both structures and water proof them enough to avoid the impending collapse.

The front building is the better built of the two, though in 2020 most of the vigas were replaced along with the entire ceiling deck, roof cavity framing, roof deck and roofing. To properly flash the new roof to the existing brick parapet copings, a disproportionately tall parapet cap was required because the original masonry parapet coping was so far out of level. Unfortunately, the parapet copings do not overhang the stucco below enough to provide a proper flashing detail, so water infiltration has been, and will continue to be a problem at this detail. While the rubble foundations and adobe have been preserved and are still serviceable, the foundations are weak and actively leaking from retained soils behind the structure. The walls are short, so the vigas are only 7'-0" off the floor in office space. This is lower than allowed by code. The windows and the pedestrian door are stock lumber store items, not historic. The handcrafted garage doors are not very secure, and will not keep out rodents, wind or precipitation, and require a lot of maintenance to keep them from rotting away.

Applying a "contributing" status to this very small building would create a hardship in several ways. These buildings were never intended or used as residential structures. The space with the garage doors would not serve as a garage for any vehicle larger than a Volkswagen bug. The small spaces will not function as residential spaces without significant alteration to the

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1012 Marquez Place, #310B Santa Fe, NM 87505

building. At only 466 gross sq. ft. and 366 sq. ft. of net usable space, the addition of bathing and cooking facilities within the envelope leaves little room for sleeping and living. Because of the proximity of the property line an addition to the East is not possible. An addition to the South would be prohibited if the other building were preserved because the city requires 10' between detached structures and there is only 12' between the existing buildings. Additions to the North or West would be prohibited if the building had a "contributing" status designation and front were deemed primary. Being required to maintain the garage doors as an element of the primary façade makes living in that space impractical and wouldn't allow for light, air and/or egress from any wall except the back, south wall. That will result in a deep dark, unattractive space. For all of these reasons, a status change to "contributing" to this small building will make it more difficult and less likely to be successfully renovated into an attractive space.

The rear building has even less historic integrity than the front building. The small office room has traditional rubble and cement foundations, floors, walls and ceilings. It has only one window made of store-bought barn sash windows in a traditional opening. This window cannot serve as a legal means of egress in its current configuration. The parapet coping on this part of the structure is a mix of reclaimed brick and pen tile. The pen tile is not traditional and will not last where left exposed to freeze-thaw cycles. The brick is reclaimed. The masonry is poorly done and sloping which is not traditional. The coping also doesn't overhang the exterior plaster enough to create a water-resistant detail. The pile of roofing cement on top of the coping is unsightly and the only thing holding the coping together.

The shed portion of the rear structure is a mess and needs to be demolished. It encroaches fairly significantly into the neighbor's property. It has no foundations, is poorly built, and will eventually just rot into the ground. There is nothing of cultural or architectural value worth preserving in this portion of the structure, though perhaps some of the beautiful weathered materials could be reused.

The garage/shop portion of the rear building is built of rough-sawn and re-sawn 2x lumber joists, not traditional vigas or larger beams. The only window in this portion of the building is a larger rough opening infilled with lumber-store barn sash windows. The large barn doors are not secure, airtight or water tight and it would be impossible to make them so.

If the rear building were to be deemed "contributing", it would be a hardship to maintain because a furniture shop is not really an appropriate use for this neighborhood, and the spaces do not lend themselves to residential use.

I hope you will agree that these buildings are not worthy of a "contributing" designation and you will grant me the flexibility I need to design a beautiful complex on this property. Thank you for your time and assistance with this matter.

Sincerely,

Gabriel Browne,
Architect

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

January 20, 2022

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 #:
Rodriguez-Maes Outbuildings	1062 Camino San Acacio *Downtown and Eastside Historic District*	4. County: Santa Fe Parcel # 99309930

5. Property Type:
_x_Buildings:
__ Structures: walls
__ Site __ Object

6. Date of Survey: November 27, 2021

7. Previous Survey Date(s):
__Yes:
_x_No: per email from City HPD

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6767743,-105.9198448

10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast. November 27, 2021.

11. Brief Description of the Property:

Stacked neatly at the bottom of a hill, on the south side of Camino San Acacio, are two anonymous buildings. Without context, it is difficult to understand their history and use. The plain buildings look like they could be small homes, but that was never their purpose. Historically they were associated with houses across the street and worked as garages and workshops.

Continued on Page 5.

12. Who uses the property? Storage

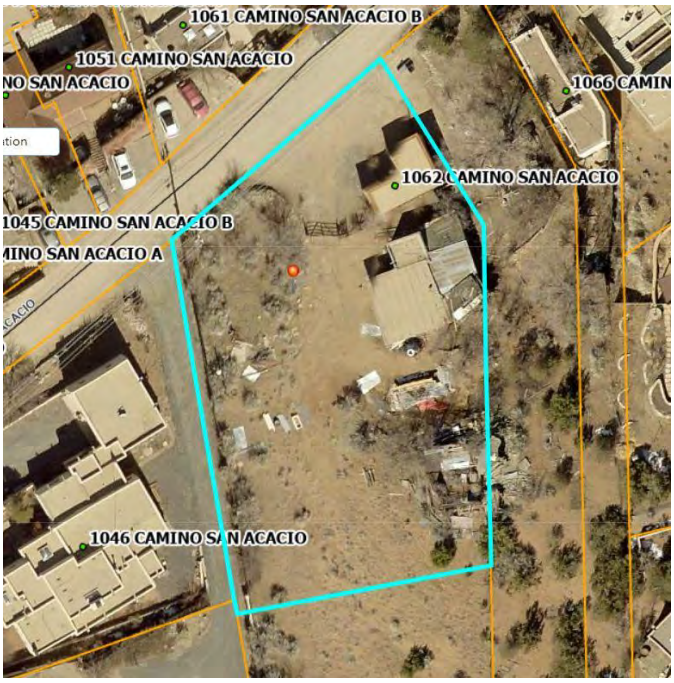
13. Construction Date:
Date: pre-1948
_x_Known __ Estimated Source: 1948 aerial photograph

14. Setting:
__ Suburban __ Rural _x_ 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

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

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

For: Gabriel Browne

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

Owner: Gabriel & Mariam Browne

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Lower and Upper Buildings __ No Status:

Per City of Santa Fe official designation map.

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Rodriguez-Maes Outbuildings	1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: November 27, 2021

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

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

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

__ Wood: Tongue and Groove _x_ Other: Corrugated metal

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 _x_ Raised
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A
Lower and Upper Buildings combined

Operation	Material	Glazing	Number
Casement	Wood	4	1
Casement	Wood	6	2
Fixed	Wood	4	2
Sash	Wood	4/4	2

11. Doors __ N/A
Lower and Upper Buildings combined

Type	Style	Material	Number
Single-Leaf	1/4 Light	Wood	1
Double	Garage	Wood	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Post-1966; development of shed addition to Upper Building; aerial photograph
#2 Date: Unknown; change of windows, both buildings; material and visual evidence.

(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: Vernacular

17. Documents Available and Their Locations

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

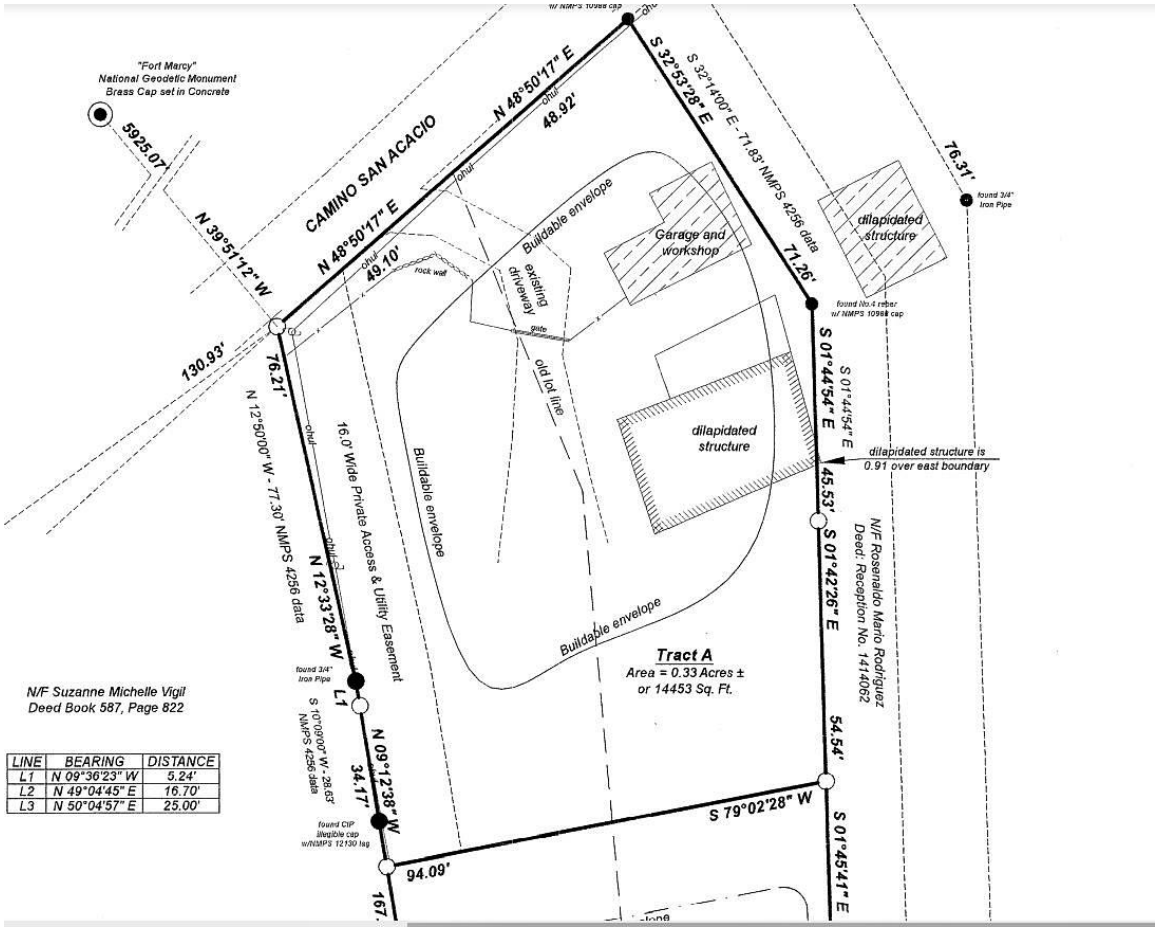
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2019 survey, courtesy LSC Survey, LLC.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Rodriguez-Maes Outbuildings	2. Location: 1062 Camino San Acacio Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. November 27, 2021

Architectural Description Continued

Once part of a much larger parcel, the lot on which these buildings sit was recently reduced to its current size and given an address: 1062 Camino San Acacio.

Surrounding the property is land formerly owned by the same two families, now mostly separated and sold off. A piece to the south holds a family *capilla* crowning a ridge (Photo 2). Immediately to the east is the foundation of a knocked-down building and an old apricot tree.

The two structures, the Lower Building and the Upper Building, are basic L-shaped forms built partially into the hillside. Facing directly onto Camino San Acacio, the Lower Building is the better preserved of the two.

Lower Building

Built of adobe, with interior vigas, this roughly 853-square-foot structure has two rooms: a garage and a small office.

North

The garage has an 8’ opening holding swinging wood panel doors (Photo 4). The doors, made of 5”-wide boards, are painted white. The paint shows an older green coat. The panels swing out on 12” metal “T” hinges of unknown vintage. Rounding the round corner to the west is the only pedestrian entry to the building, holding a stock ¼ glass unit with four raised panels.

West

A single opening penetrates the west elevation (Photo 5). It contains a four-light, non-historic in-swing casement. A heavy concrete sill runs at the bottom of the window.

South

The long south elevation is partially dug into the slope (Photo 6). It is divided evenly with two openings holding recent six-light casements. A non-historic overhang spans the façade (Photo 6). Sticking out 13½”, it supports a metal gutter.

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East

The mountain-side of the building is a blank wall revealing stucco patching (Photo 7).

Construction Details

The building's public side is covered with slathered stucco. The thick textured overlapping strokes and the color suggest a re-stucco. Its parapets are capped with a brick coping in a pattern of rowlocks working as dentils. A metal cap, used to prevent water intrusion, obscures the top of the coping. The roof slopes to the south, dumping into the gutter. It is made of modified bitumen.

The building has recently been repaired under a permit. This work encompassed replacing two areas where the roof had failed and installing new vigas and a concrete floor.

Upper Building

The larger of the two, the Upper Building, sits on a shelf excavated into the hillside. At roughly 755-square-feet, it has an office and a garage (similar to its companion building). The garage doubles as a workshop. Its east elevation is covered by a crude shed made of disparate recycled wood elements.

North

The north elevation rises above grade on a mixed concrete and rubble foundation. The walls, reaching 3' above the ground, show their formwork (Photo 8). Above are adobe walls covered with a gray scratch coat. A crude coping made of clay tile blocks and bricks surmount the walls.

Attached to the east side is the beginning of the shed. It sits on a rubble stone wall and reveals various wood surfaces (Photo 9). It has a single gate, sheltered by an overhang of 2'x4's.

West

Two wide garage doors define the west elevation (Photo 10). The façade starts at the north at a setback with a window giving light to the office. While the opening is historic,

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the windows are not original. The two four-light fixed units are separated by a 1"x 6 ½" board acting as a mullion. Like the north side, this portion was given a scratch coat.

The double garage doors are similar. Each has two panels holding 5" v-groove boards. They open with the same type of hinges as found on the Lower Building. An overhang extends nearly 24" over the openings.

South

The south elevation shows the building's construction material – mud brick (Photo 11). The mostly uniform 7"x 3 ½" x 16" earthen bricks are laid in a typical pattern and adhered with mud mortar. The rustic façade is broken with a grouping of sash windows. These newer units are fitted into an opening with the same type of board mullion found on the north side. A shallow overhang tops the wall. Rolled asphalt roofing is tacked across the feature.

Shed

Appended to the Upper Building's east side is a crude, mixed material storage area that may have once served as animal pens. The almost amorphous structure has three divisions, discernable only by changes in roof slope (Photo 12). It is made mostly of fragments of recycled lumber and corrugated tin.

The south end has an opening framed by large rough beams. Its structure sits on a mixed concrete and rubble foundation. Its roof is partially collapsed (Photo 13).

The middle section has an east-sloping shed roof with openings that resemble animal pens. It has been recently reinforced by new 3 ½" x 9 ½" beams (Photo 14).

The lower north section has a roof sloping in the same direction and erected over a rubble stone wall (Photo 9).

Based on the known use of the property, there is a high likelihood that the shed once enclosed animals. Aerial photographs show the area where the structure now stands divided into open-roof pens (Figure 4).

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Historical Overview

Camino San Acacio Context

As a narrow shelf above Canyon Road, Camino San Acacio — originally San Acacio Road — developed slowly in the early 20th century and was considered the south edge of settlement (Figure 1).

The origin of the toponym is unclear. While not recognized in Spain, Saint Acacius was an early Christian martyr who became a subject of veneration in New Mexico. Unlike other patron saints, San Acacio is depicted in crucifixion. His name is affixed to a small colonial village in Costilla County, Colorado, originally part of New Mexico.

The rural neighborhood in Santa Fe which holds Camino San Acacio took on the name Talaya Hill. It meandered along a ridge above *Acequia de Los Lopez*, or Ditch No. 7. Acequia de Los Lopez, one of over a dozen ditches in Santa Fe, stretched for about two miles irrigating plots of corn, alfalfa, wheat, oats, beans — and small orchards planted with apples or apricots.[1]

Families built their homes on the tiny ridge, forming a row of houses known as a *cordillera* in regional archaic Spanish (Figure 1). The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside.[2] The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

The first city directory listing for the road in 1932 reveals a fully populated neighborhood with mostly occupant-owned houses. These houses were given odd numbered addresses, indicating they sat on the north side of the road. The neighborhood had a small private chapel, St. Ignacio, later renamed St. Agnes.[3]

[1] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

[2] Walter Drew, telephone conversation with John Murphey, November 29, 2021.

[3] Hudspeth Directory Company, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company), 360 and 464. In the late 1950s, the church at 1050 Camino San Acacio listed as a "private chapel" is the capilla located on a different portion of the property and historically maintained by the Maes family.

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Like many Hispanic neighborhoods, the properties evolved into family compounds, with multiple buildings holding an extended-family household of parents, children, grandchildren, cousins, uncles, aunts — and in some cases, adopted children, widows, and boarders.

Rodriguez-Maes Property

The land is assumed is to be tied to Manuel Rodriguez, who owned a large tract straddling Acequia de Los Lopez as depicted on the White's map of 1897 (Figure 1). Particular to this study is Manuel's son Felix Rodriguez and his family. Together they owned two homes on the north side of San Acacio (1061 and 1063), which directly associate with the subject buildings.

The two homes in the early 1930s were owned by Felix Rodriguez, and his son, Jose Rodriguez. Felix, who died in 1931 at age 71, was living with his four daughters, three of whom were employed as servants.[4] His son, Jose, lived next door with his wife, Rosarita, and their four children. Jose worked as a sheepherder, making the seasonal trek into the mountains with his herd.

After Felix's death, his daughter Lucia married Luis H. Maes. Born around 1905, Luis (sometimes Louis) grew up in Lamy, where his father worked at a coke oven. After marriage, Felix and Lucia (often Louisiana) took over the home on San Acacio Road, raising a family. During the Great Depression, Luis and Jose worked for the New Deal Works Progress Administration like many men on their block.[5]

While most of the eastside was on municipal water and sewerage by the late 1940s, San Acacio didn't get service until late 1950s. In the early 1960s, the informal road embraced its first Anglos, including an architect associated with Alexander Girard, who purchased and remodeled a neighboring home..

The land on the south side of the road holding the building remained intact as a large parcel (Figure 3) at this time. Over subsequent years it would be whittled down and subdivided.

[4] United States Federal Census, *1930,* Census Place: *Santa Fe, Santa Fe, New Mexico;* Page: *13B;* Enumeration District: *0003;* FHL microfilm: *2341134.*
[5] I Ibid., 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 11A; Enumeration District: 25-5B.

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Use of Buildings

In 1968, Walter Drew, a Wesleyan-educated contractor, moved onto a neighboring property and refurbished a shed to become his office. Drew made a quick acquaintance with Jose Rodriguez and his brother-in-law, Luis Maes. At the time of this report, Drew had helpful recollections on how the buildings were used through the early 1970s.[6]

Much older, and now widowed, Rodriguez had never learned to drive. He puttered around the hillside property, tending his sheep and goats. The old sheepherder had a folk-artist sensibility. He incorporated broken consumer goods into projects, including in the property's retaining walls (no longer part of the subject parcel). He had taken up weaving and kept his loom in one of the buildings. Rodriguez died in 1976.

A few years younger, his brother-in-law Luis Maes — who had worked for many years as a custodian — remained at his home across the street. He tinkered with his 1932 Ford pickup, which he kept in the upper building. Luis Maes died in 1994.

Since Maes' death, the block has experienced change, with the breakup of family land and the resulting infill of luxury homes on the south side. Many of the older homes on the south side have passed out of family ownership.

The parcel holding the study buildings remained in family ownership until recently. It was used for time as a woodwork shop.

[6] Drew, telephone conversation with John Murphey.

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Evaluation of Historical Status

Both buildings appear to be old, being visible, at least in gross footprint, on a 1948 aerial photograph. The structures are of modest design and do not communicate their primary association as ancillary buildings associated with homes across the street. The Upper Building suffers advanced deterioration, and its integrity is further damaged by an ad-hoc, incoherent shed covering its east elevation.

Conclusion

The recommendation is to maintain Non-Contributing Structure status for both buildings.

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Illustrations

Figure 1: Area context.
Subject buildings circled
October 25, 1948, aerial photograph.
Courtesy EDAC, University of New Mexico.

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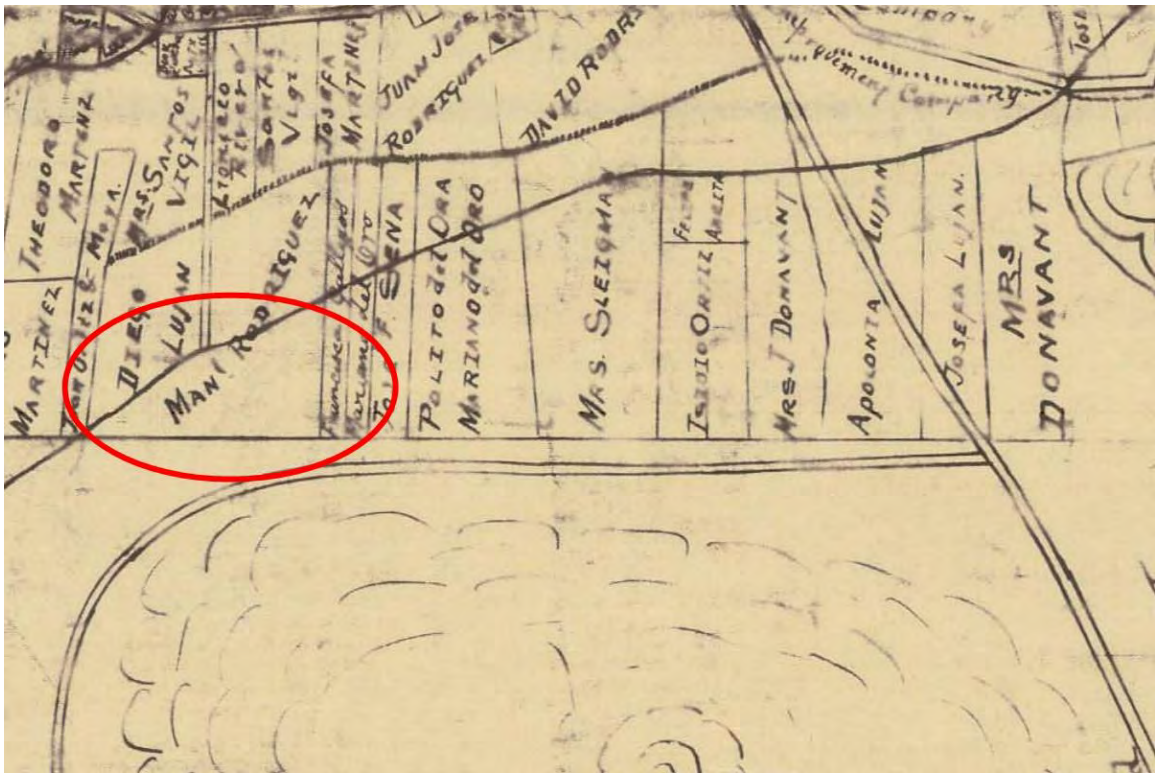

Figure 2: Manuel Rodriguez land circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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Figure 3: 1957 parcel map superimposed over contemporary aerial.
Subject buildings circled.
"Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

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Figure 4: Subject buildings.
May 2, 1966, aerial photograph.
Courtesy New Mexico Department of Transportation.

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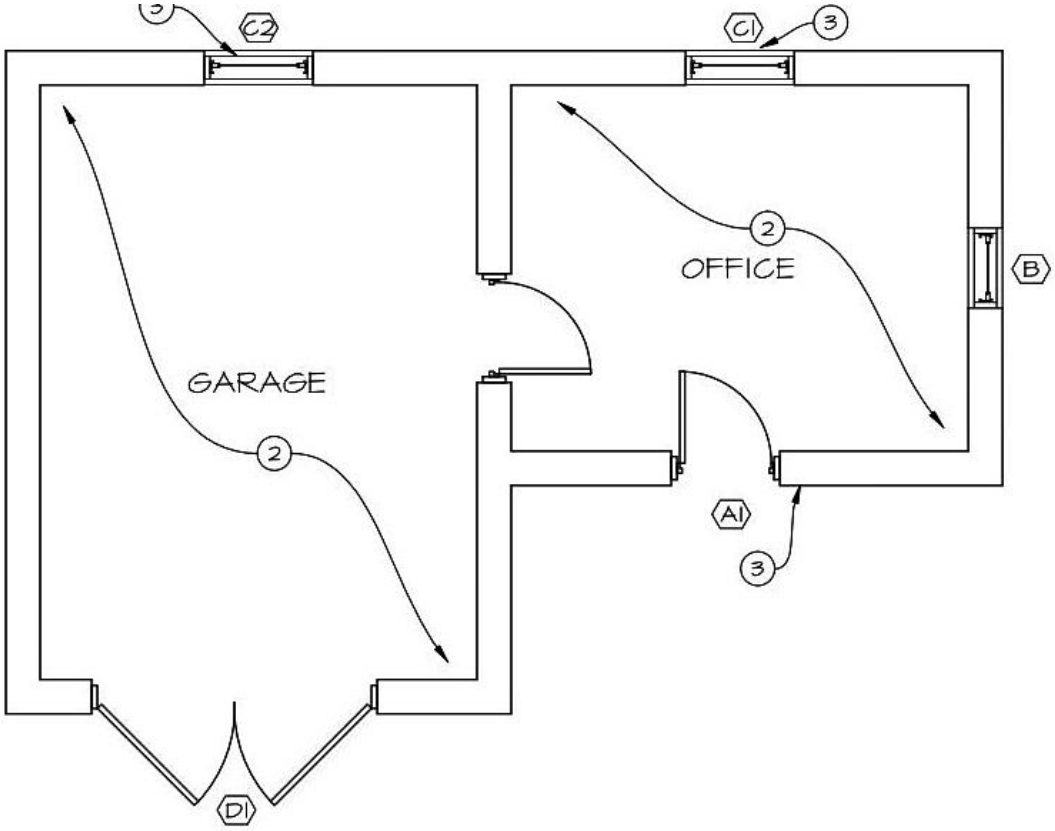

Figure 5: Lower Building footprint.
Courtesy Praxis Architects Inc.

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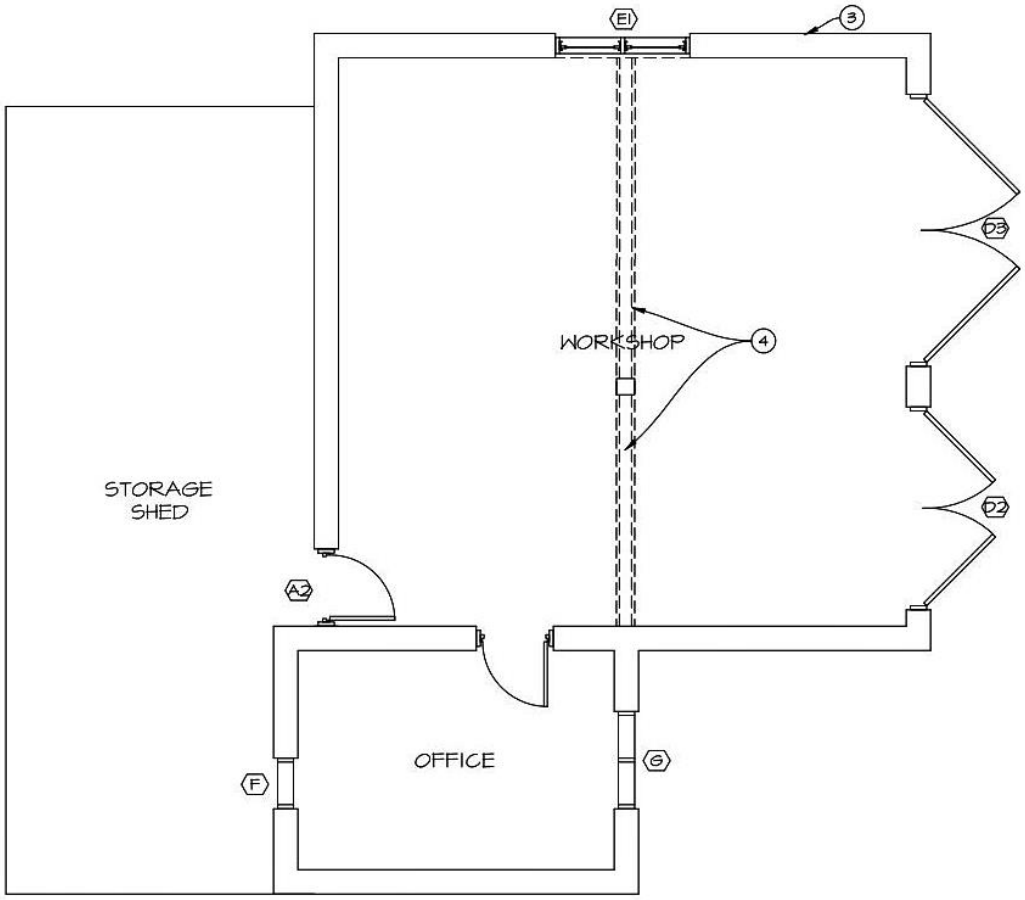

Figure 6: Upper Building footprint.
Courtesy Praxis Architects Inc.

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Survey Photographs

(All images taken by John Murphey, November 27, 2021, unless otherwise noted)

Photo 1: View of property from Camino San Acacio.
Camera facing southeast.

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Photo 2: Deteriorating structure and capilla on separate property. Camera facing southeast.

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Photo 3: View of Upper Building from south edge of property.
Camera facing northeast.

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Photo 4: Lower Building, north elevation.
Camera facing south.

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Photo 5: Lower Building, west and south elevations.
Camera facing northeast.

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Photo 6: Lower Building, south elevation.
Camera facing northwest.

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Photo 7: Lower Building, north elevation.
Camera facing northwest.

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Photo 8: Upper Building, partial north elevation.
Camera facing southeast.

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Photo 9: Upper Building, north elevation, shed portion.
Camera facing southeast.

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Photo 10: Upper Building, west elevation.
Camera facing east.

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Photo 11: Upper Building, south elevation.
Camera facing northeast.

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Photo 12: Shed, east elevation.
Camera facing northwest.

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Photo 13: Shed, south portion at right.
Camera facing northwest.

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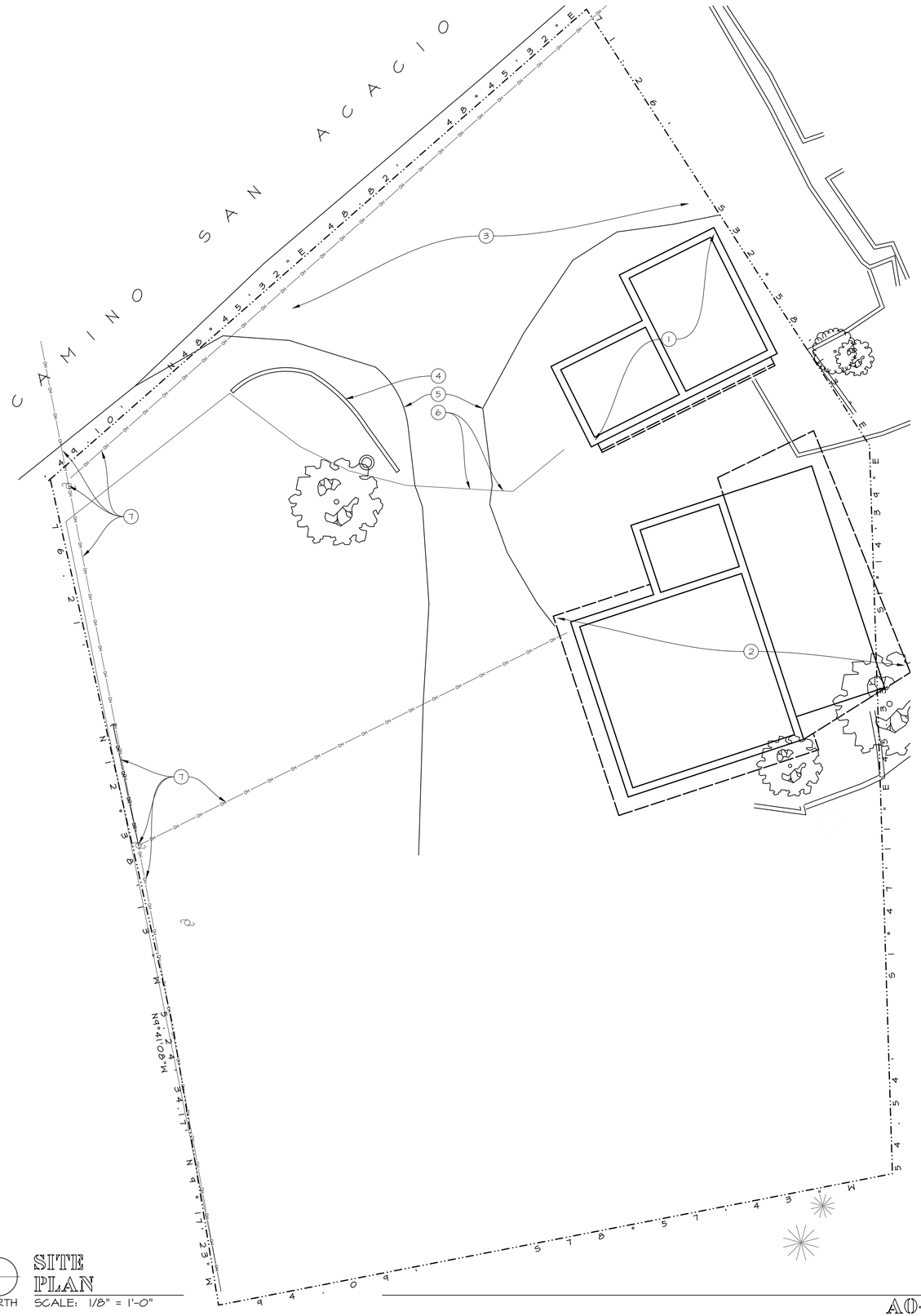
Photo 14: Shed, middle portion.
Camera facing south.



SITE PLAN
NORTH SCALE: 1/8" = 1'-0"

1
A0-1

KEYED NOTES

1. EXISTING FRONT GARAGE STRUCTURE
2. EXISTING REAR STOP AND SHED STRUCTURE
3. EXISTING OFF-STREET PARKING AREA
4. EXISTING LOW STONE RETAINING WALL
5. EXISTING DRIVEWAY
6. EXISTING GATES
7. EXISTING POWER POLES & OVERHEAD POWER LINES

PRAXIS INC
ARCHITECTS

SANTA INEZ STABILIZATION
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

STATE OF NEW MEXICO
L.A. GABRIEL BROWNE
No. 3302
REGISTERED ARCHITECT

SITE PLAN

DRAWN BY: GB	FILE NAME: INS-A0-1
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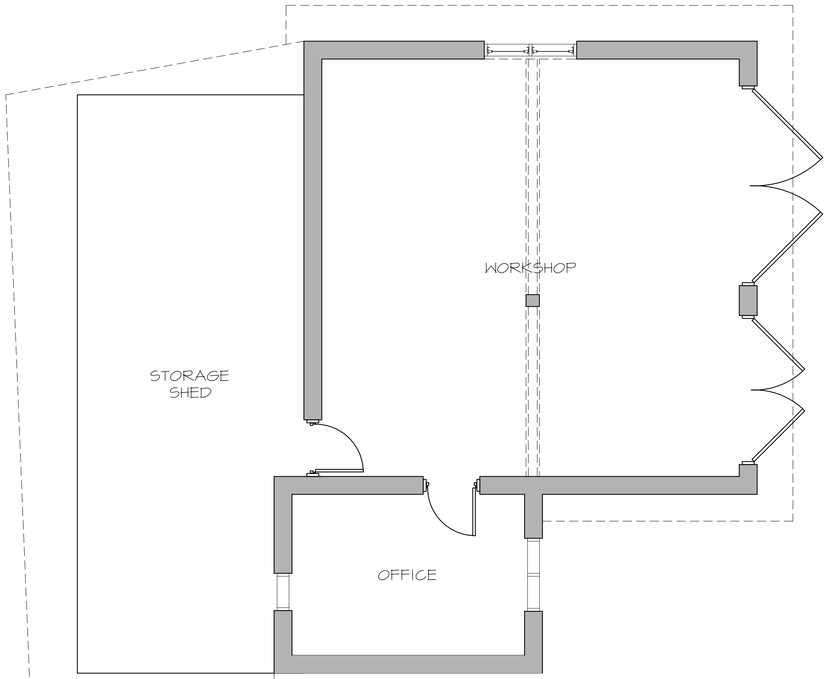
REVISION: HISTORIC 1	DATE: 9/19/2023

A0-1

KEYED NOTES

1.

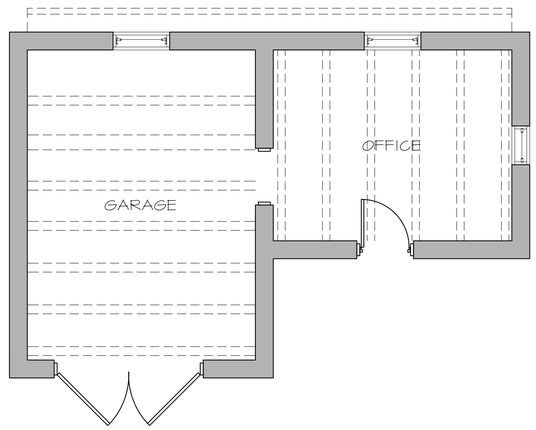


NORTH

REAR BUILDLING
EXISTING FLOOR PLAN 2

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

A1-1



NORTH

FRONT BUILDING
EXISTING FLOOR PLAN 1

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

A1-1

PRAXIS INC
ARCHITECTS

SANTA INEZ
STABILIZATION

1062 CAMINO
SAN ACACIO

JOB NUMBER: 112

STATE OF NEW MEXICO
L.A. GABRIEL BROWNE
No. 3302
REGISTERED ARCHITECT

FLOOR
PLANS

DRAWN BY: GB	FILE NAME: INS-A1-1
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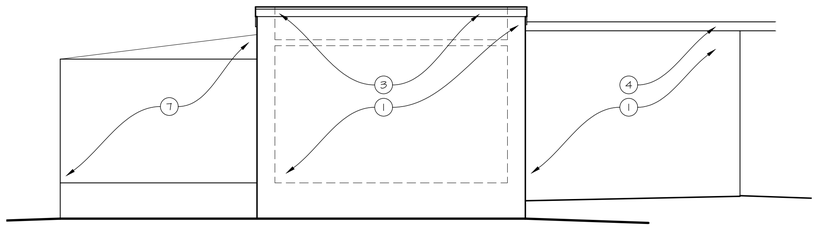
REVISION: HISTORIC 1	DATE: 4/14/2023

A1-1

KEYED NOTES

1. STUCCO SCRATCH COAT COVERED ADOBE WALLS
2. BARN SASH FIXED WINDOWS - NOT HISTORIC
3. PENN TILE AND BRICK COPING
4. TAR PAPER ROOF OVERHANG
5. HAND-MADE PAINTED PINE GARAGE DOORS
6. UN-PLASTERED ADOBE WALL
7. WOODEN SHED WITH CORRUGATED METAL ROOF



EXISTING REAR BUILDING NORTH ELEVATION 8

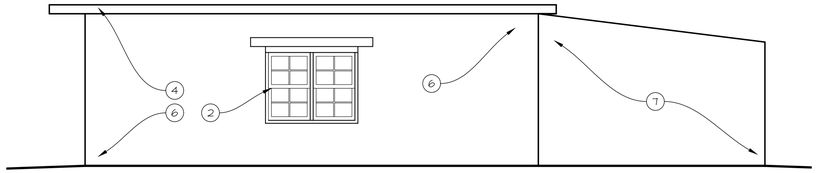
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A2-2

EXISTING REAR BUILDING NORTH FACADE PHOTOGRAPH 6

NOT TO SCALE

A2-2



EXISTING REAR BUILDING SOUTH BUILDING ELEVATION 4

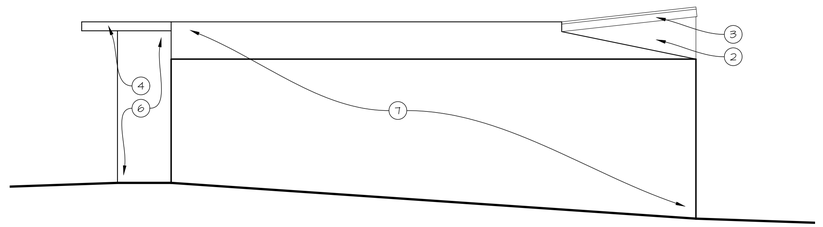
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A2-2

EXISTING REAR BUILDING SOUTH FACADE PHOTOGRAPH 2

NOT TO SCALE

A2-2



EXISTING REAR BUILDING EAST ELEVATION 7

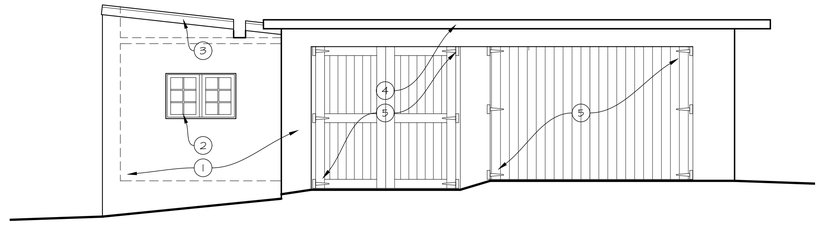
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A2-2

EXISTING REAR BUILDING EAST FACADE PHOTOGRAPH 5

NOT TO SCALE

A2-2



EXISTING FRONT BUILDING WEST ELEVATION 3

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

A2-2

EXISTING REAR BUILDING WEST FACADE PHOTOGRAPH 1

NOT TO SCALE

A2-2

PRAXIS INC
ARCHITECTS

SANTA INEZ STABILIZATION
1062 CAMINO SAN ACACIO
JOB NUMBER: 112

STATE OF NEW MEXICO
L.A. GABRIEL BROWNE
No. 3302
REGISTERED ARCHITECT

REAR BUILDING ELEVATIONS AND PHOTOS

DRAWN BY: GB	FILE NAME: INS-A2-1
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REVISION: HISTORIC 1	DATE: 4/19/2023

A2-2

City of Santa Fe, New Mexico

memo

DATE: April 28, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2026-012137-HDRB. 120 Camino Santiago. Downtown & Eastside Historic District, contributing, Fernando Garcia, agent for Sergio and Veronica Garcia, owners, propose to construct a 162 sq. ft. portal extension, a 16 sq. ft. addition, replace windows and doors, stucco, reroof, remove a window awning, install a HVAC, and construct 6'-0" high yard walls with gates, and other minor work. Exceptions are requested to: 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade,14-4.6(E)(4)(II) to change the stucco type, color, and finish.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__X__ **Other**: [stucco guidelines, Plaza del Monte Information]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(a) have not been met and recommends denial of the replacement of the window on the primary façade. Staff find that the exception criteria to sections 14-4.6(E)(4)(II) have not been met and recommend denial to change the stucco type, color, and finish. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to three motions will be required in this case.

a. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the exception to 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, finding that the exception criteria have/have not been met
b. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the exception to 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II) to change the stucco type, color, and finish, finding that the exception criteria have/have not been met
c. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

Figure 1: Site Location

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.

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: West Elevation of 120 Camino Santiago

Site Description:

The 1,844 sq. ft. single-family residence at 120 Camino Santiago was constructed in 1971 in a design by Register, Ross & Burnet Architects. The residence was designated as contributing to the west facades 1 & 2 as primary. The structure is a good example of Mid-Century Modern Santa Fe Style with the carport, storage rooms, and massing as character-defining features. The structure is also located within Plaza del Monte, a master planned community designed by architects Clark and Register.

The building is a frame building in a modified T form with an attached carport projecting from the west facade. The carport structure is erected over a viga-and-post support system. The portal's outside beam

continues across the facade, sheltering the front entry. A wood-raised square panel door with a center view light gives entry to the residence.

The structure holds two wings. The north elevation wing is higher than the rest of the house and is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures.

The lower volume wing 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 house has a brocade finish in a peach-colored cementitious stucco.

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 120 Camino Santiago was designated as contributing to the west facades 1 & 2 as primary. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

As of April 2026, 25 of the 27 residences in the Plaza del Monte historic compound are listed as contributing. The two exceptions are 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 proposes the following exterior alterations:

1. Replace doors and windows. Windows will be Anderson "Fibrex" windows in a dark bronze in the existing openings with no size changes except for the removal of the door for the proposed enclosure under the portal (see item 2 below) and the window that will become a door (window D) on the east elevation for access to the portal. However, the windows will not be divided lite except for the one on the primary west elevation. Fibrex is a composite material made from vinyl and wood with 40% reclaimed wood fiber by weight. An exception is requested to section 14-4.6(E)(4)(I)(a) to replace historic windows on a primary façade.
    a. WEST
        i. Window A is a 68" x 51" LSR Triple Steel Casement with Storm 38" Tall w/12" Transom 18"/32"/18" x 38" W/68" x 12" Transom 1W3H/2W3H/1W3H W/4W1H Transom. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows. An exception is requested to section 14-4.6(E)(4)(I)(a) to replace this window.
        ii. Door #1 is non-historic 36" x 80" 3W5H Panels with 1-center glass wood from 1996.

iii. Door #2 is non-historic 36” x 80” Masonite 6-Panel from 2008.
iv. Door #3 is non-historic 36” x 80” 3W5H Panels 1-Center glass wood from 1996.

b. NORTH
i. Door #4 is non-historic 50” x 80” Twin (2-24”) 1 ¾” Wood from 2008.
ii. Door #5 is non-historic 50” x 80” Twin (2-24”) 1 ¾” Wood from 2008.
iii. Door #6 is non-historic 50” x 80” Twin (2-24”) 1 ¾” Wood from 2008.
iv. Window F is a 52” x 52” Triple Steel Casement. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.

c. SOUTH
i. Window B is a 36” x 35 ½” awning vent Bronze Clad 3W2H. This window is non-historic from 2012.
ii. Door #9 is non-historic 30” x 80” W/3W3H/ Crossback bottom wood from 1996.

d. EAST
i. Window C is a 52” x 52” Triple Steel Casement (3-18”) w/ Transom at 38” by 12” 1W3H/1W3H – 3W1H. This window is historic with a satisfactory rating due to condensation from the steel casement causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.
ii. Door #7 is a non-historic 30” x 80” Storm Door in combination bronze from 2012.
iii. Door #8 is non-historic 72” x 80” Sliding Glass door in aluminum clad with wood 3W5H from 2012
iv. Window D is a 72” x48” Fixed window in aluminum clad wood 7W3H. This window is non-historic from 2012.
v. Window E is a 52” x 52” Triple Steel Casement (3-18”) W/Transom 38” by 12” 1W3H/1W3H – 3W1H. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.

2. Enclose 16 sq. ft. under the portal to add to the mechanical room.
3. Increase the rear portal by 162 sq. ft. and stain it in natural stain on pine to match the existing stain.
4. Stucco using synthetic stucco in Tumbleweed color with a smooth sand finish. An exception is requested to section 14-4.6(E)(4)(II) to change the stucco type, color, and finish.
5. Construct a yard wall that steps in height from 5’-0” to 5’8” where the maximum allowable height is 6’0” in the rear of the residence. The wall will have two pedestrian gates with one on each side of the residence. The gates will be 4’-4” in height and constructed as vertical wood slats in a metal frame.
6. Re-roof using modified bitumen roofing in tan.
7. Install a new drip-edge around the roof overhangs in dark bronze.
8. Replace three existing skylights with a 22” by 46” skylight with dual pane tempered HP Low-E over clear laminated glass. The skylights are flat and will not be publicly visible.
9. Install a ground-mounted mini split system. The condenser will be hidden behind the proposed yard wall.
10. Install a built-in BBQ.
11. Remove the outdoor cabinets under the portal.
12. Remove the existing window awning.

EXCEPTION CRITERIA AND RESPONSES:

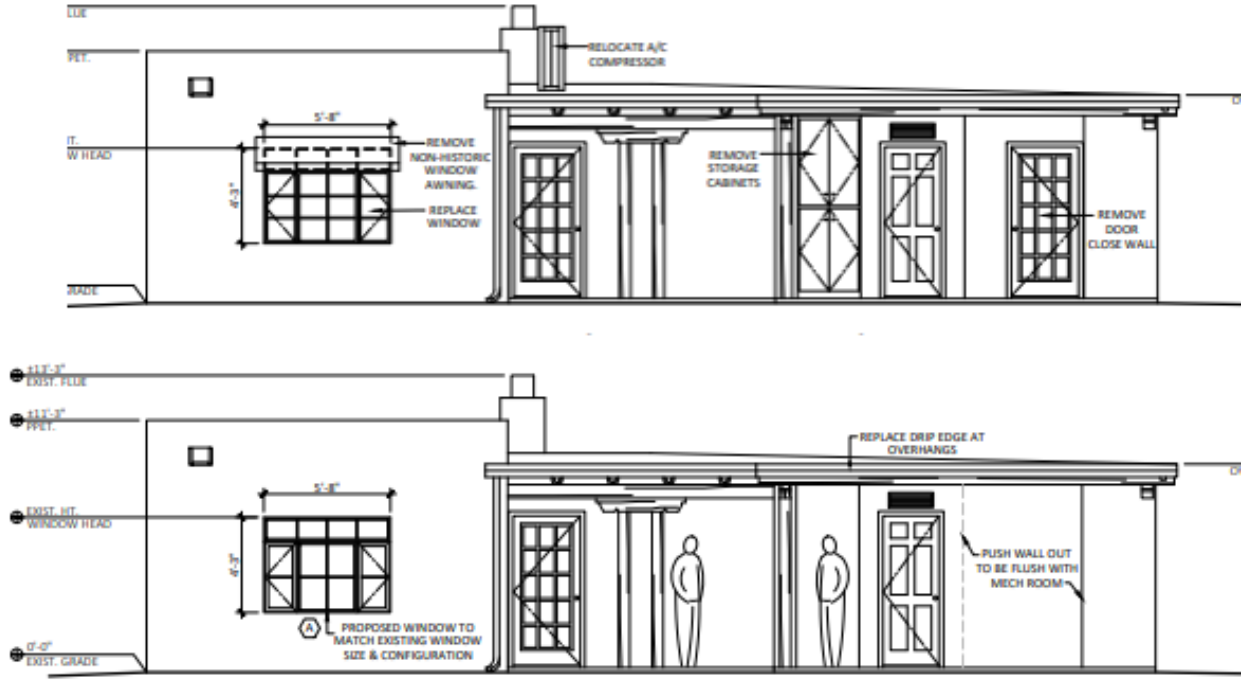


Figure 3: Existing and Proposed West Primary Elevation

Exception to 14-4.6(E)(4)(I)(a): The applicant requests an exception to: *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.*

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

Applicant Response: We feel our request is in line with the expectations of the Historic District. We plan on matching the look and style of the windows on the primary façade (west elevation). Windows will be casement type, so the window screens are on the interior. The light divisions will match the existing window but only on the primary façade. The light divisions for the windows on the side property will meet the 30" diagonal rule (north and south elevations). We are not proposing light divisions on the windows in the back yard (east elevation).

Staff Response: Staff finds that this criterion is not met. The primary façade window will be replaced to appear the same as the historic window and will not change the character of the primary façade, but will not be of the same material. The window assessment shows that the window can be repaired.

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

Applicant Response: Our request for window replacement per the building elevations and window schedule doesn't pose a hardship or injury to the public welfare. Our request meets the Historic guidelines for window type and divided lights.

Staff Response: Staff finds that this criterion is met. The applicant does not address the hardship in their comments.

(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: Our request for window replacement meets the Historic guidelines and is in line with our window assessment. The style and layout of windows proposed enhances the structure's character, as the existing windows are a conglomerate of different types of windows and sizes. The proposed windows add a cleaner look, which is more appealing and in line with the Historic District's expectations.

Staff Response: Staff finds that this criterion is met. The window replacement is in keeping with the recommendation of the window assessment; the window sizes will not be changed, and the publicly visible window will be divided lite, but the material will be different.

Figure 4: Existing Stucco Texture, Color, and Proposed Texture and Color

Exception 14-4.6(E)(4)(II): The applicant requests an exception to: *Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced*.

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

Applicant Response: We feel our request is reasonable and won't damage the character of the district. We understand the importance of preserving the historical aspect and integrity of the district. We are requesting a light sand finish because there are other homes in the community that have been recently re-stuccoed with a light sand finish. We are requesting Cottonwood because we feel the color blends well with the environment, with the proposed window color and drip-edge.

Staff Response: Staff finds that this criterion is not met. Staff will point out that the color is "Tumbleweed" per the color sample. It is not the same color as "Cottonwood". Per the stucco guidelines: "Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape". Synthetic stucco does not appear the same way as cement stucco. It reacts differently to the environment, weather, and has a different sheen level than cement stucco. It will affect the historic district and specifically this historic compound and residence to have synthetic stucco on it. One of the reasons these structures are contributing is due to the brocade texture of this stucco. To remove that texture is to affect the status of the structure. Status changes will damage the character of the district.

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

Applicant Response: Our request for a light sand stucco finish in the color Cottonwood doesn't pose a hardship or injury to the public welfare.

Staff Response: Staff finds that this criterion is not met. There is no hardship to use cement-based stucco or to retain the texture of the existing stucco when applying a new stucco to the residence.

(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: We feel our request for a light sand stucco finish is expected in the City of Santa Fe. A sand finish is more appealing than other textures. We feel a sand finish is truer to the character of Santa Fe homes. The color Cottonwood is evident throughout the City and enhances the character.

Staff Response: Staff finds that this criterion is not met. The City of Santa Fe and its historic districts are riddled with a variety of textures of stucco. Per the stucco guidelines: "In Santa Fe, the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code." In the 2026 adopted code, this requirement is located in sections 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II). To eliminate styles of stucco is to damage the character of the City.

RELEVANT CODE CITATIONS:

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 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. Buildings with Significant or Contributing Historic Status

l. 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 a 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.*

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 14-4.6(G).

l. 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 facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade 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

9. Murals

10. Pedestrian-Oriented Areas

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. 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 a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/31/2025

Property Owner of Record: Sergio & Veronica Garcia

Applicant/Agent Name: Fernando Garcia - Garcia Home Design

Contact Person Phone Number: (505) 690 - 5235 (owner)

Site Address: 120 Camino Santiago, Santa Fe, NM 87501

Proposed Construction Description: Replace windows, complete re-roof, complete re-stucco, rear portal extension, add metal coping at stucco parapet. & new yard wall

TOTAL ROOF AREA: 2,006 sq.ft.

Zoning District: PUD, R-29

Overlay: □ Escarpment _____
□ Flood Zone*
☑ Other: Historic - Downtown & Eastside

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 : 22 %
□Open Space Required: NA

Setbacks:
Proposed Front: NA Minimum: 7'
2nd Front? _____
Proposed Rear: NA Minimum: 15'
Proposed Sides: L NA R NA Minimum: 5'

Height: Proposed NA
Maximum Height: 24' or
☑ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed NA Accessible NA
Minimum: 2

Bicycle Parking:**
Proposed: NA Minimum: NA
** 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.

Fernando Garcia [□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 12/31/2025 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: Yardwall cannot exceed six feet and all fencing and posts must be within the property

REVIEWER: Rebekah Clouser **DATE:** 1/26/2026

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

Revised 20 November 2020

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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?

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 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*
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 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

_x_ Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 120 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: East elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

City of Santa Fe
Historic Preservation Division
200 Lincoln Avenue

Fernando Garcia
Garcia Home Design
garciahomedesign@gmail.com

RE: 120 Camino De Santiago
Historic District: Downtown & Eastside
Historical Building Status: Not Surveyed
Year Built: 1968

03/30/2026

HPD Staff, submitted with this letter is the Preliminary Application Request and approved Preliminary Zoning Review Worksheet. Also attached are the required plans and photographs.

The site is located south of Fort Marcy Recreation Complex/ Magers Field and a couple of blocks north of the Scottish Rite Center. The site is contained by Bishops Lodge Rd. on the east and Old Taos Hwy. on the west. The visibility from these trees to the site is very minimal to zero. It is not visible from Bishops Lodge Rd. and is only slightly visible from Old Taos Hwy. as you look between two neighboring homes.

The existing residence is +/-1,278 heated sq.ft. with a roof surface of +/-1,844. We are proposing to increase the back yard portal depth which adds 162 sq.ft. for a total proposed roof surface of +/- 2,006 roof sq.ft. There is no proposed increase to heated sq.ft.

The project is described as an exterior remodel with a proposed rear portal extension, built-in BBQ and yard wall around the back yard for privacy. The exterior remodel consists of; window replacement, re-stucco, re-roof, new metal drip-edge around existing roof overhangs, replace the exterior doors (except at storage), remove the outdoor cabinets in the carport, increase the width of the mechanical room and remove the window awning.

The proposed replacement windows are to be Andersen Windows, color to be Dark Bronze. Size and operation per the plans and window schedule.

The proposed re-stucco is to be done with a cementitious stucco system. The color proposed is Cottonwood from Sto with a Light Sand Finish.

The proposed re-roof is to be a modified bitumen roof with tan granules, typical. The existing roof surface is +/- 1,844 sq.ft., we are proposing to add 162 sq.ft. with the portal extension.

The existing carport cabinets will be removed. These cabinets are visible from the street and take away from the curb appeal.

The existing door from kitchen to carport will be removed. Which allows for a larger mechanical room and cleans up the massing in that area. The proposed addition results in an increase of 16 sq.ft.

The existing window awning visible from the street is to be removed. It is green, made of fabric and is unsightly.

There is no evidence of prior alterations.

Thank you for your time and attention. Sincerely, Fernando Garcia.

City of Santa Fe
Historic Preservation Division
200 Lincoln Avenue

Fernando Garcia
Garcia Home Design
garciahomedesign@gmail.com

RE: 120 Camino De Santiago
Historic District: Downtown & Eastside
Historical Building Status: Not Surveyed
Year Built: 1968

03/30/2026

HPD Staff, with this letter we are addressing 3 exception criteria for stucco and windows.

Stucco: Cementitious w/ a Light Sand Finish in the color Cottonwood

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

Response: We feel our request is reasonable and won't damage the character of the district. We understand the importance of preserving the historical aspect and integrity of the district. We are requesting a light sand finish because there are other homes in the community which have been recently re-stuccoed with a light sand finish. We are requesting Cottonwood because we feel the color blends well with the environment, with the proposed window color and drip-edge.

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

Response: Our request for a light sand stucco finish in the color Cottonwood doesn't pose a hardship or 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:

Response: We feel our request of a light sand stucco finish is expected in the City of Santa Fe. A sand finish is more appealing than other textures. We feel a sand finish is truer to the character of Santa Fe homes. The color Cottonwood is evident throughout the City and enhances the character.

Windows: Andersen Windows in the color Dark Bronze, Casement windows w/ some divided light

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

Response: We feel our request is in-line with the expectations of the Historic District. We plan on matching the look and style of the windows on the primary façade (west elevation). Windows will be casement type so the window screens are on the interior. The light divisions will match the existing window but only on the primary façade. The light divisions for the windows on the side property will meet the 30" diagonal rule (north and south elevations). We are not proposing light divisions on the windows in the back yard (east elevation).

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

Response: Our request for window replacement per the building elevations and window schedule don't pose a hardship or injury to the public welfare. Our request meets the Historic guidelines for window type and divided lights.

(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: Our request for window replacement meets the Historic guidelines and is in-line with our

window assessment. The style and layout of windows proposed enhances the structures character as the existing windows are a conglomerate of different types of windows and sizes. The proposed windows add a cleaner look which is more appealing and in-line with the Historic Districts expectations.

Thank you for your time and attention. Sincerely, Fernando Garcia.

Submittal Data Sheet

2.0-Ton, 3-Port Heat Pump, Ductless ODU

3MXS24WMVJU9

FEATURES

- High-efficiency inverter driven swing compressor

BENEFITS

- 12 Year limited parts warranty with online registration

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Data Sheet

2.0-Ton, 3-Port Heat Pump, Ductless ODU

3MXS24WMVJU9

EFFICIENCY

	SEER2	EER2	HSPF2	COP
Non-Ducted:	18.00	11.70	9.70	4.40
Ducted:	14.90	8.50	7.80	3.00
Mixed:	16.45	10.10	8.75	3.70

PERFORMANCE

COOLING:		HEATING:	
Rated (Btu/hr):	24,000	Rated (Btu/hr):	24,000
Operating Range:	14°F - 115°F	Operating Range:	5°F - 60°F
Rated Cooling Conditions:		Rated Heating Conditions:	
Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75		Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43	

ELECTRICAL

Power Supply (V/Hz/Ph): *See Engineering Manuals for other voltages.	*208-230 / 60 / 1
System MCA: (Min.circuit amps)	18.1
System MFA: (Max.fuse amps)	25.0
Compressor RLA: (Rated load amps)	15.5
Outdoor fan motor FLA: (Full load amps)	0.3
Outdoor fan motor W: (Rated output watts)	50.0

PIPING

Max. System Piping Length: (feet):	230	Gas Conn. (inch):	3/8
Max. Interunit Piping Length: (feet):	230	Liquid Conn. (inch):	1/4
Max. Height Difference IDU to ODU (feet):	49.25	Drain Conn. (inch):	5/8
Max. Height Difference IDU to IDU (feet):	82		
Refrigerant Pre-Charged Pipe Length (ft):	131.2		

SPECIFICATIONS

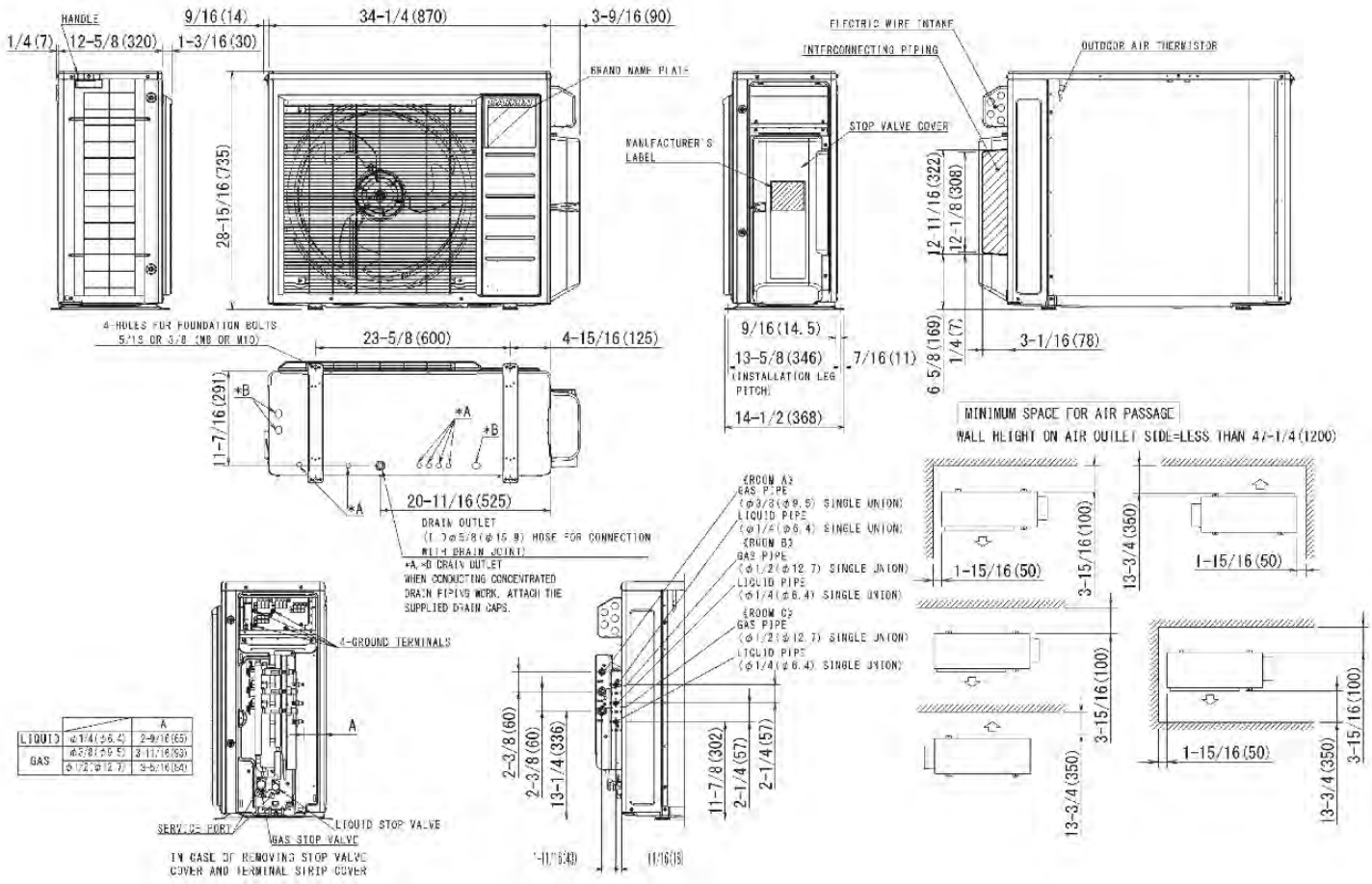
Compressor Type:	Swing	Compressor Stage:	Inverter
Refrigerant Type:		Refrigerant Oil:	PVE (FVC50K)
Factory Charge (Lbs):	6.17	Additional Refrigerant Charge (Ozs/ft):	0.21
COOLING - Airflow Rate (cfm):		HEATING - Airflow Rate (cfm):	
High:	2,094	High:	2,094
Med:	2,094	Med:	1,979
Low:	1,979	Low:	1,118
Sound Level (dBA):	52	Sound Level (dBA):	54
Dimensions (HxWxD) (in):	28-15/16 x 34-1/4 x 12-5/8	Net Weight (lb):	140

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Data Sheet
2.0-Ton, 3-Port Heat Pump, Ductless ODU
3MXS24WMVJU9

DIMENSIONAL DRAWING

3MXS24WMVJU9, 3MXL24WMVJU9, 3MXLH24WVJU9



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Submittal Data Sheet
2.0-Ton, 3-Port Heat Pump, Ductless ODU
3MXS24WMVJU9

ACCESSORIES

PART NUMBER	DESCRIPTION	INCLUDED
DACA-WB-3	Powder-Coated Wall-Mounted Bracket	No
KEH063A4EA	Bml LRg Drain Pan Heater Rev A	No
KKG063A42	Back protection wire net	No
KKG063A43	Side protection wire net (18 & 24)	No
KPS063A41	Snow hood (intake side plate) (15, 18 & 24)	No
KPS063A44	Snow hood (intake rear plate) (15,18 & 24)	No
KPS063A47	Snow hood (outlet) (15, 18 & 24)	No
KPW063B4	Air direction adjustment grille	No
RAQAHLGD1	Rear Coil Guard BML	No

SOLAR Industries, Inc.

22 1/4 in x 46 1/4 in. Fixed Curb Mount Skylight with Dual Pane Tempered HP Low-E Over Clear Laminated Glass

Dimensions

Product Depth (in.)	27 in
Product Height (in.)	3.375 in
Product Width (in.)	51 in
Rough Opening Height (in.)	46.25 in
Rough Opening Width (in.)	22.25 in

Details

Cladding Type	Aluminum
Exterior Color/Finish Family	Bronze
Features	No Additional Features
Frame Material	Aluminum
Glass Type	Laminated Glass
Included	No Additional Items Included
Interior Color/Finish Family	Bronze
Minimum Roof Pitch (degrees)	0
Product Weight (lb.)	51 lb
Returnable	90-Day
Skylight Mounting Type	Curb Mount
Solar Heat Gain Coefficient	.26
U-Factor	.50

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	5 Year Warranty

ANDERSEN™
WINDOWS & DOORS

100 SERIES

2022 PRODUCT GUIDE FOR PROFESSIONALS

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For warranty information, visit **andersenwindows.com/warranty**.

ENERGY STAR AWARD 2021
PARTNER OF THE YEAR
Sustained Excellence

Andersen Corporation, including its subsidiaries, has been named a 2021 ENERGY STAR Partner of the Year – Sustained Excellence Award winner, the highest honor given by ENERGY STAR, for continued leadership in protecting the environment through superior energy efficiency achievements.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams

See how Andersen created Fibrex material at **andersenwindows.com/fibrex**.

*Visit andersenwindows.com/warranty for details.
**When tested against five leading competitors' painted vinyl window products.

EXTERIOR & INTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS

White | Sandtone | Terratone | Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

*Products with Sandtone, dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

HARDWARE

Casement & Awning Windows

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding Windows

Standard Lock | Optional Lift/Pull

Hardware color matches the window's interior color. Shown in white.

Optional Metal Slim Line Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Both lock styles automatically engage when window is closed.

Bold name denotes finish shown.

Gliding Patio Doors

Standard Handle

TULSA

Exterior handle matches the door's exterior color. Interior handle matches the door's interior color. Dark bronze exterior and white interior shown.

Optional Handle

AFTON

Antique Brass | Black
Bright Brass | **Satin Nickel**

Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. See page 92.

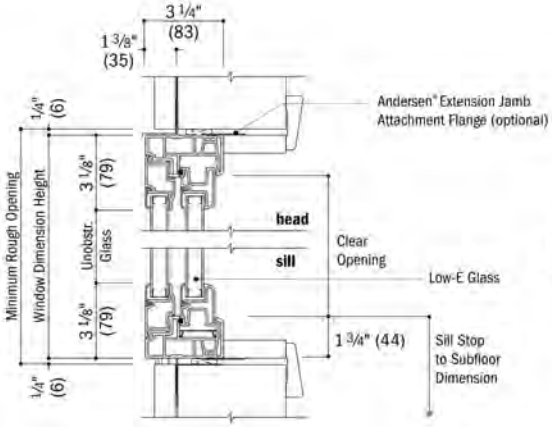
Bold name denotes finish shown.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

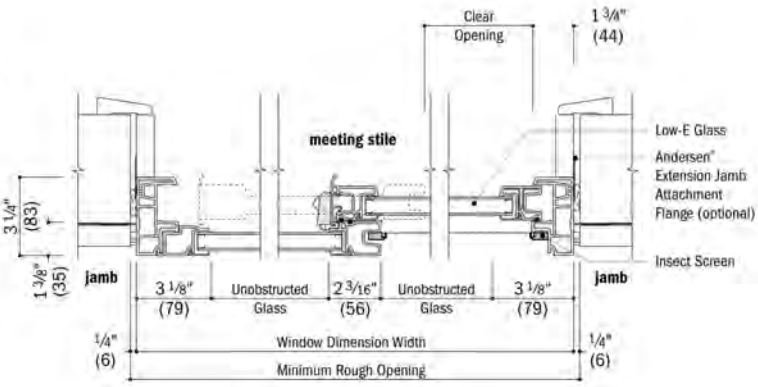
Gliding Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

1 1/4" flange setback

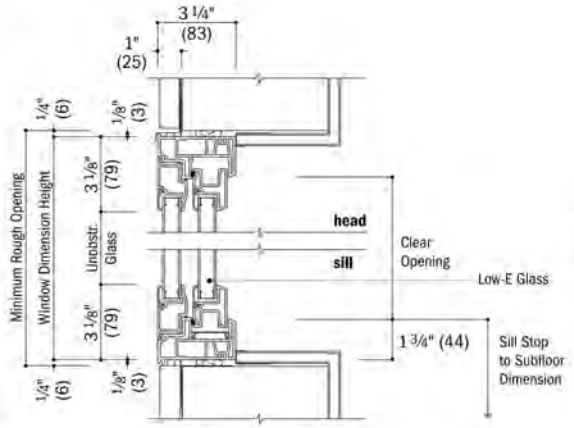


Vertical Section

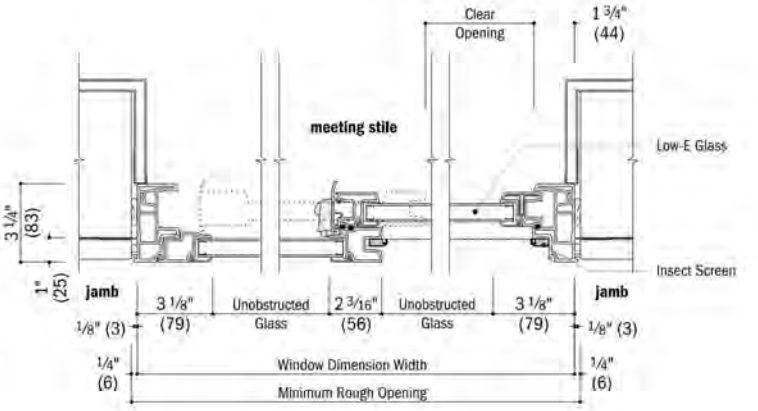


Horizontal Section

1" flange setback with stucco key

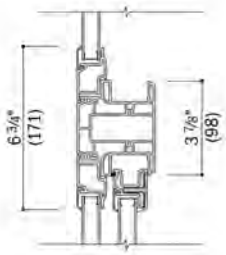


Vertical Section
Stucco Exterior



Horizontal Section
Stucco Exterior

Integral



Vertical Section
Picture Over Gliding

See pages 84-87 for joining details.

- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 110.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

120 Camino Santiago

Exterior Finishes, Color Palette

GARCIA HOME DESIGN

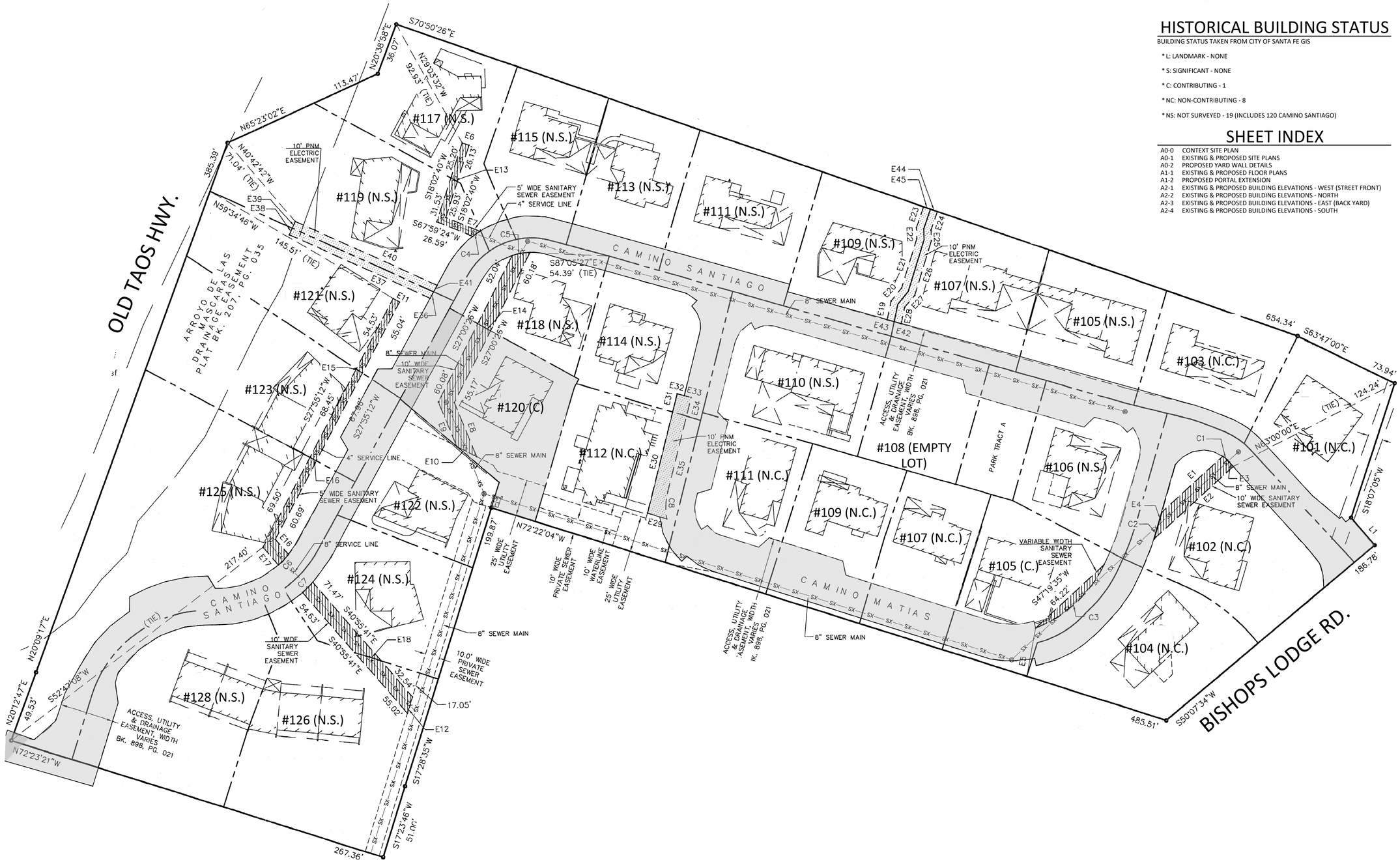
Windows:
Andersen Windows
Dark Bronze

Stucco:
Sto - Southwest Color
Tumbleweed

Drip Edge & Metal Coping
ABC Supply
Dark Bronze

Roofing:
Modified Bitumen Roof
Tan

Wood Stain:
Natural Stain on Pine
(matches existing)



#1 - CONTEXT SITE PLAN

SCALE: 1/32" = 1'-0"

GARCIA HOME DESIGN

GENERAL NOTES

* SITE PLAN INFORMATION TAKE FROM SURVEY PLAT REGISTERED 02/25/2025. DOCUMENT No. 2053412.
* PLAZA DEL MONTE SUBDIVISION.

HISTORICAL BUILDING STATUS

BUILDING STATUS TAKEN FROM CITY OF SANTA FE GIS

* L: LANDMARK - NONE
* S: SIGNIFICANT - NONE
* C: CONTRIBUTING - 1
* NC: NON-CONTRIBUTING - 8
* NS: NOT SURVEYED - 19 (INCLUDES 120 CAMINO SANTIAGO)

SHEET INDEX

A0-0	CONTEXT SITE PLAN
A0-1	EXISTING & PROPOSED SITE PLANS
A0-2	PROPOSED YARD WALL DETAILS
A1-1	EXISTING & PROPOSED FLOOR PLANS
A1-2	PROPOSED PORTAL EXTENSION
A2-1	EXISTING & PROPOSED BUILDING ELEVATIONS - WEST (STREET FRONT)
A2-2	EXISTING & PROPOSED BUILDING ELEVATIONS - NORTH
A2-3	EXISTING & PROPOSED BUILDING ELEVATIONS - EAST (BACK YARD)
A2-4	EXISTING & PROPOSED BUILDING ELEVATIONS - SOUTH

PROJECT INFORMATION

OWNER:
SERGIO & VERONICA GARCIA
120 CAMINO SANTIAGO
SANTA FE, NM 87501

DESIGNER:
FERNANDO GARCIA
GARCIAHOMEDESIGN@GMAIL.COM

BUILDER:
MAG CONSTRUCTION
MIGUEL GARCIA

PROJECT SUMMARY:
RE-ROOF, WINDOW & DOOR REPLACEMENT, PORTAL ROOF EXTENSION, NEW DRIP EDGE & RE-STUCCO EXISTING HOUSE.

PROPOSED AREAS (SQ.FT.)
GROSS HEATED: 0
GROSS UN-HEATED: 0
PORTALS: 162
ROOF: 162

EXISTING AREAS (SQ.FT)
GROSS HEATED: ±1,278
CARPORT: ±163
PORTALS: ±0
ROOF: ±1,844

ZONING ANALYSIS

ZONING: RESIDENTIAL R-29 (PUD)

DISTRICTS:
- SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
- DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
  *HISTORICAL BUILDING STATUS: NOT SURVEYED.

LOT SIZE: 0.21 ACRES/ 9,147.6 SQ.FT.

MAXIMUM HEIGHT OF STRUCTURES: 24'
WITHIN 10' OF A SIDE OR REAR PROPERTY LINE, NO POINT ON A STRUCTURE SHALL BE HIGHER THAN 14' ABOVE THE FINISHED GRADE AT THE CLOSEST POINT ON THE PERIMETER OF THE STRUCTURE. WITHIN 15' OF A SIDE OR REAR PROPERTY LINE, NO POINT ON A STRUCTURE SHALL BE HIGHER THAN 24' ABOVE FINISHED GRADE AT THE CLOSEST POINT ON THE PERIMETER OF THE STRUCTURE.

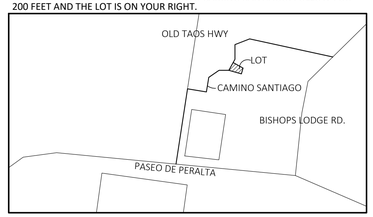
MINIMUM YARD REQUIREMENTS:
FRONT: 7'
SIDE: 5'
REAR: 15' OR 20% OF THE AVERAGE DEPTH DIMENSION OF LOT, WHICHEVER IS LESS PREVAILS.

MAXIMUM LOT COVERAGE:
40%, MAY INCREASE TO 50% IF PRIVATE OPEN SPACE IS PROVIDED PER SECTION 14-7.5(C)(1).
PROPOSED ROOF SQ.FT. = (162)
EXISTING ROOF SQ.FT. = (±1,844)
TOTAL ROOF SQ.FT. PROPOSED = (2,006)
LOT SQ.FT. = (9,147.6)
TOTAL PROPOSED LOT COVERAGE = 2,006 (ROOF) / 9,147.6 (LOT) = 0.219 ==> *22% LOT COVERAGE*

MINIMUM REQUIRED OPEN SPACE: NONE

MAP & DIRECTIONS

FROM PASEO DE PERALTA HEAD NORTH ON OLD TAOS HWY., FALLOW FOR ABOUT 350 FEET AND TAKE A RIGHT ONTO CAMINO SANTIAGO. FOLLOW FOR 200 FEET AND THE LOT IS ON YOUR RIGHT.



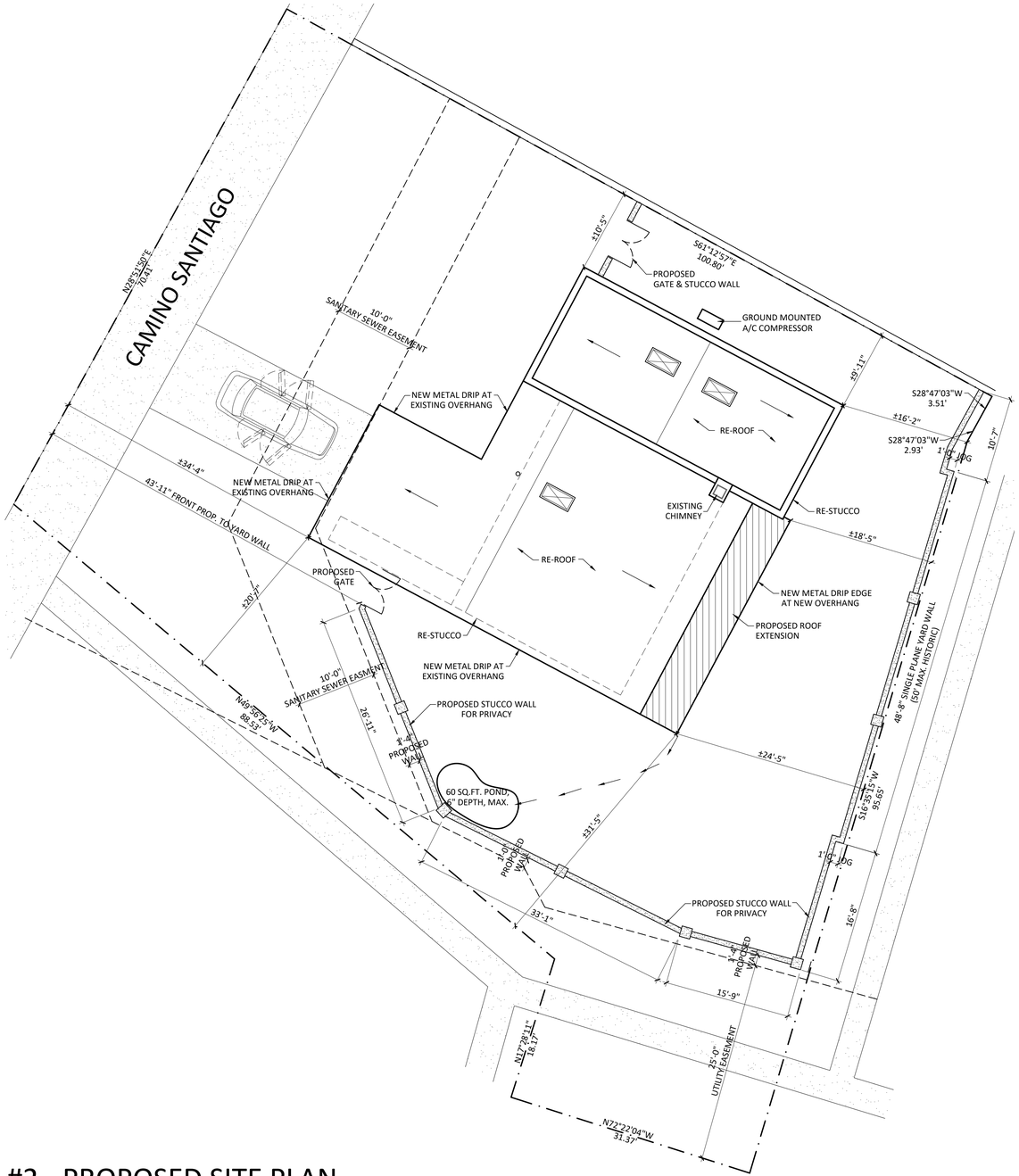
GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HISTORIC PRESERVATION SUBMITTAL	DATE: 3/17/2026

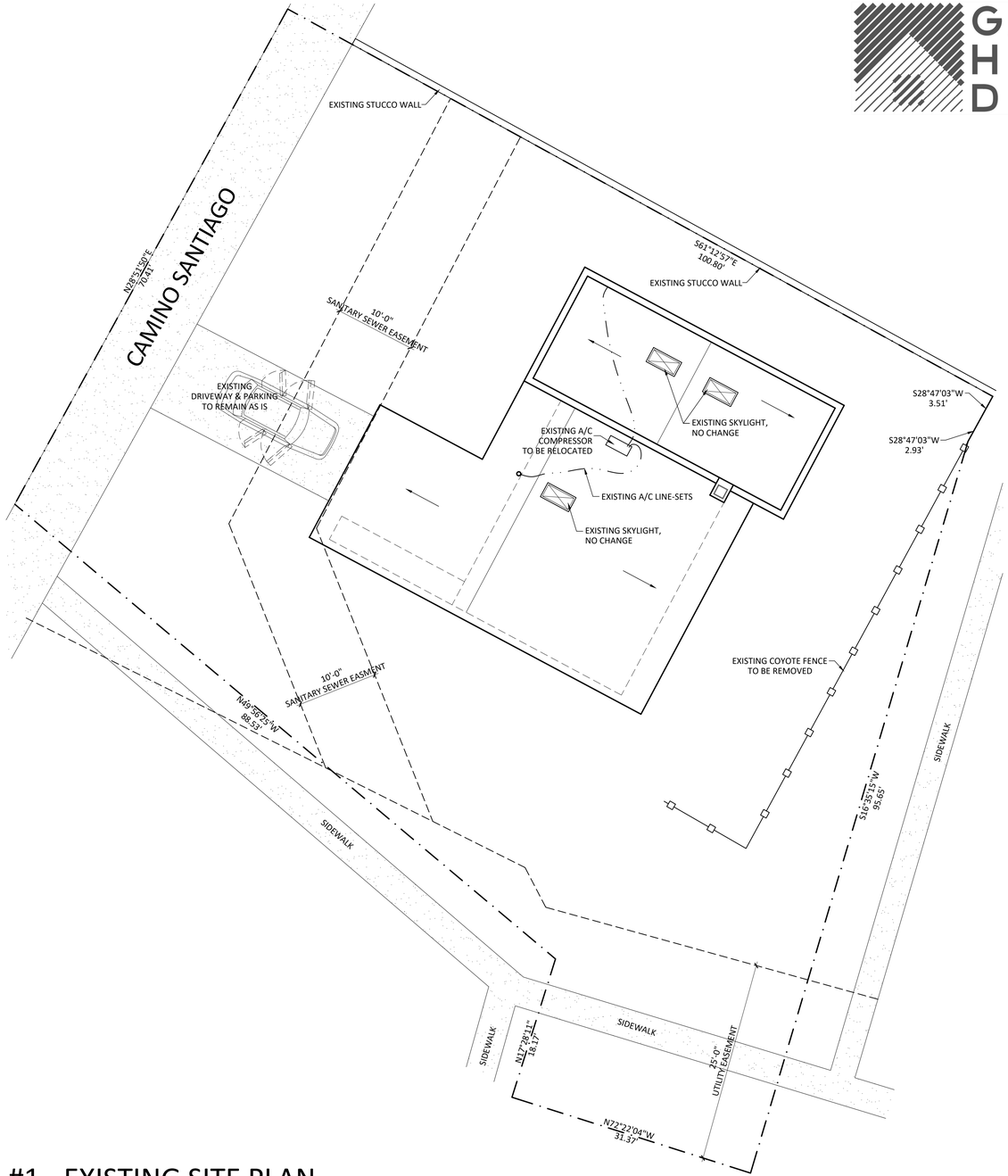
CONTEXT SITE PLAN

A0-0



#2 - PROPOSED SITE PLAN

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



#1 - EXISTING SITE PLAN

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

GENERAL NOTES

* NEW HIGH EFFICIENCY REPLACEMENT WINDOWS AS SHOWN. WINDOW COLOR PER WINDOW SCHEDULE.
* RE-ROOF OF THE ENTIRE HOME. ROOF TYPE TO BE MODIFIED BITUMEN, GRANULES TO BE TAN, TYPICAL.
* RE-STUCCO OF THE ENTIRE HOME. PROPOSED STUCCO COLOR TO BE COTTONWOOD WITH A LIGHT SAND FINISH.
* NEW METAL DRIP EDGE AT OVERHANGS. COLOR TO BE DARK BRONZE.
* RE-STAIN EXTERIOR WOOD WITH A NATURAL STAIN.

WATER HARVESTING

*PER CITY OF SANTA FE CODE; CHAPTER 14-8.2(E)(2) MINIMUM STANDARDS; DISCHARGE STANDARDS : "THE MINIMUM VOLUME OF WATER TO BE CONTAINED OR INFILTRATED ON SITE SHALL BE DETERMINED BY MULTIPLYING THE TOTAL AREA OF NEW IMPERVIOUS SURFACE, IN SQUARE FEET, BY 0.16 FEET"

PROPOSED AREAS:
162 SQ.FT. (ROOF)

DRAINAGE CALCULATIONS:
162 SQ.FT. (NEW IMPERVIOUS) X .16 = 25.92 (26) CU.FT. OF PONDING REQUIRED.

30 CU.FT. OF PONDING PROVIDED

GARCIA HOME DESIGN

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

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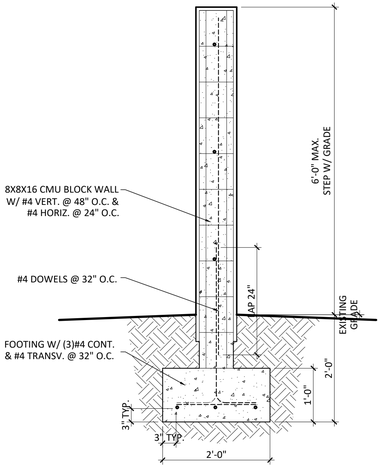
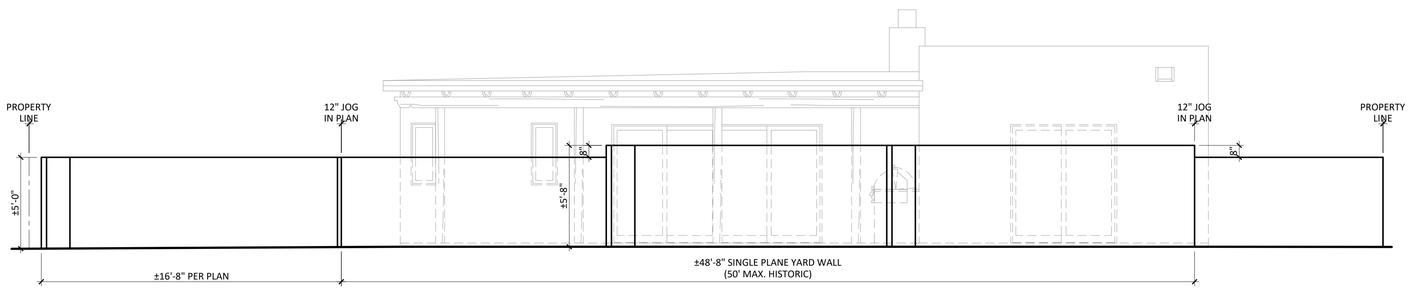
SITE PLAN

A0-1



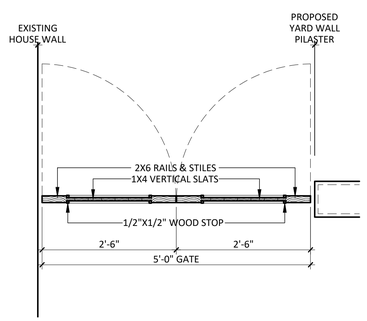
#5 - WALL DETAIL

SCALE: 3/4" = 1'-0"



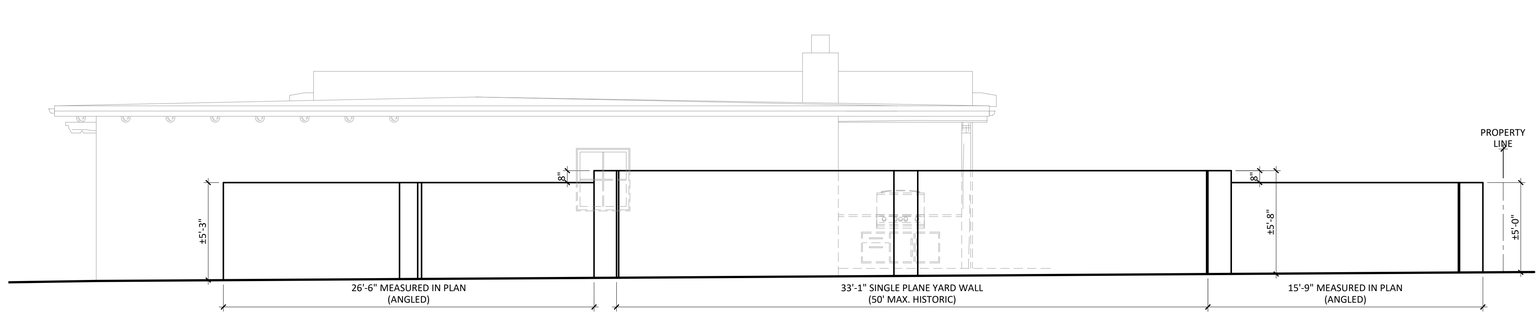
#3 - PROPOSED EAST YARD WALL

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



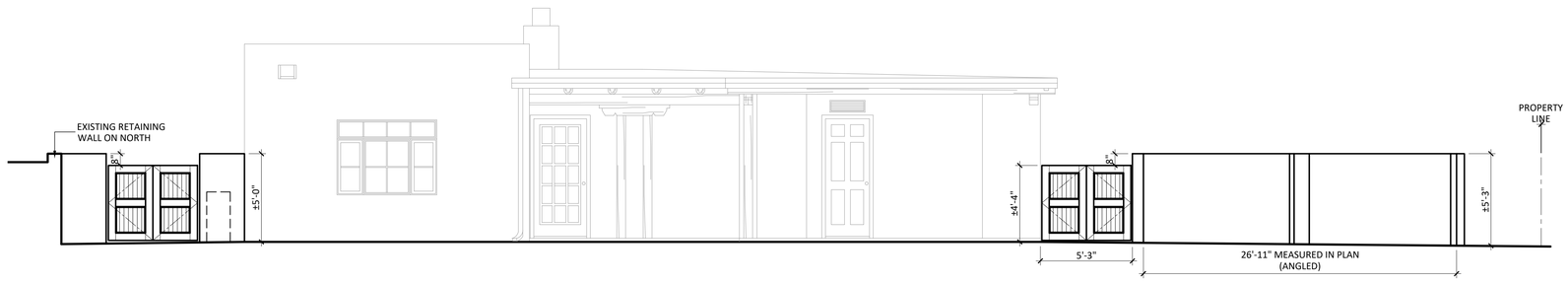
#4 - GATE DETAILS

SCALE: 3/4" = 1'-0"



#2 - PROPOSED SOUTH YARD WALL

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



#1 - PROPOSED WEST YARD WALL & GATES

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

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

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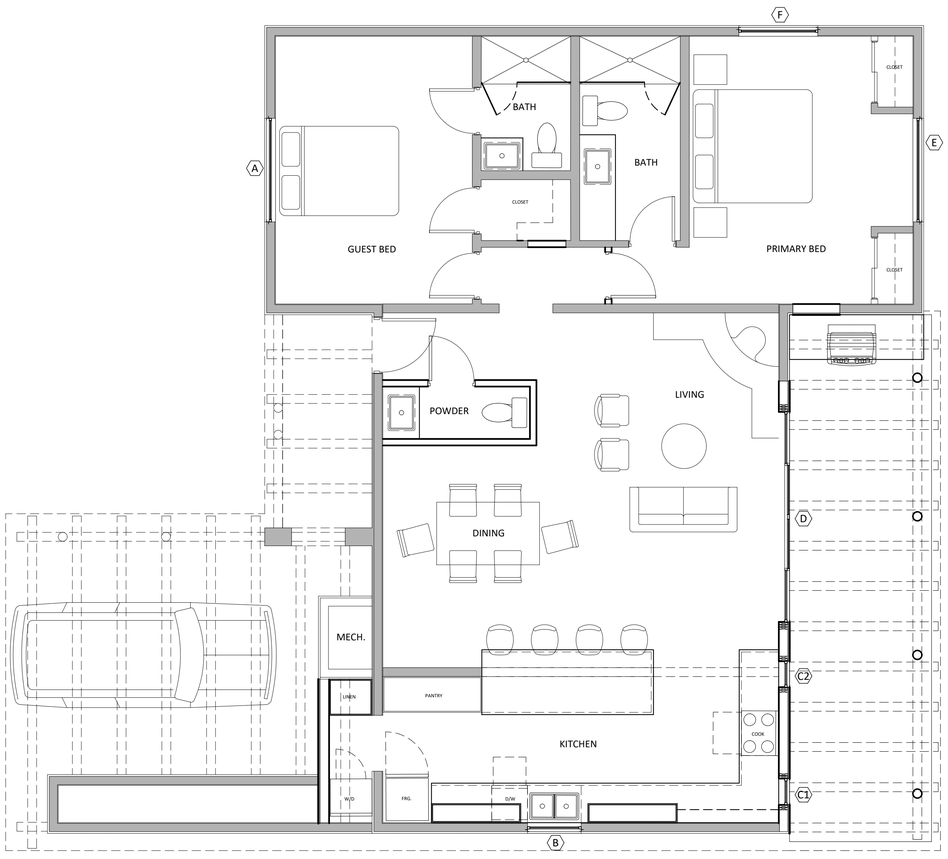
YARD WALL DETAILS

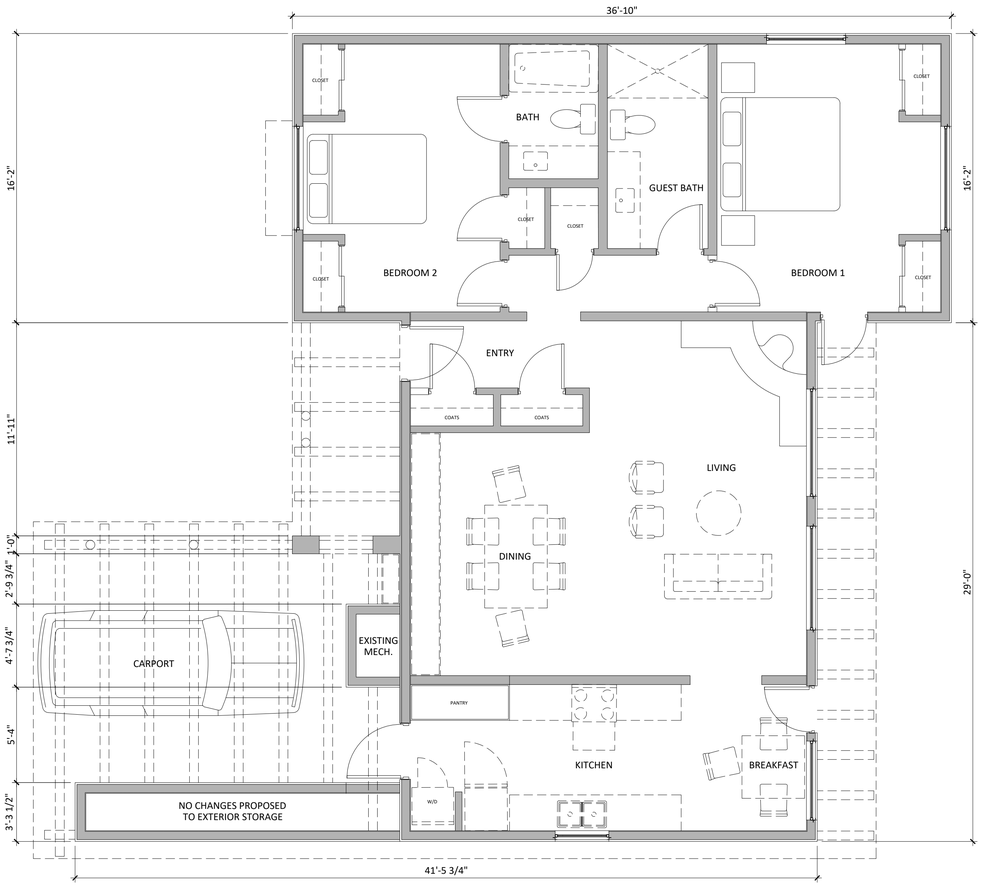
A0-2

GARCIA HOME DESIGN



#2 - PROPOSED FLOOR PLAN

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



#1 - EXISTING FLOOR PLAN

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

WINDOW SCHEDULE

WINDOWS TO BE ANDERSEN WINDOWS, 400 SERIES. COLOR TO BE DARK BRONZE, INTERIOR & EXTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK). MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

X	QTY	SIZE (INCHES)	TYPE	OPP.	LOCATION	NOTES
A	1	68X51	COMPOSITE	-	BEDROOM	UNIT DOESN'T
	1	18X38	CASEMENT	LEFT	-	MEET EGRESS
	1	32X38	PICTURE	FIXED	-	-
	1	18X38	CASEMENT	RIGHT	-	-
	1	68X13	TRANSOM	FIXED	-	-
		MATCH EXISTING SIZE				
B	1	36X42	CASEMENT	LEFT	KITCHEN	-
C1	1	18X42	CASEMENT	LEFT	KITCHEN	-
C2	1	18X42	CASEMENT	RIGHT	KITCHEN	-
D	1	141X80	GLIDING DR.	OXXO	LIVING	-
E	1	72X80	GLIDING DR.	XO	BEDROOM	-
F	1	52X52	COMPOSITE	-	BEDROOM	UNIT MEETS
	1	26X52	CASEMENT	LEFT	-	EGRESS
	1	26X52	CASEMENT	RIGHT	-	-
		MATCH EXISTING SIZE				

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

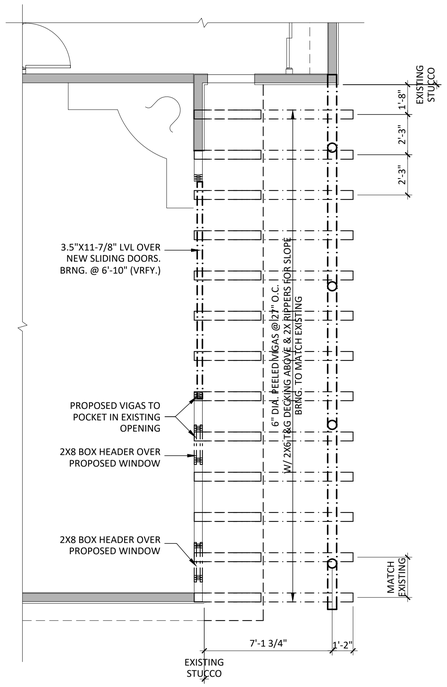
REVISION: HISTORIC PRESERVATION SUBMITTAL	DATE: 3/17/2026

FLOOR PLANS

A1-1

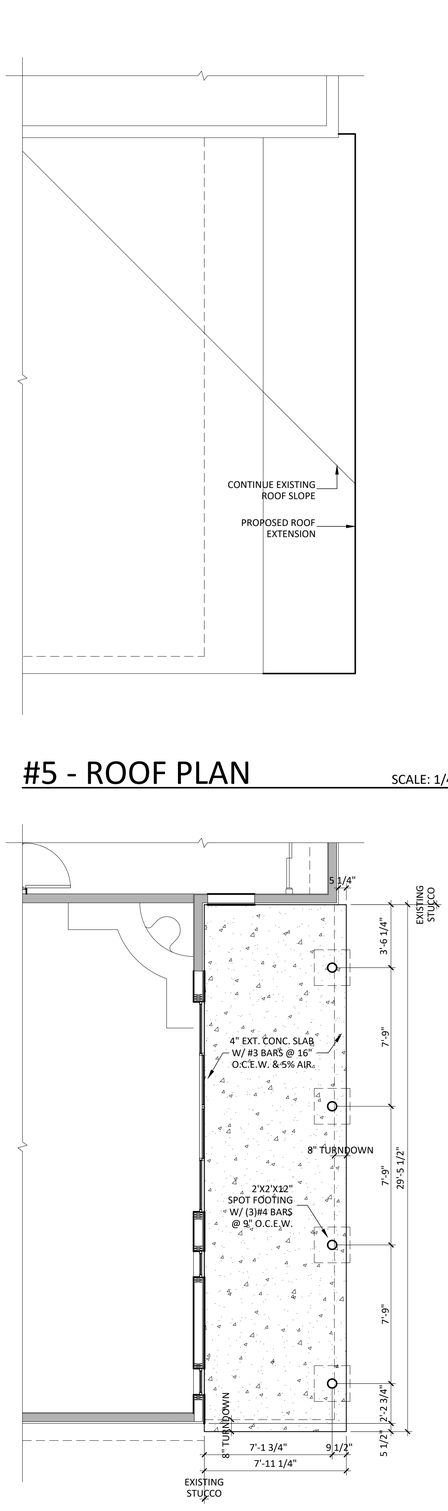
#5 - ROOF PLAN

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



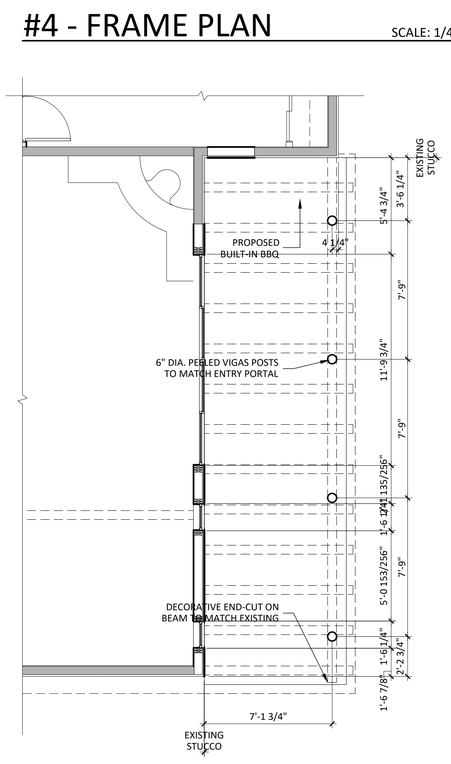
#4 - FRAME PLAN

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



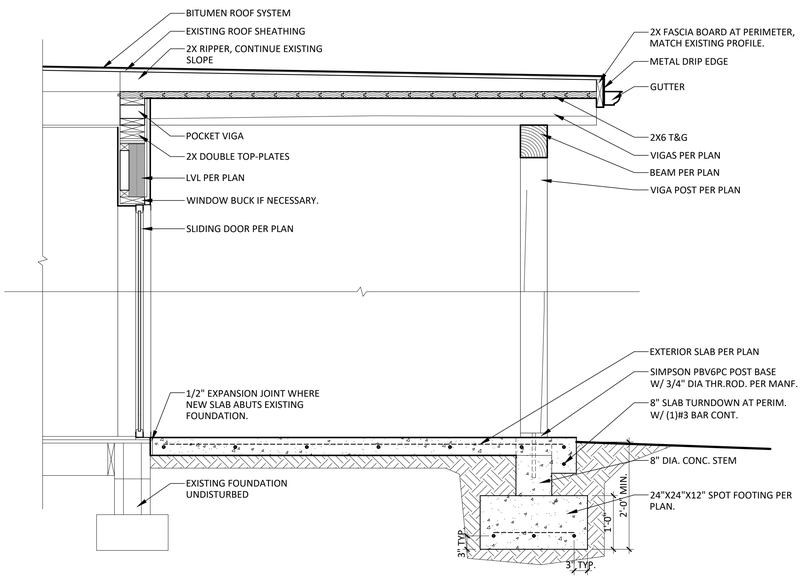
#3 - FOUNDATION PLAN

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



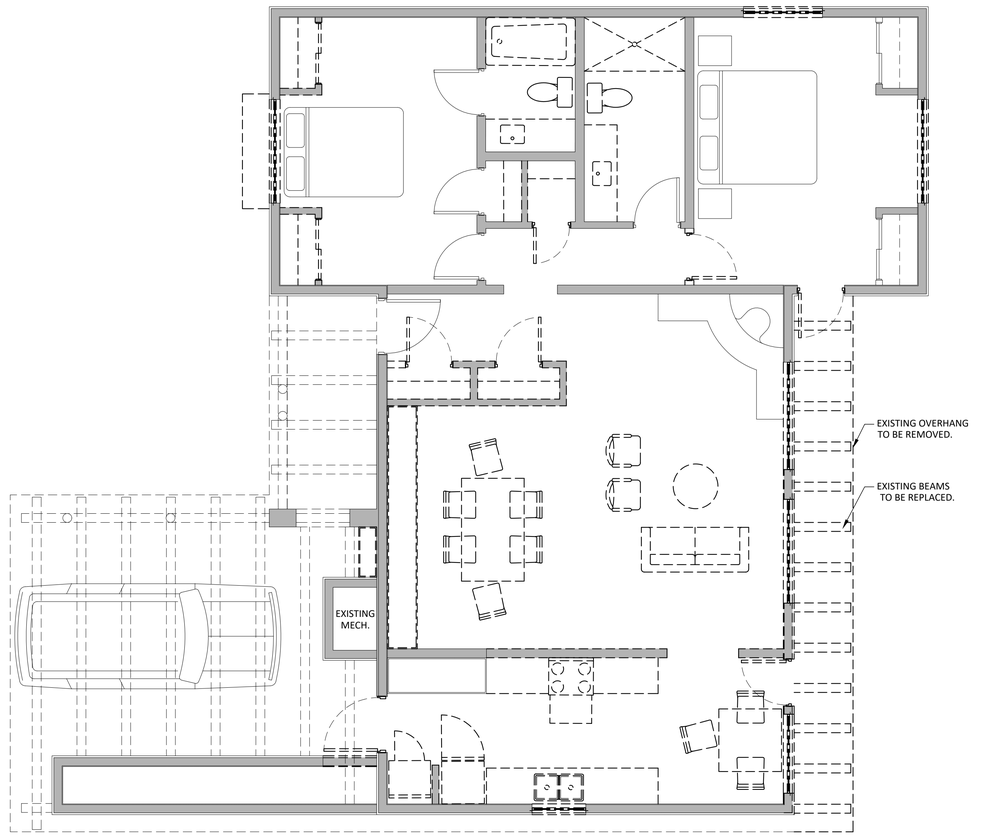
#2 - PROPOSED PORTAL

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



#6 - FRAME DETAIL

SCALE: 3/4" = 1'-0"



#1 - DEMOLITION PLAN

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

GARCIA HOME DESIGN

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

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PORTAL EXTENSION

A1-2

GARCIA HOME DESIGN

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* NEW HIGH EFFICIENCY REPLACEMENT WINDOWS AS SHOWN. WINDOW COLOR PER WINDOW SCHEDULE.
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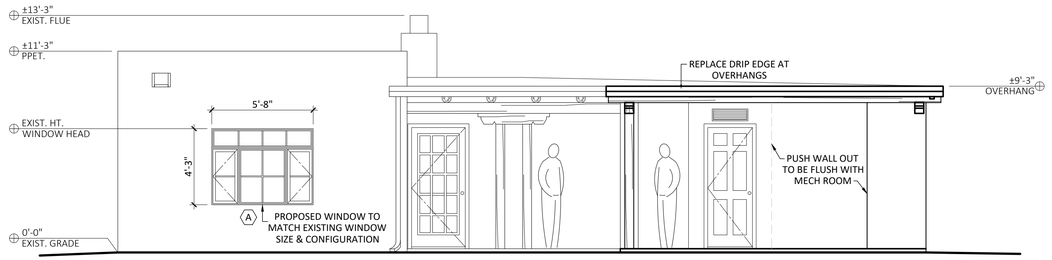
* RE-STUCCO OF THE ENTIRE HOME. PROPOSED STUCCO COLOR TO BE COTTONWOOD WITH A LIGHT SAND FINISH.
* NEW METAL DRIP EDGE AT OVERHANGS. COLOR TO BE DARK BRONZE.
* RE-STAIN EXTERIOR WOOD WITH A NATURAL STAIN.

WINDOW SCHEDULE

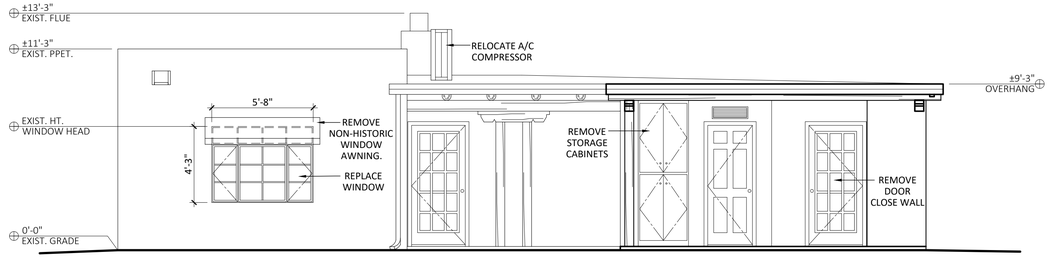
WINDOWS TO BE ANDERSEN WINDOWS, 400 SERIES. COLOR TO BE DARK BRONZE, INTERIOR & EXTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK). MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

(X)	QTY	SIZE (INCHES)	TYPE	OPP.	LOCATION	NOTES
A	1	68X51	COMPOSITE	-	BEDROOM	UNIT DOESN'T MEET EGRESS
	1	18X38	CASEMENT	LEFT	-	
	1	32X38	PICTURE	FIXED	-	-
	1	18X38	CASEMENT	RIGHT	-	-
	1	68X13	TRANSOM	FIXED	-	-
		MATCH EXISTING SIZE				
B	1	36X42	CASEMENT	LEFT	KITCHEN	-
C1	1	18X42	CASEMENT	LEFT	KITCHEN	-
C2	1	18X42	CASEMENT	RIGHT	KITCHEN	-
D	1	141X80	GLIDING DR.	OXXO	LIVING	-
E	1	72X80	GLIDING DR.	XO	BEDROOM	-
F	1	52X52	COMPOSITE	-	BEDROOM	UNIT MEETS EGRESS
	1	26X52	CASEMENT	LEFT	-	-
	1	26X52	CASEMENT	RIGHT	-	-
		MATCH EXISTING SIZE				



#2 - PROPOSED WEST ELEVATION (STREET FRONT)

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



#1 - EXISTING WEST ELEVATION (STREET FRONT)

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

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HISTORIC PRESERVATION SUBMITTAL	DATE: 3/17/2026

BUILDING ELEVATIONS

A2-1

GARCIA HOME DESIGN

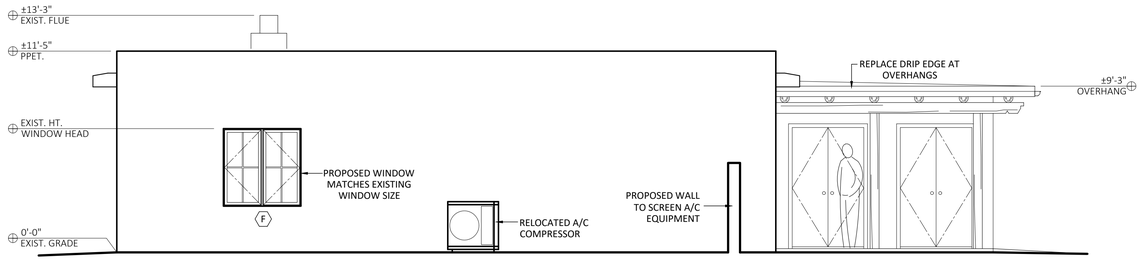
GENERAL NOTES

* NEW HIGH EFFICIENCY REPLACEMENT WINDOWS AS SHOWN. WINDOW COLOR PER WINDOW SCHEDULE.
* RE-ROOF OF THE ENTIRE HOME. ROOF TYPE TO BE MODIFIED BITUMEN, GRANULES TO BE TAN, TYPICAL.
* RE-STUCCO OF THE ENTIRE HOME. PROPOSED STUCCO COLOR TO BE COTTONWOOD WITH A LIGHT SAND FINISH.
* NEW METAL DRIP EDGE AT OVERHANGS. COLOR TO BE DARK BRONZE.
* RE-STAIN EXTERIOR WOOD WITH A NATURAL STAIN.

WINDOW SCHEDULE

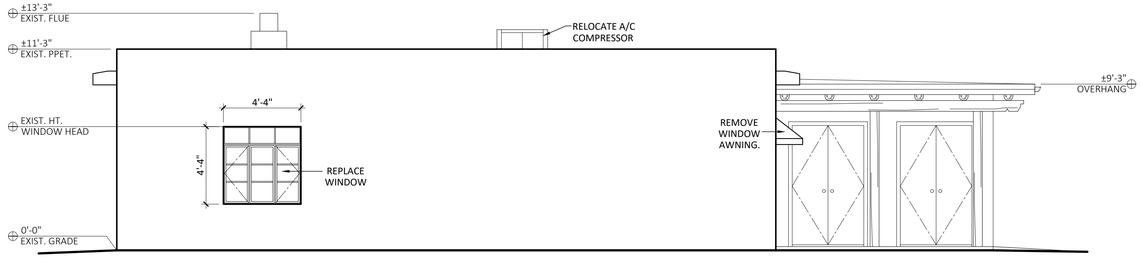
WINDOWS TO BE ANDERSEN WINDOWS, 400 SERIES. COLOR TO BE DARK BRONZE, INTERIOR & EXTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK). MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

(X)	QTY	SIZE (INCHES)	TYPE	OPP.	LOCATION	NOTES
A	1	68X51	COMPOSITE	-	BEDROOM	UNIT DOESN'T MEET EGRESS
	1	18X38	CASEMENT	LEFT	-	
	1	32X38	PICTURE	FIXED	-	-
	1	18X38	CASEMENT	RIGHT	-	-
	1	68X13	TRANSOM	FIXED	-	-
		MATCH EXISTING SIZE				
B	1	36X42	CASEMENT	LEFT	KITCHEN	-
C1	1	18X42	CASEMENT	LEFT	KITCHEN	-
C2	1	18X42	CASEMENT	RIGHT	KITCHEN	-
D	1	141X80	GLIDING DR.	OXXO	LIVING	-
E	1	72X80	GLIDING DR.	XO	BEDROOM	-
F	1	52X52	COMPOSITE	-	BEDROOM	UNIT MEETS EGRESS
	1	26X52	CASEMENT	LEFT	-	-
	1	26X52	CASEMENT	RIGHT	-	-
		MATCH EXISTING SIZE				



#2 - PROPOSED NORTH ELEVATION

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



#1 - EXISTING NORTH ELEVATION

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

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HISTORIC PRESERVATION SUBMITTAL	DATE: 3/17/2026

BUILDING ELEVATIONS

A2-2

GARCIA HOME DESIGN

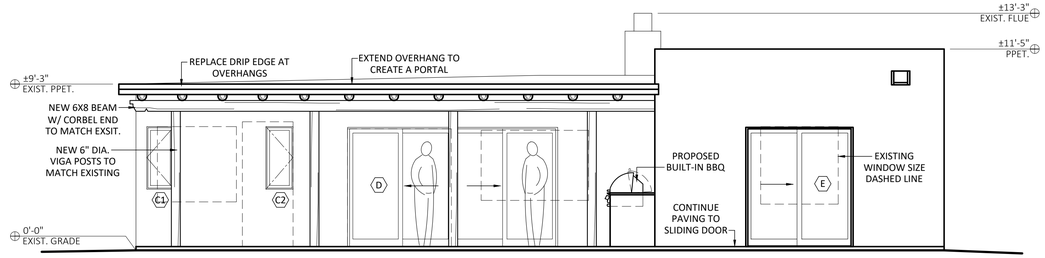
GENERAL NOTES

* NEW HIGH EFFICIENCY REPLACEMENT WINDOWS AS SHOWN. WINDOW COLOR PER WINDOW SCHEDULE.
* RE-ROOF OF THE ENTIRE HOME. ROOF TYPE TO BE MODIFIED BITUMEN, GRANULES TO BE TAN, TYPICAL.
* RE-STUCCO OF THE ENTIRE HOME. PROPOSED STUCCO COLOR TO BE COTTONWOOD WITH A LIGHT SAND FINISH.
* NEW METAL DRIP EDGE AT OVERHANGS. COLOR TO BE DARK BRONZE.
* RE-STAIN EXTERIOR WOOD WITH A NATURAL STAIN.

WINDOW SCHEDULE

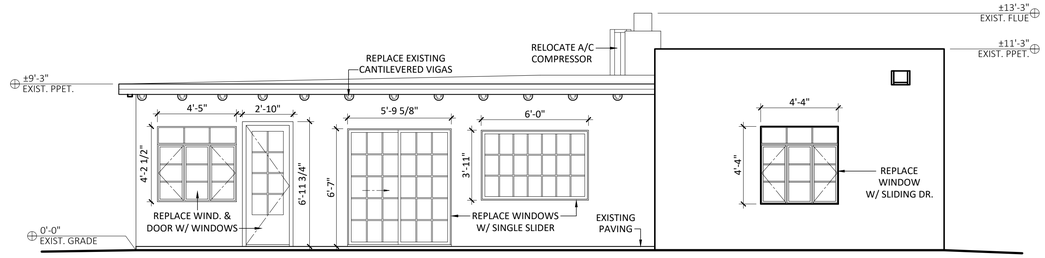
WINDOWS TO BE ANDERSEN WINDOWS, 400 SERIES. COLOR TO BE DARK BRONZE, INTERIOR & EXTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK). MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

(X)	QTY	SIZE (INCHES)	TYPE	OPP.	LOCATION	NOTES
A	1	68X51	COMPOSITE	-	BEDROOM	UNIT DOESN'T MEET EGRESS
	1	18X38	CASEMENT	LEFT	-	
	1	32X38	PICTURE	FIXED	-	-
	1	18X38	CASEMENT	RIGHT	-	-
	1	68X13	TRANSOM	FIXED	-	-
		MATCH EXISTING SIZE				
B	1	36X42	CASEMENT	LEFT	KITCHEN	-
C1	1	18X42	CASEMENT	LEFT	KITCHEN	-
C2	1	18X42	CASEMENT	RIGHT	KITCHEN	-
D	1	141X80	GLIDING DR.	OXXO	LIVING	-
E	1	72X80	GLIDING DR.	XO	BEDROOM	-
F	1	52X52	COMPOSITE	-	BEDROOM	UNIT MEETS EGRESS
	1	26X52	CASEMENT	LEFT	-	-
	1	26X52	CASEMENT	RIGHT	-	-
		MATCH EXISTING SIZE				



#2 - PROPOSED EAST ELEVATION (BACK YARD)

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



#1 - EXISTING EAST ELEVATION (BACK YARD)

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

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HISTORIC PRESERVATION SUBMITTAL	DATE: 3/17/2026

BUILDING ELEVATIONS

A2-3

GARCIA HOME DESIGN

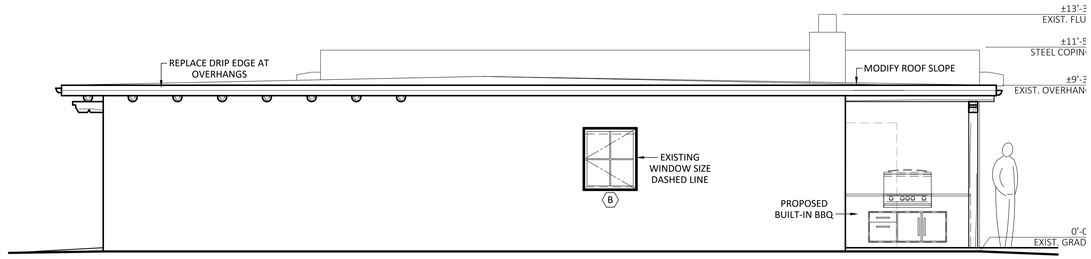
GENERAL NOTES

* NEW HIGH EFFICIENCY REPLACEMENT WINDOWS AS SHOWN. WINDOW COLOR PER WINDOW SCHEDULE.
* RE-ROOF OF THE ENTIRE HOME. ROOF TYPE TO BE MODIFIED BITUMEN, GRANULES TO BE TAN, TYPICAL.
* RE-STUCCO OF THE ENTIRE HOME. PROPOSED STUCCO COLOR TO BE COTTONWOOD WITH A LIGHT SAND FINISH.
* NEW METAL DRIP EDGE AT OVERHANGS. COLOR TO BE DARK BRONZE.
* RE-STAIN EXTERIOR WOOD WITH A NATURAL STAIN.

WINDOW SCHEDULE

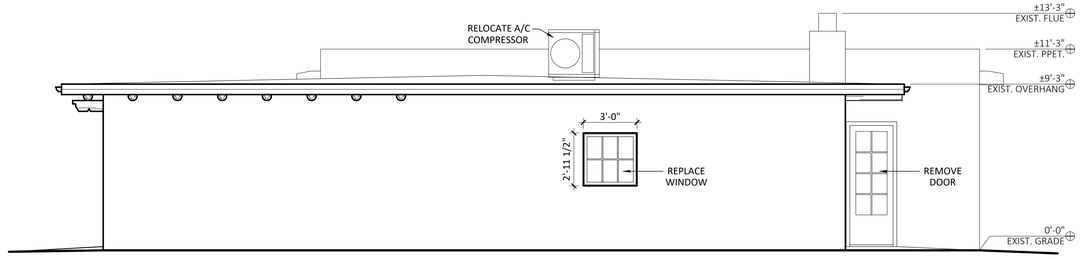
WINDOWS TO BE ANDERSEN WINDOWS, 400 SERIES. COLOR TO BE DARK BRONZE, INTERIOR & EXTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK). MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

(X)	QTY	SIZE (INCHES)	TYPE	OPP.	LOCATION	NOTES
A	1	68X51	COMPOSITE	-	BEDROOM	UNIT DOESN'T MEET EGRESS
	1	18X38	CASEMENT	LEFT	-	
	1	32X38	PICTURE	FIXED	-	-
	1	18X38	CASEMENT	RIGHT	-	-
	1	68X13	TRANSOM	FIXED	-	-
		MATCH EXISTING SIZE				
B	1	36X42	CASEMENT	LEFT	KITCHEN	-
C1	1	18X42	CASEMENT	LEFT	KITCHEN	-
C2	1	18X42	CASEMENT	RIGHT	KITCHEN	-
D	1	141X80	GLIDING DR.	OXXO	LIVING	-
E	1	72X80	GLIDING DR.	XO	BEDROOM	-
F	1	52X52	COMPOSITE	-	BEDROOM	UNIT MEETS EGRESS
	1	26X52	CASEMENT	LEFT	-	-
	1	26X52	CASEMENT	RIGHT	-	-
		MATCH EXISTING SIZE				



#2 - PROPOSED SOUTH ELEVATION

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



#1 - EXISTING SOUTH ELEVATION

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

GARCIA RESIDENCE REMODEL

120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HISTORIC PRESERVATION SUBMITTAL | DATE: 3/17/2026

BUILDING ELEVATIONS

A2-4

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Garcia Home Design
120 Camino Santiago
Santa Fe, NM 87501
garciahomedesign@gmail.com

JOB	DATE
120 Camino Santiago, Santa Fe, NM 87501	03/10/2026

LOCATION	DESCRIPTION
WEST	
A	68" x 51" LSR TRIPLE STEEL CASEMENT WITH STORM 38" TALL W/12" TRANSOM 18"/32"/18" x 38" W/68" x 12" TRANSOM 1W3H/2W3H/1W3H W/4W1H TRANSOM
DR #1	36" x 80" LH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD
DR #2	36" x 80" RH OUTSWING DOOR MASONITE 6-PANEL
DR #3	36" x 80" RH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD
NORTH	
DR #4	50" x 80" TWIN LH OUTSWING (2-24") 1 ¾" SC FLUSH BIRCH ALL WOOD
DR #5	50" x 80" TWIN LH OUTSWING (2-24") 1 ¾" SC FLUSH BIRCH ALL WOOD
DR #6	50" x 80" TWIN LH OUTSWING (2-24") 1 ¾" SC FLUSH BIRCH ALL WOOD
SOUTH	
B	36" x 35 ½" AWNING VENT BRONZE CLAD INTERIOR WINDOW 3W2H SDL W/INSULATED LOW-E GLASS
EAST	
C	52" x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H – 3W1H
DR #7	30" x 80" RIGHT HINGED STORM DOOR – COMBINATION BRONZE
DR #8	72" x 80" SLIDING GLASS DOOR ALUMINUM CLAD/WOOD 3W5H SDL W/INSULATED LOW-E GLASS
D	72' x48" FIXED WINDOW ALUMINUM CLAD/WOOD 7W3H BSDL W/INSULATED LOW-E GLASS
SOUTH	
DR #9	30" x 80" RH INSWING DOOR W/3W3H/CROSSBACK BOTTOM ALL WOOD

JOB	DATE
120 Camino Santiago, Santa Fe, NM 87501	03/10/2026

LOCATION	DESCRIPTION
EAST	
E	52” x 52” LSR TRIPLE STEEL CASEMENT (3-18”) W/TRANSOM 38” HEIGHT/12” HEIGHT 1W3H/1W3H – 3W1H
NORTH	
F	52” x 52” LSR TRIPLE STEEL CASEMENT (3-18”) W/TRANSOM 38” HEIGHT/12” HEIGHT 1W3H/1W3H – 3W1H

In closing, my professional opinion is as follows:

Windows A, C, E, and F are historic however there is interior wall damage from the condensation of the steel casement. The storms of these units are not historic.

Window B and D are non-historic.

Doors 1, 2, 3, 4, 5, 6, 7, 8, and 9 are non-historic.

The window units that are going to be replaced should be in "like and kind" similar to historic windows. These units should be in a composite or clad/wood pop-in with simulated divided light (no grilles) or metal bars, manufactured such as Kolbe, Weathershield, or Marvin.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC| WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

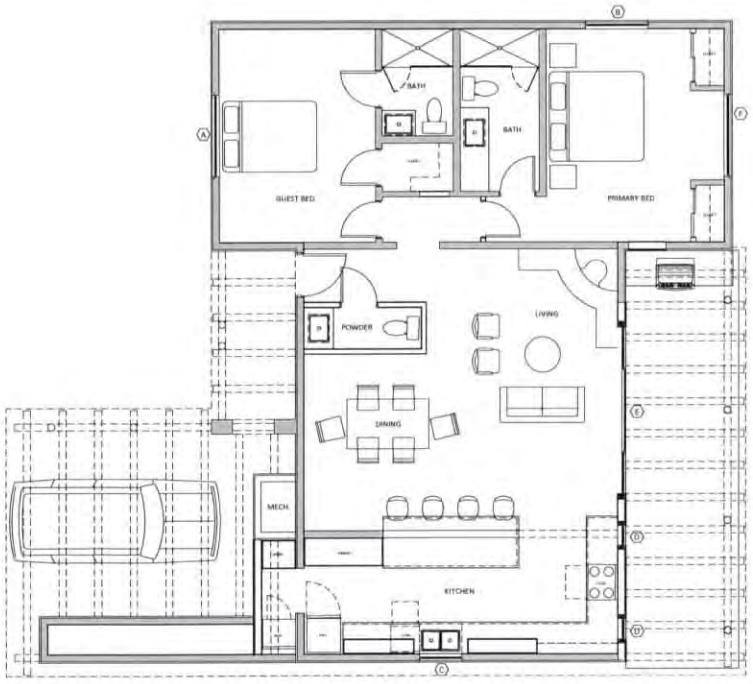
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
WEST			
A	68" x 51" LSR TRIPLE STEEL CASEMENT W/STORM 38" TALL W/12" TRANSOM 18"/32"/18" x 38" W/68' x 12" TRANSOM 1W3H/2W3H/1W3H W/4W1H TRANSOM	F	**HISTORIC** – CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER **NON-HISTORIC** – STORMS (1989)
DR #1	36" x 80" LH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD	S	**NON-HISTORIC** – SIMPSON FIR DOOR (1996)
DR #2	36" x 80" RH OUTSWING DOOR MASONITE 6-PANEL	S	**NON-HISTORIC** – MASONITE (2008)
DR #3	36" x 80" RH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD	S	**NON-HISTORIC** – SIMPSON FIR DOOR (1996)
NORTH			
DR #4	50" x 80" TWIN (2-24") LH OUTSWING 1 ¾" SC FLUSH BIRCH ALL WOOD	S	**NON-HISTORIC** – SKINNED BIRCH DOOR (2008)
DR #5	50" x 80" TWIN (2-24") LH OUTSWING 1 ¾" SC FLUSH BIRCH ALL WOOD	S	**NON-HISTORIC** – SKINNED BIRCH DOOR (2008)
DR #6	50" x 80" TWIN (2-24") LH OUTSWING 1 ¾" SC FLUSH BIRCH ALL WOOD	S	**NON-HISTORIC** – SKINNED BIRCH DOOR (2008)
SOUTH			
B	36" x 35 ½" AWNING VENT BRONZE CLAD/INTERIOR WINDOW 3W2H SDL W/INSULATED LOW-E GLASS	S	**NON-HISTORIC** – MARVIN (2012)

NOTES:

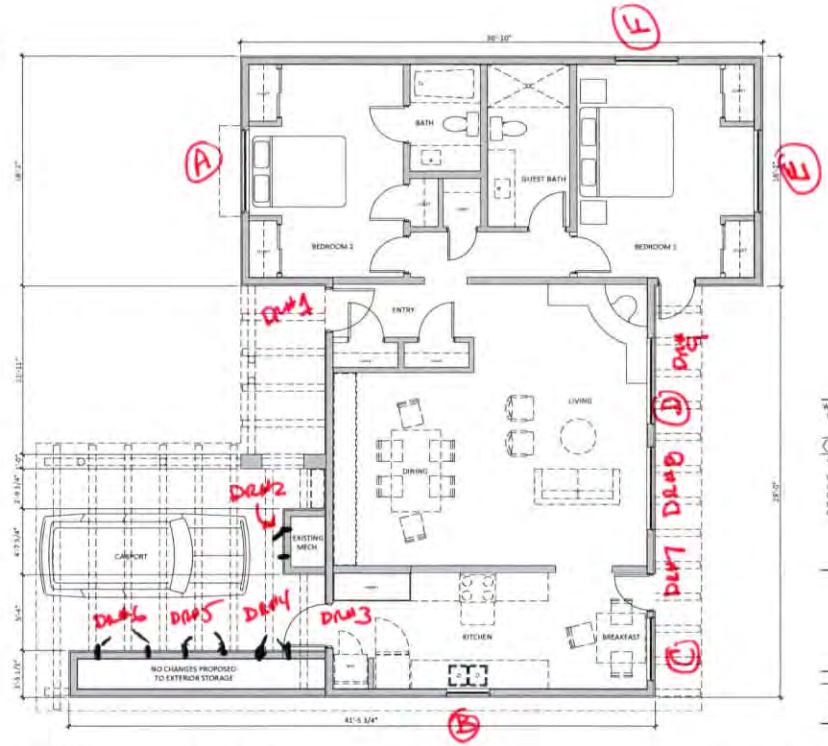
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
EAST			
C	52" x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H – 3W1H	S	**HISTORIC** – CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER **NON-HISTORIC** – STORMS (1989)
DR #7	30' x 80" RIGHT HINGED STORM DOOR – COMBINATION BRONZE	S	**NON-HISTORIC** – (2012)
DR #8	72" x 80" SLIDING GLASS DOOR ALUMINUM CLAD/WOOD 3W5H SDL W/INSULATED LOW-E GLASS	S	**NON-HISTORIC** – MARVIN (2012)
D	72" x 40" FIXED WINDOW ALUMINUM CLAD/WOOD 7W3H SDL W/INSULATED LOW-E GLASS	S	**NON-HISTORIC** – MARVIN (2012)
SOUTH			
DR #9	30" x 80" RH INSWING DOOR W/3W3H/CROSSBACK BOTTOM ALL WOOD	F	**NON-HISTORIC** – SIMPSON FIR DOOR (1996)
EAST			
E	52' x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H – 3W1H	F	**HISTORIC** – CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER **NON-HISTORIC** – STORMS (1989)
NORTH			
F	52' x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H – 3W1H	F	**HISTORIC** – CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER **NON-HISTORIC** – STORMS (1989)

GARCIA HOME DESIGN



#2 - PROPOSED FLOOR PLAN

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



#1 - EXISTING FLOOR PLAN

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

WINDOW SCHEDULE

WINDOWS TO BE ANDERSEN WINDOWS, 100 SERIES. COLOR TO BE DARK BRONZE EXTERIOR & INTERIOR (WHITE, SANDTONE, TERRATONE, DARK BRONZE, BLACK)
WINDOW SIZES SHOWN IN FEET AND INCHES PER MANUFACTURER.
MUNTINS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

#	QTY	SIZE	TYPE	OPP.	LOCATION	NOTES
A	1	3'-9.5"W 4'-2.5" *MATCH EXISTING WINDOW SIZE*	GLIDING	OK	BEDROOM	MEETS EGRESS
B	1	5048	GLIDING	NO	BEDROOM	MEETS EGRESS
C	1	3036	GLIDING	NO	KITCHEN	
D	2	1836	FIXED		KITCHEN	
E	1	12068	GLIDING DR.	OKKO	LIVING	
F	1	6068	GLIDING DR.	NO	BEDROOM	

GARCIA RESIDENCE REMODEL
120 CAMINO SANTIAGO
SANTA FE, NM 87501

REVISION: HPD - PRELIMINARY REVIEW	DATE: 2/25/2026

FLOOR PLANS

A1-1

West Elevation Window A

West
Elevation
Door #1

West
Elevation
Door #2

West
Elevation
Door #3

North
Elevation
Door #4

North
Elevation
Door#5

North
Elevation
Door #6

South Elevation Window B

East Elevation
Window
C

East
Elevation
Door
#7

East
Elevation
Door#8

East Elevation
Window
D

South Elevation Door #9

East
Elevation
Window
E

North
Elevation
Window
F

Plaza Del Monte
120 Camino Santiago
North Elevation

Plaza Del Monte
120 Camino
Santiago
East Elevation

Plaza Del
Monte
120 Camino
Santiago
East Elevation

Plaza Del
Monte
120 Camino
Santiago
SouthEast
Elevation

Plaza Del Monte
120 Camino
Santiago
South Elevation

Plaza Del Monte
120 Camino
Santiago
NorthWest Elevation

Plaza Del Monte
120 Camino Santiago
NorthWest
Elevation

Plaza Del Monte
120 Camino Santiago
West Elevation

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

Case #H-19-041. 202 Gonzales Road
Case #H-19-0047. 133 Romero Street.
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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. Liaison Planning, 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, 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

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RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 7, 2019
TIME: 9:01 AM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
June 25, 2019

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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
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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.

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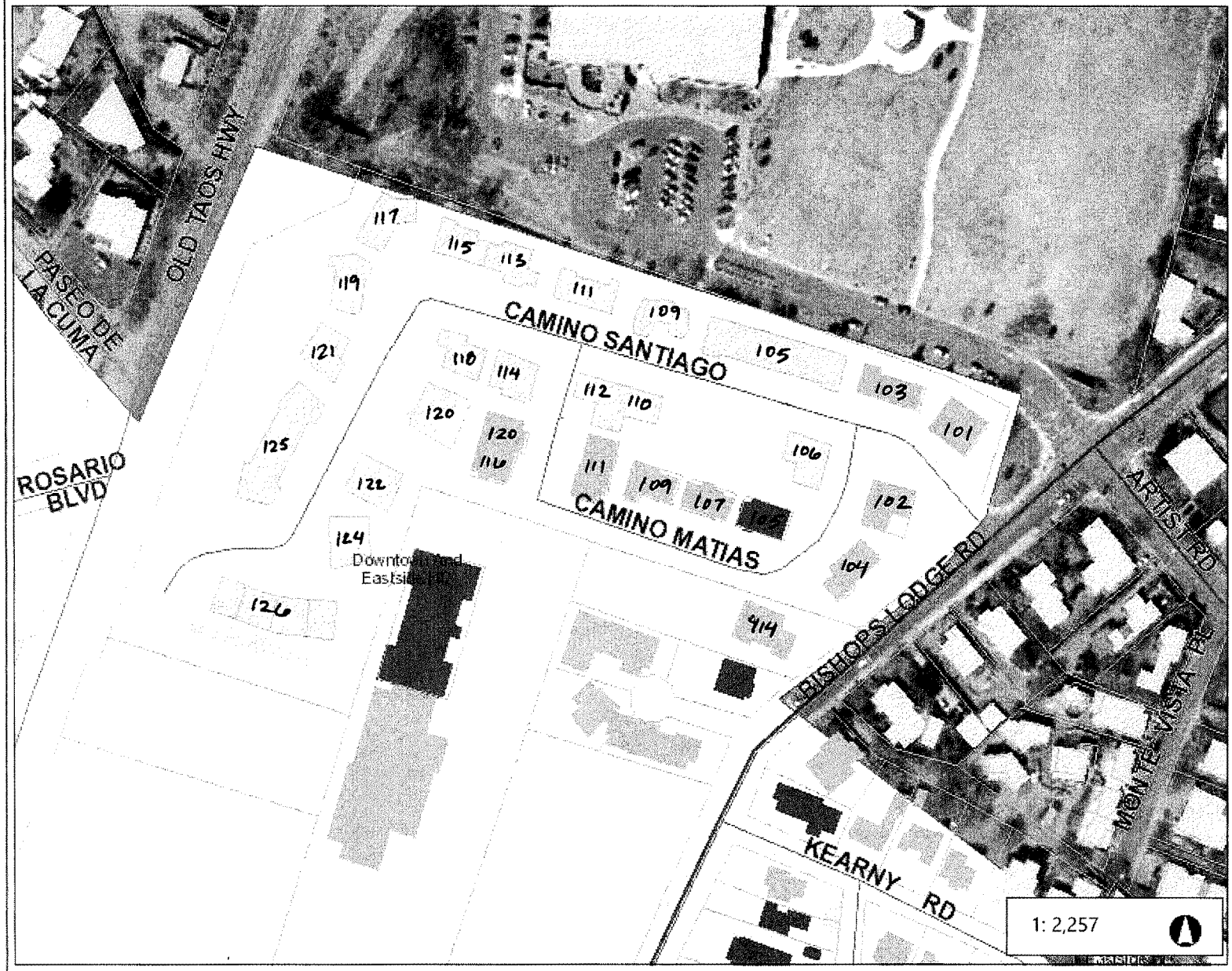

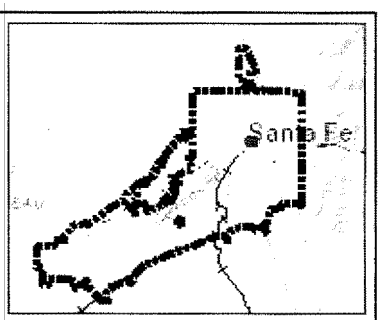

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Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

Notes

Note that 124 and 126 Camino Santiago have been designated as Contributing, and 122, 125 and the garages south of 126 Camino Santiago have been designated as Non-contributing.

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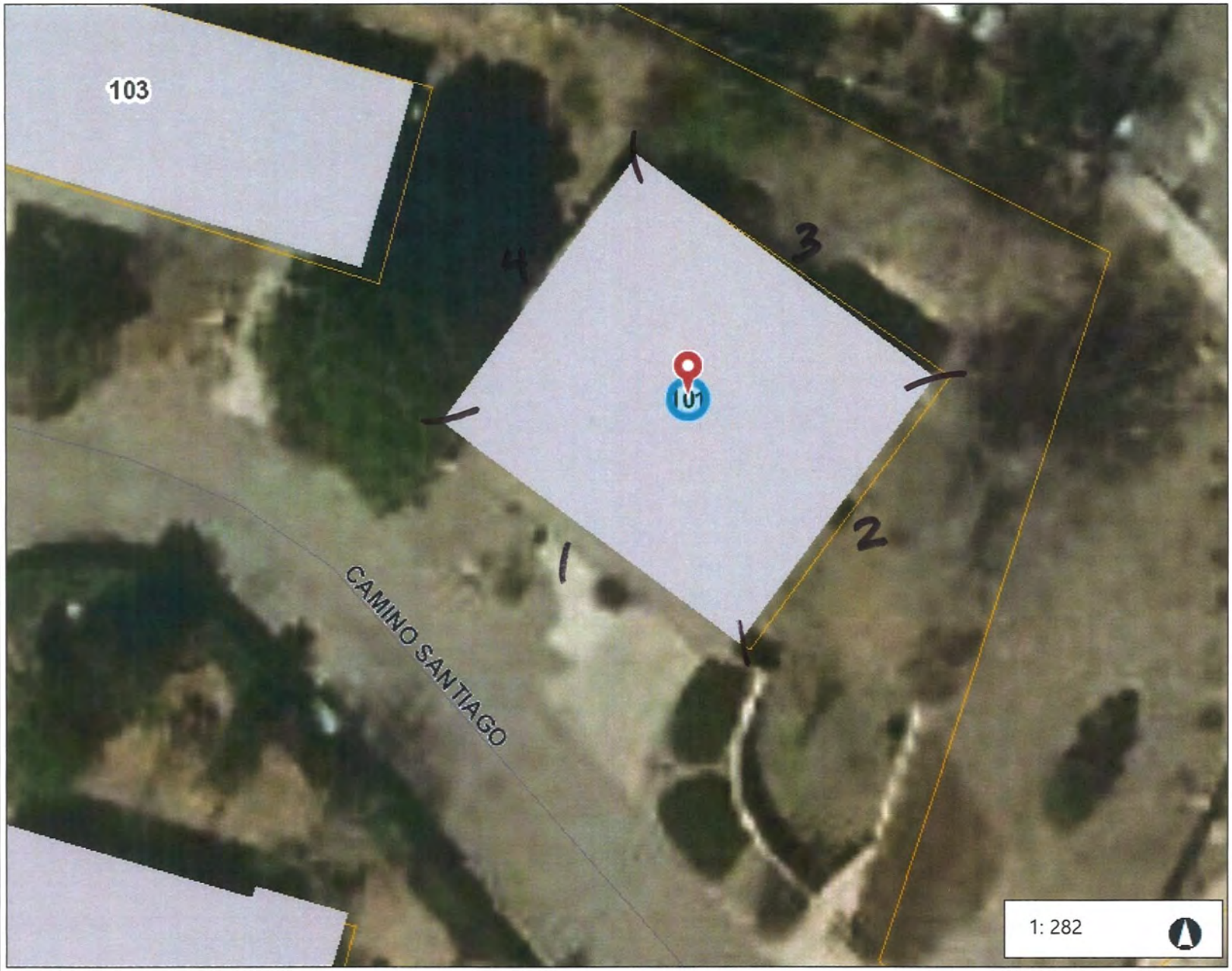
101 Camino Santiago



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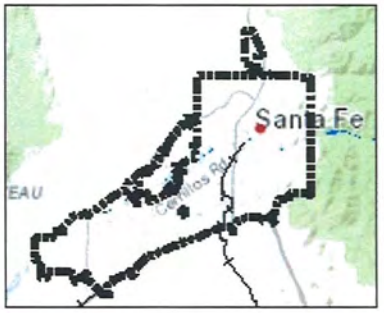
102 Camino Santiago



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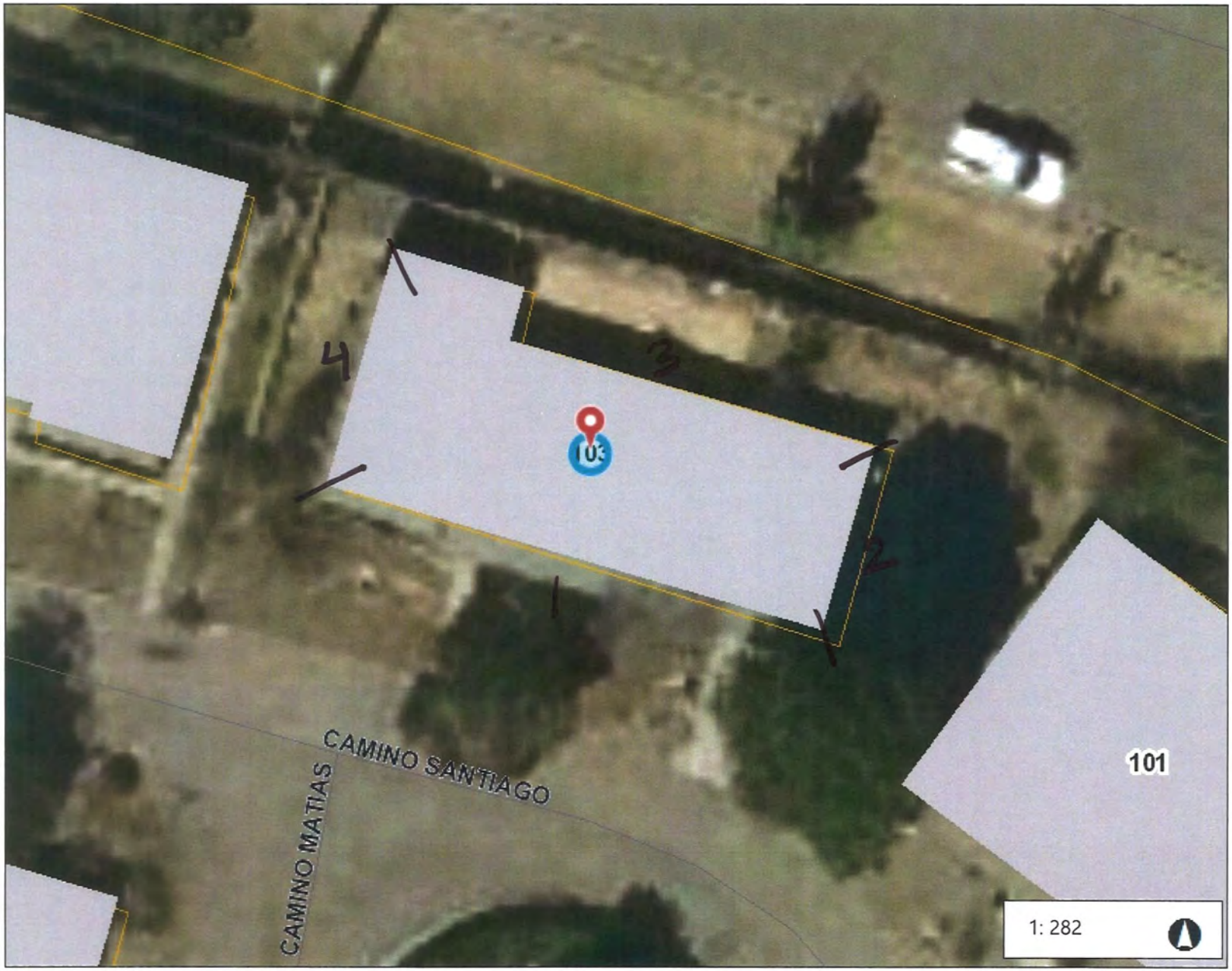
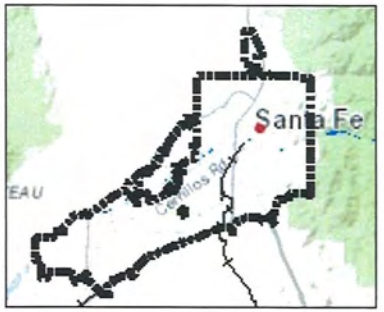
103 Camino Santiago





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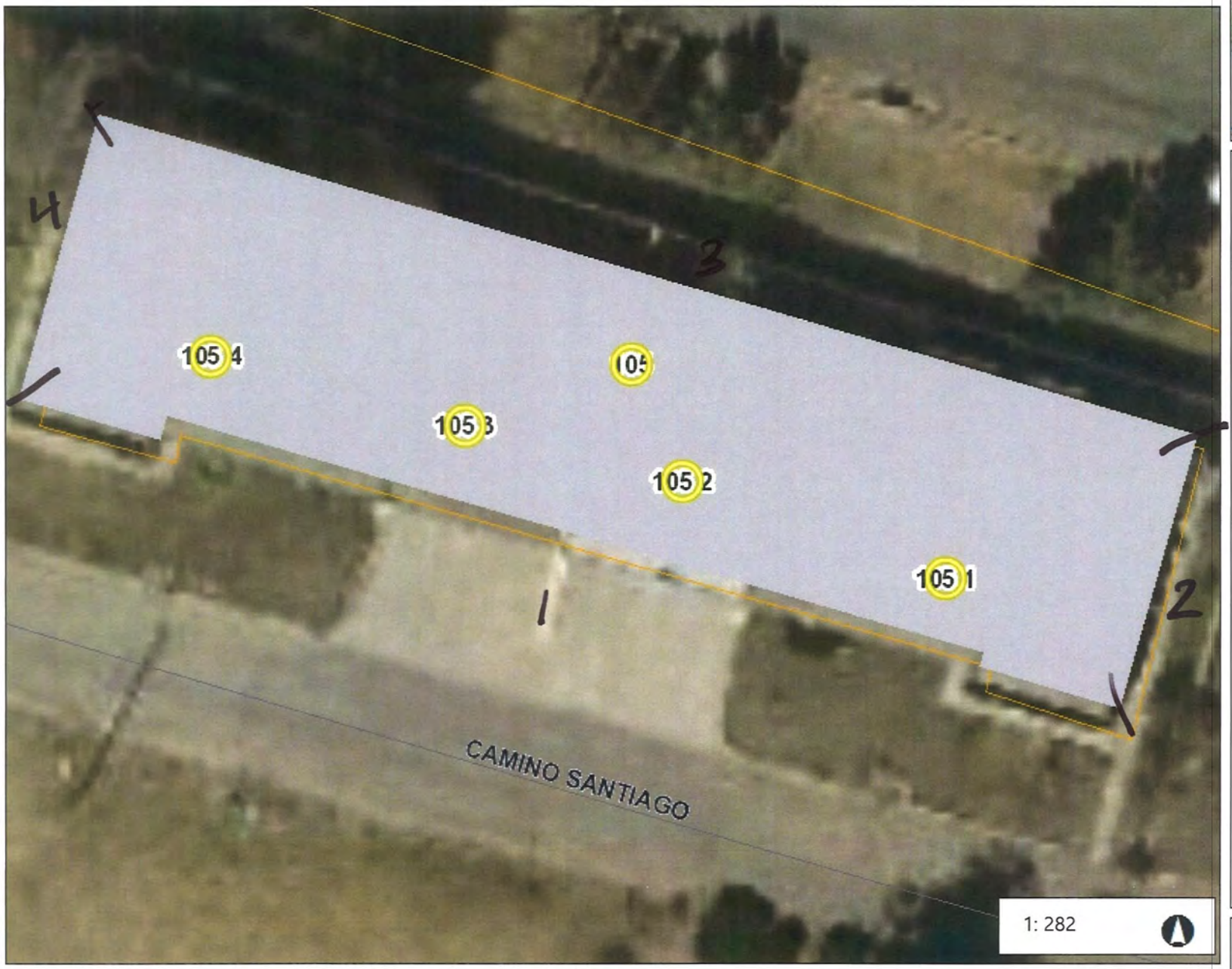
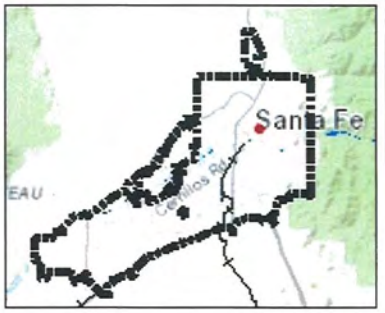
105 Camino Santiago





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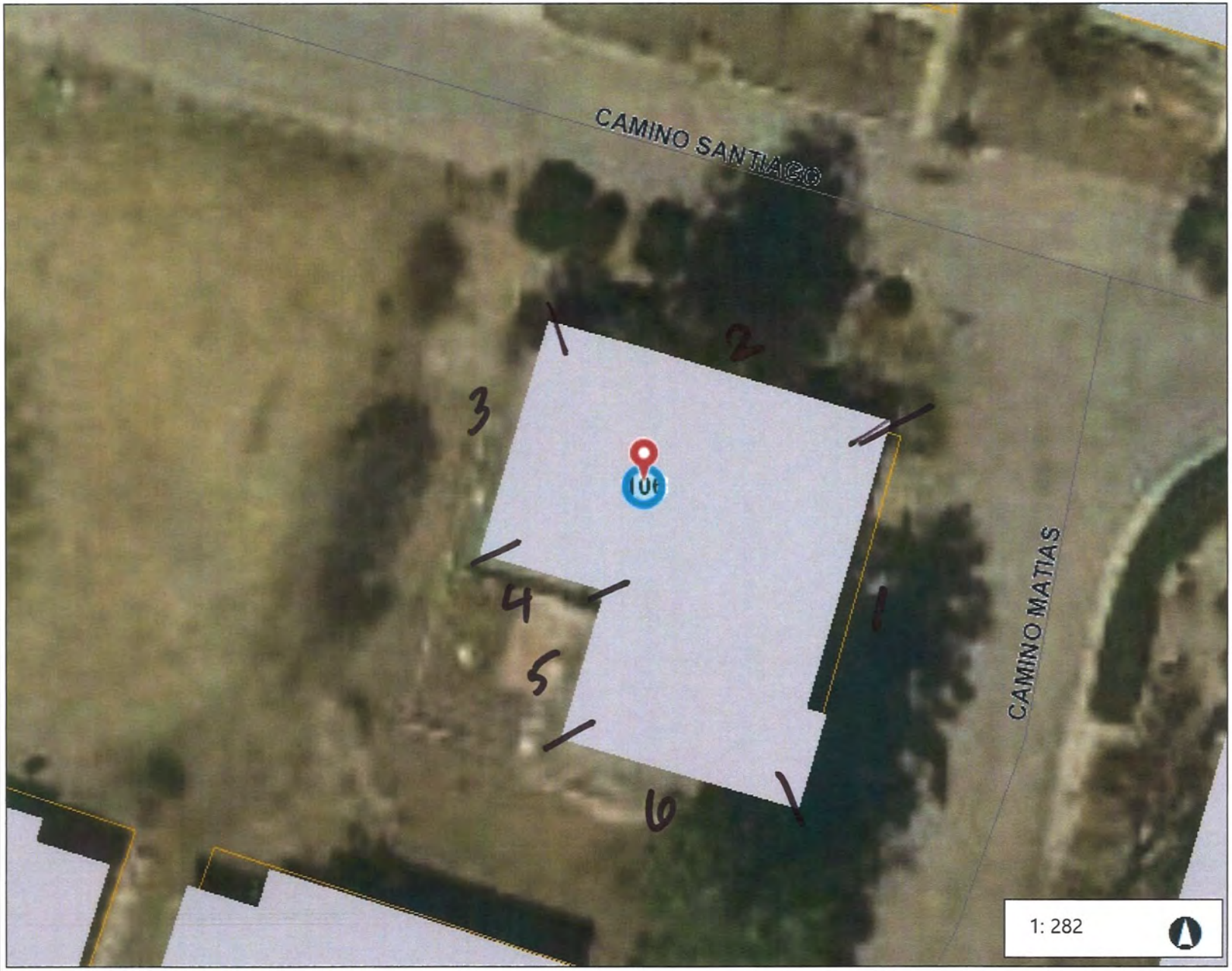
106 Camino Santiago



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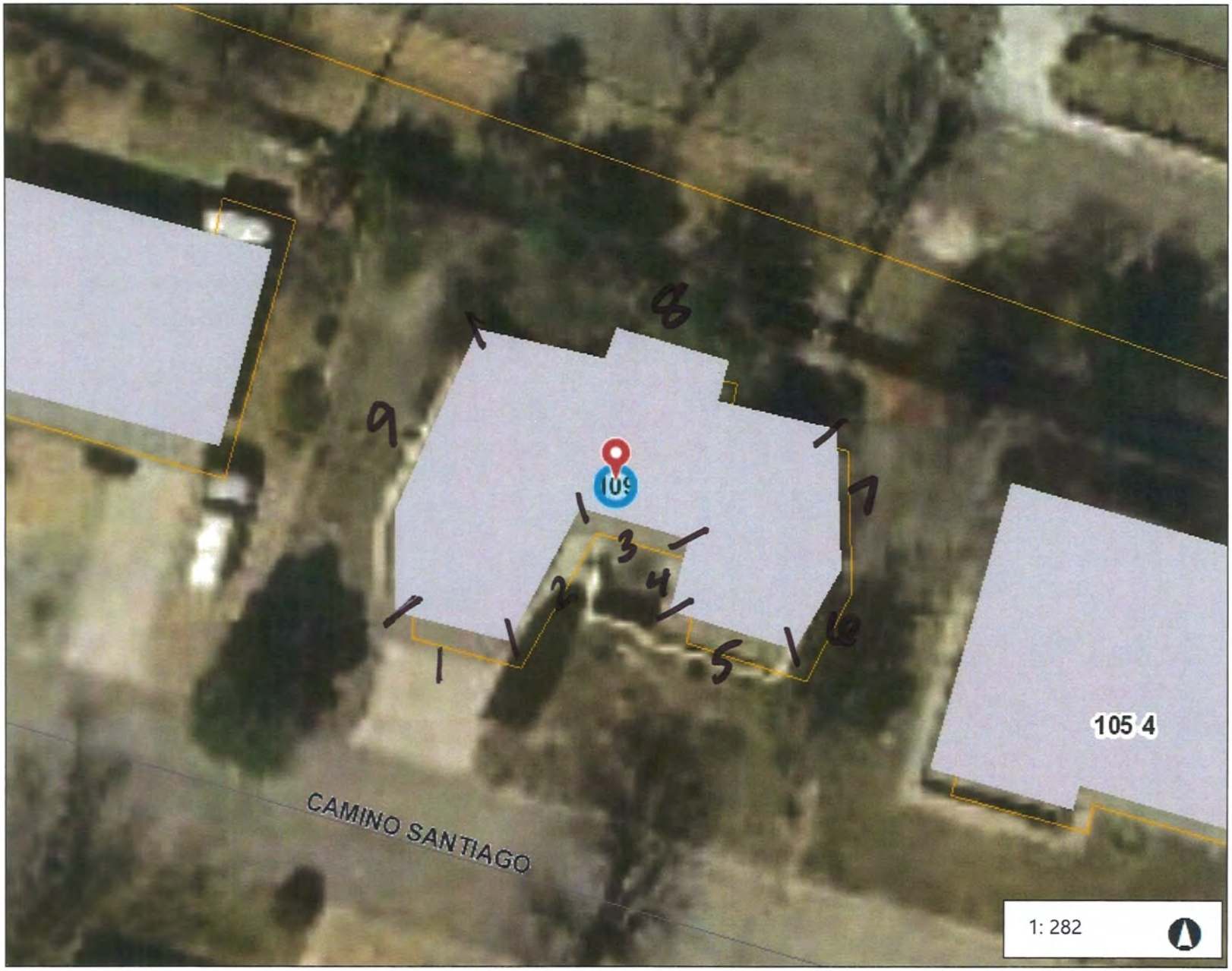
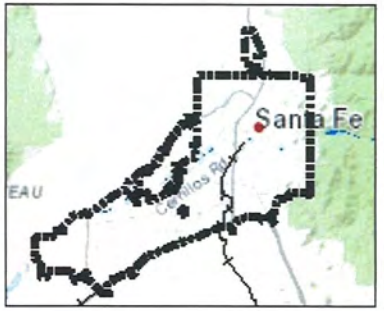
109 Camino Santiago





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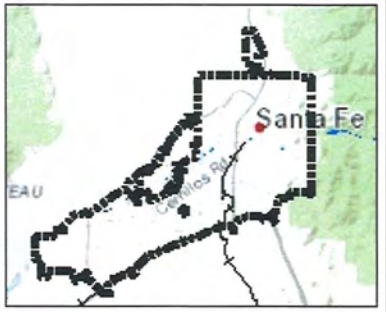
110 Camino Santiago



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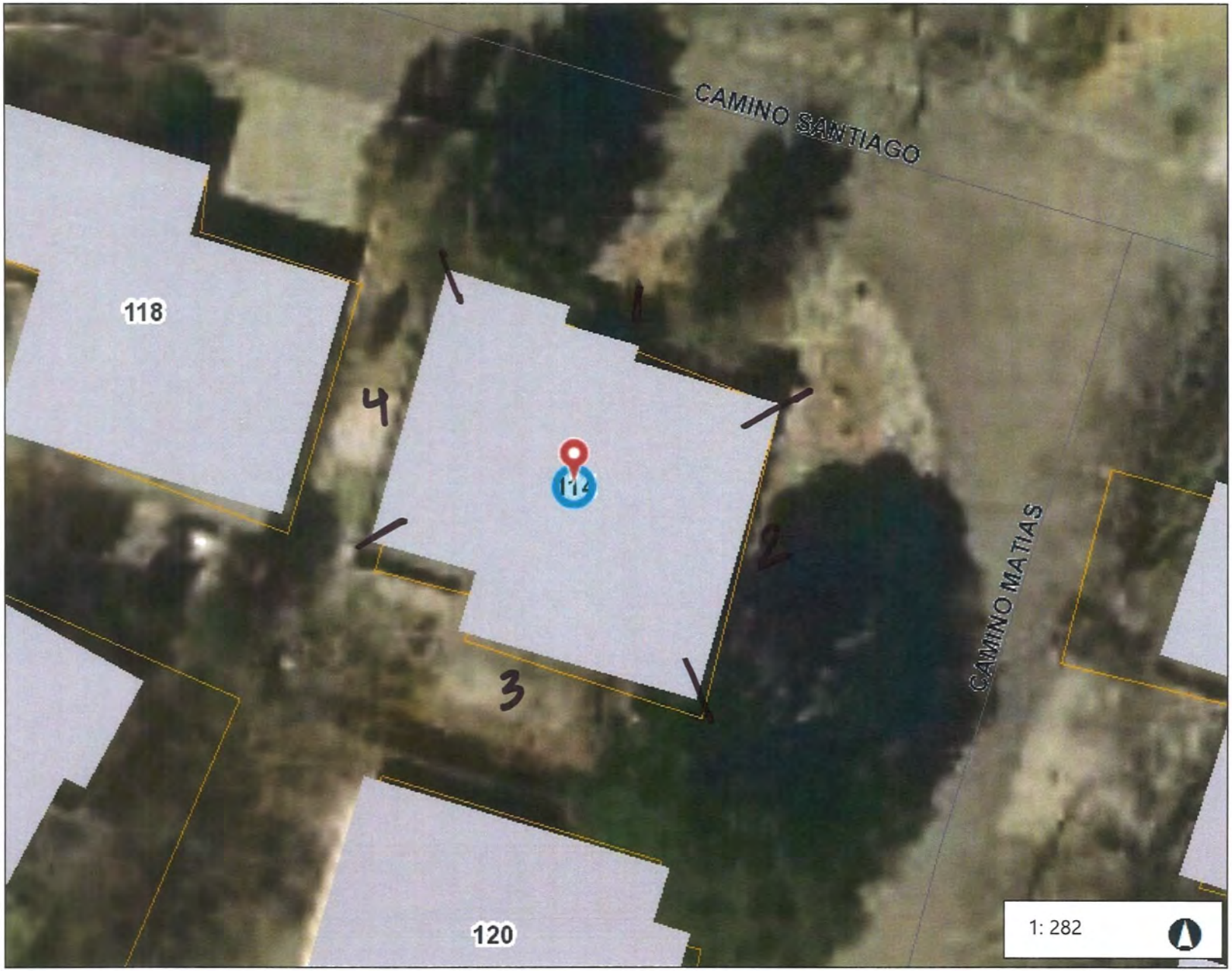
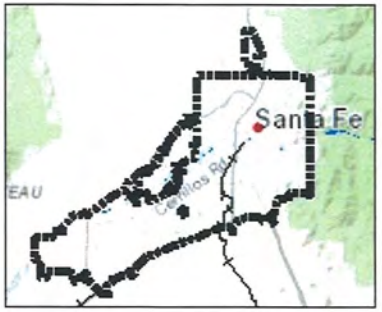
114 Camino Santiago





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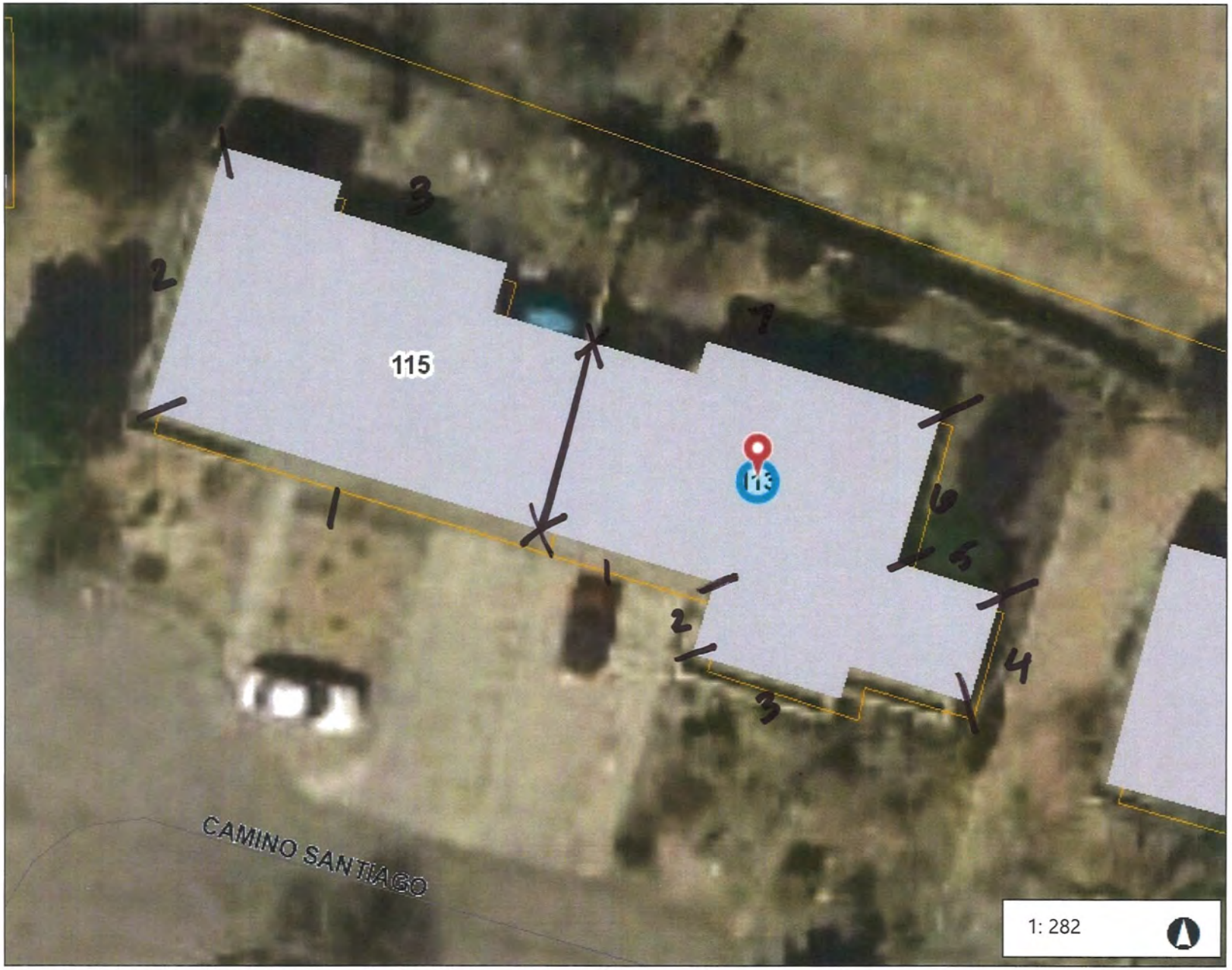
113/115 Camino Santiago



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- Major Roads
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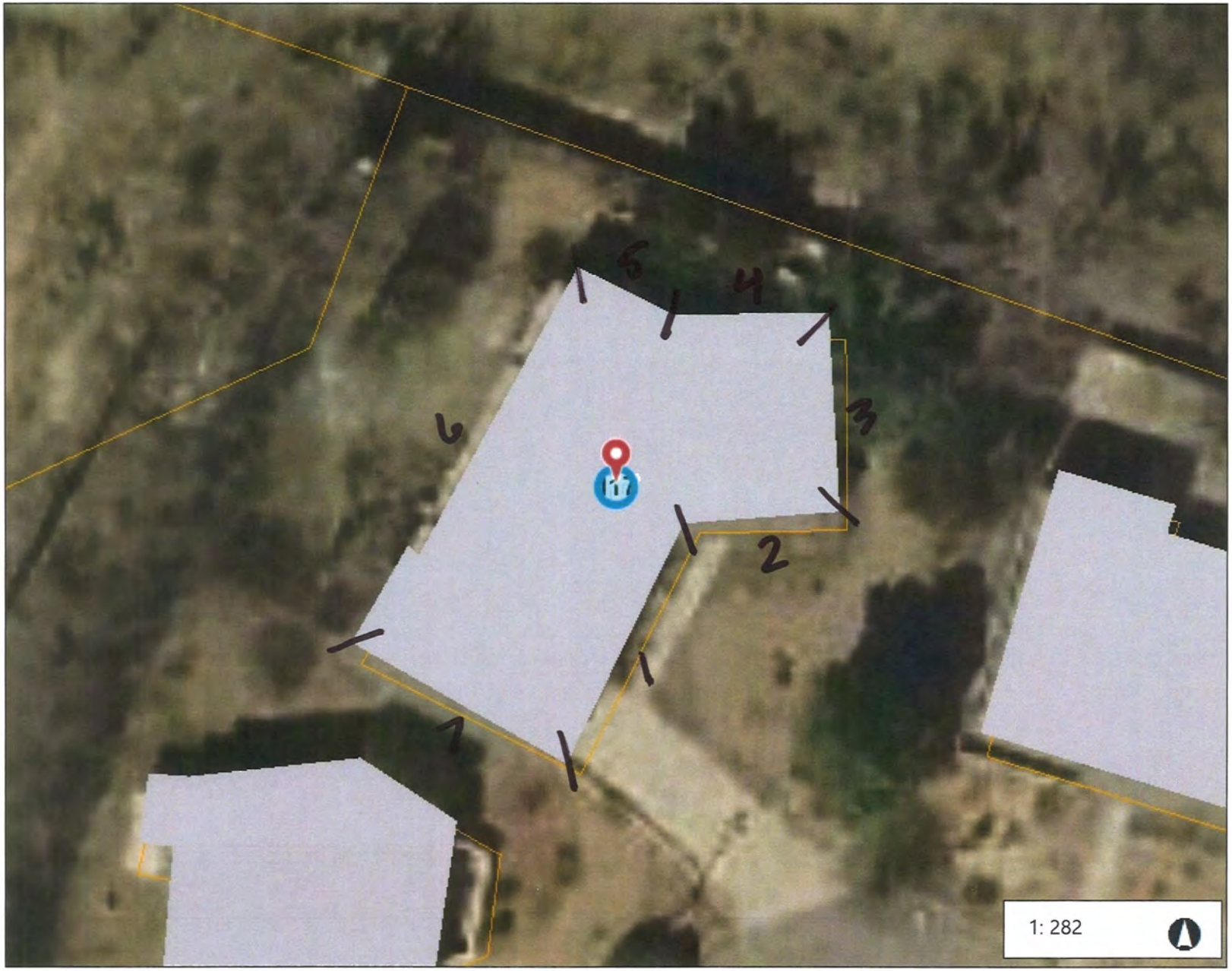
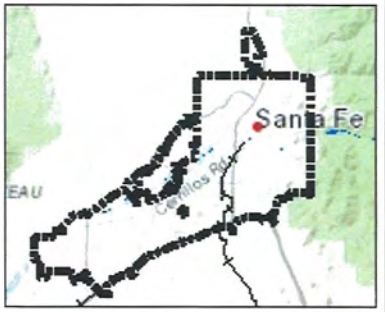
17 Camino Santiago





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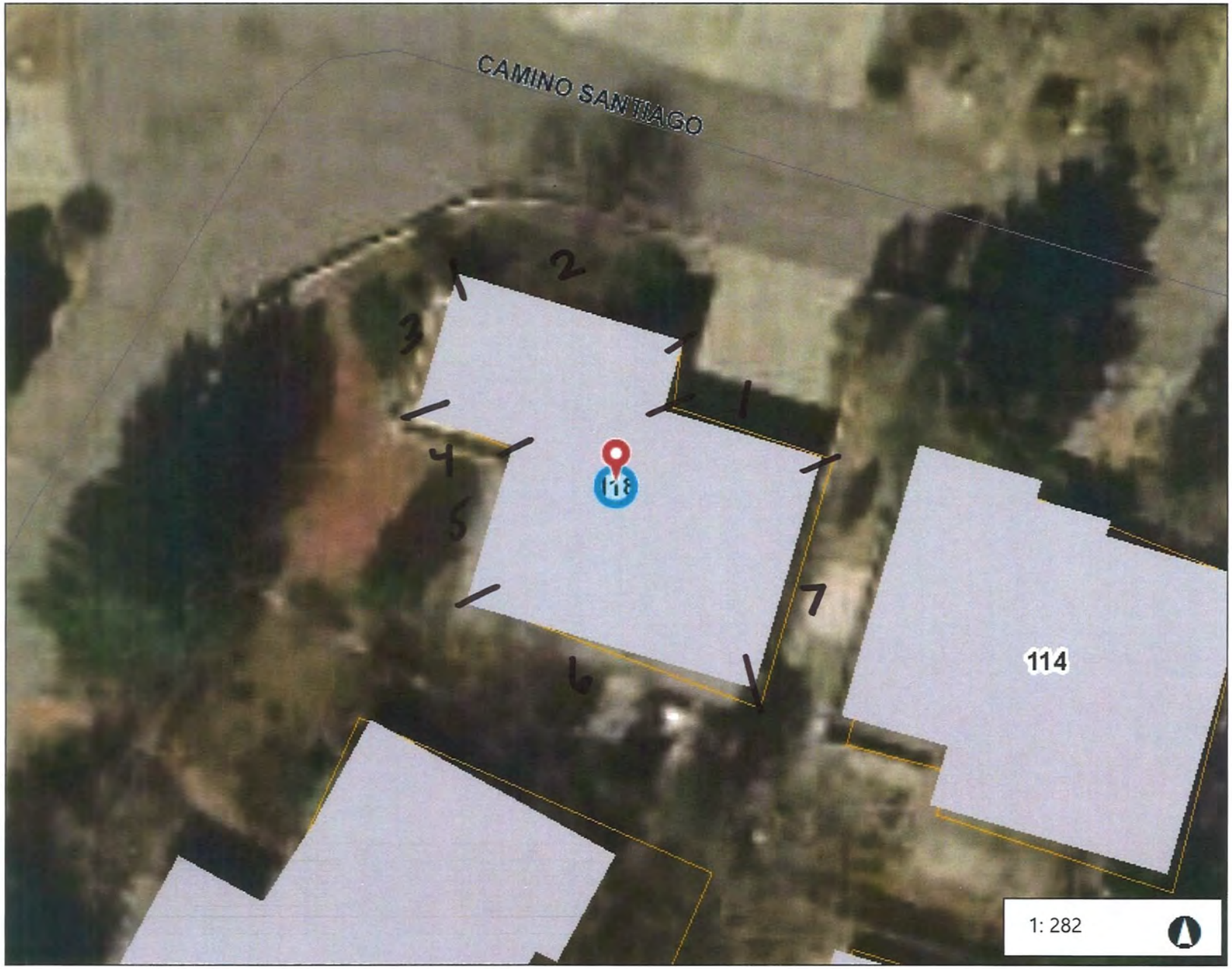
118 Camino Santiago



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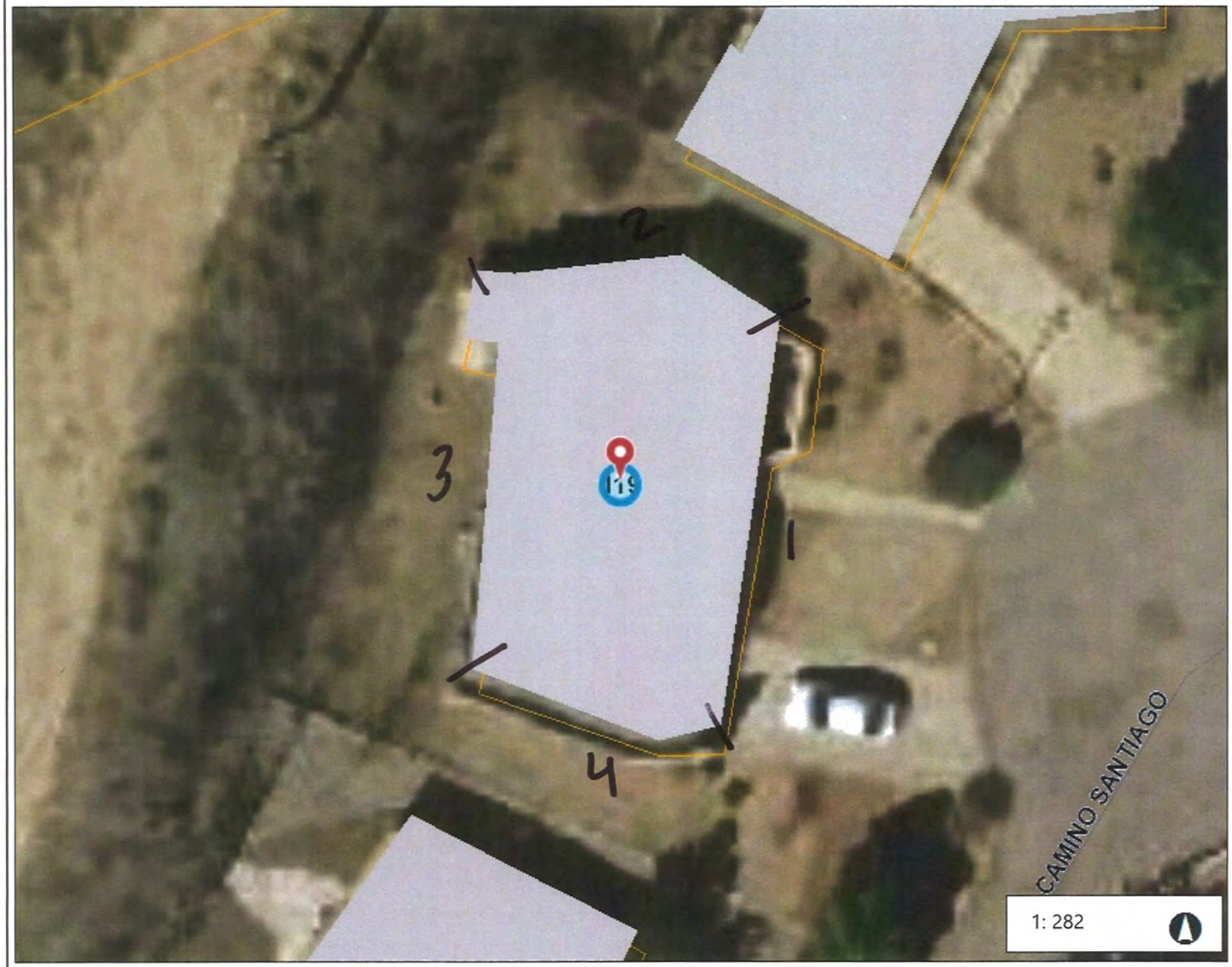
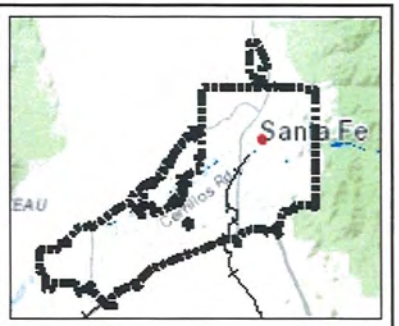
119 Camino Santiago





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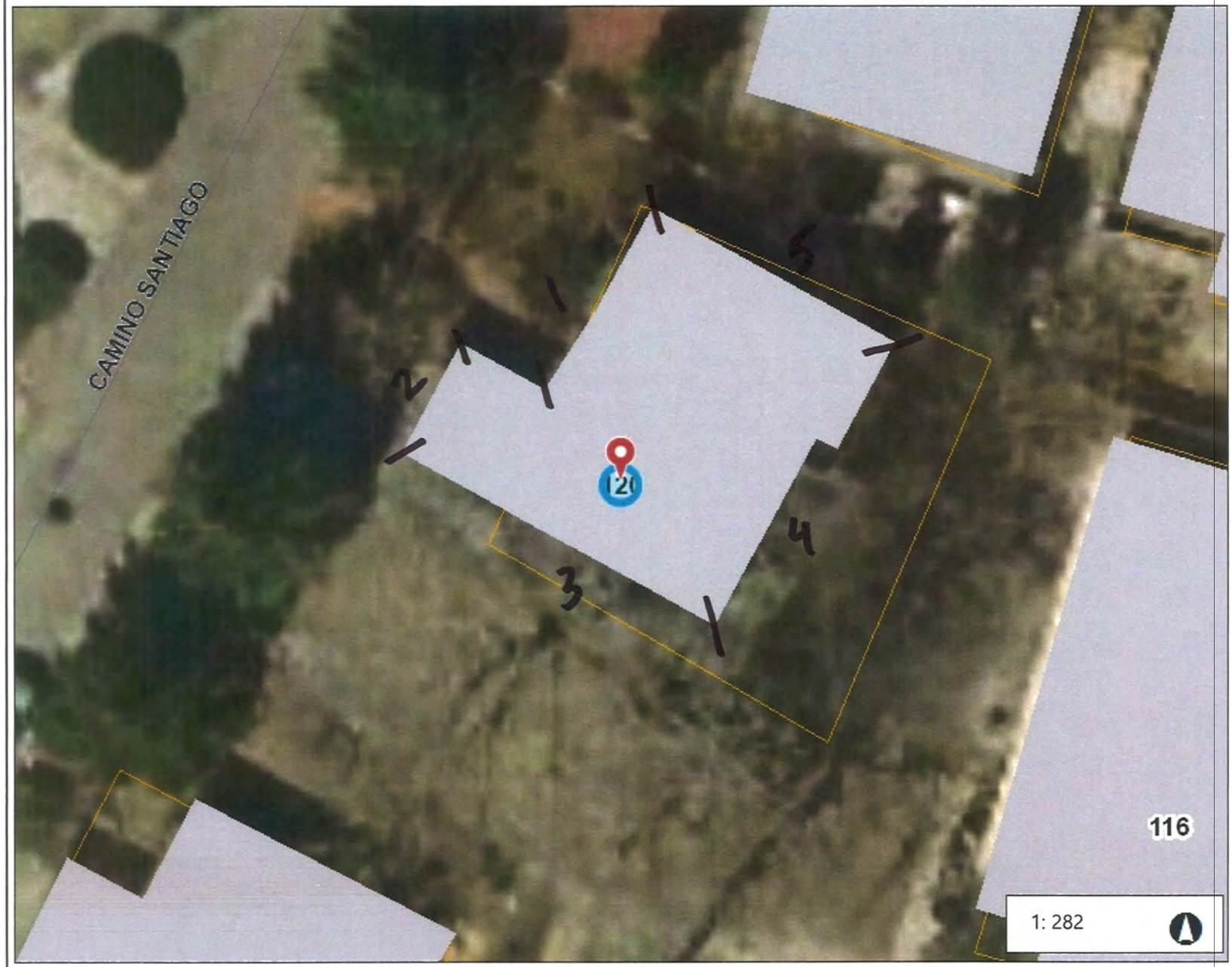

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120 Camino Santiago

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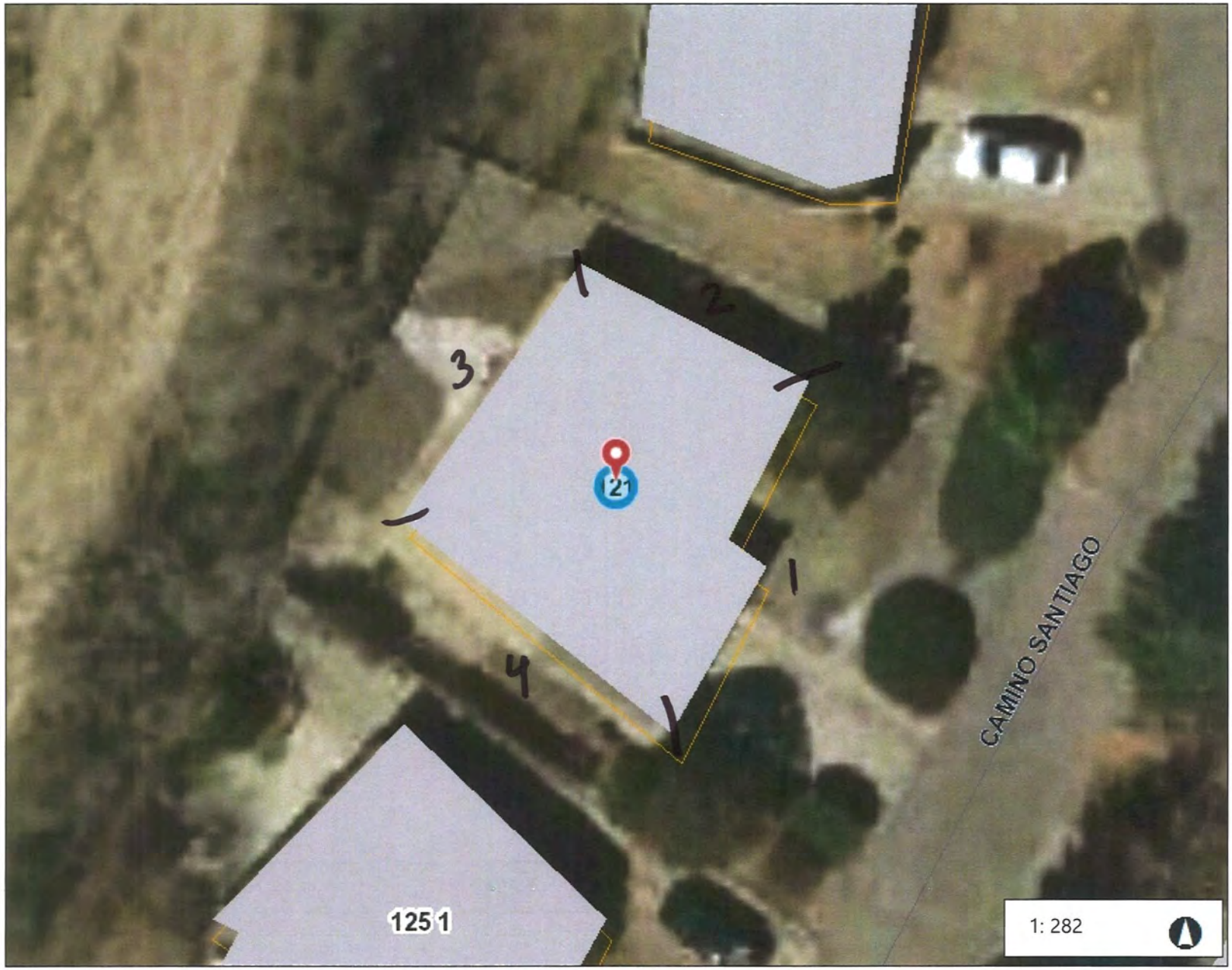
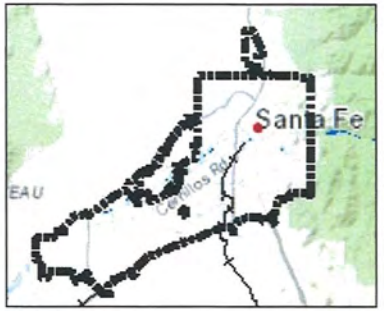
121 Camino Santiago





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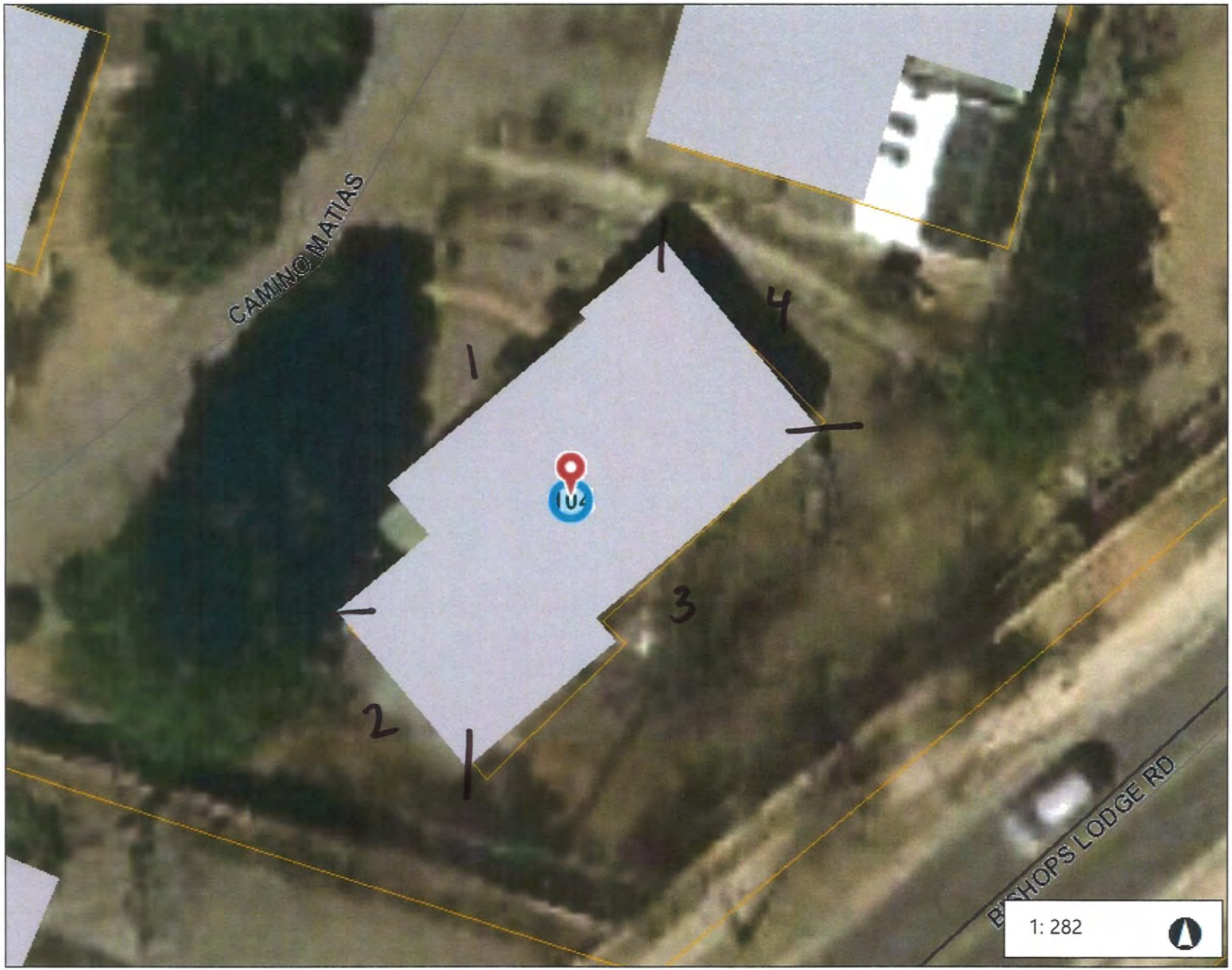
104 Camino Matias



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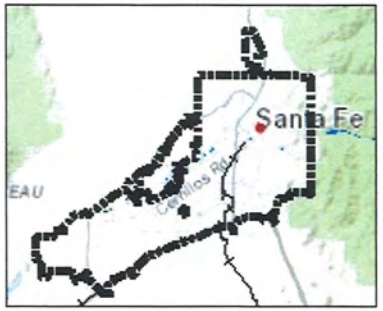
105 Camino Matias



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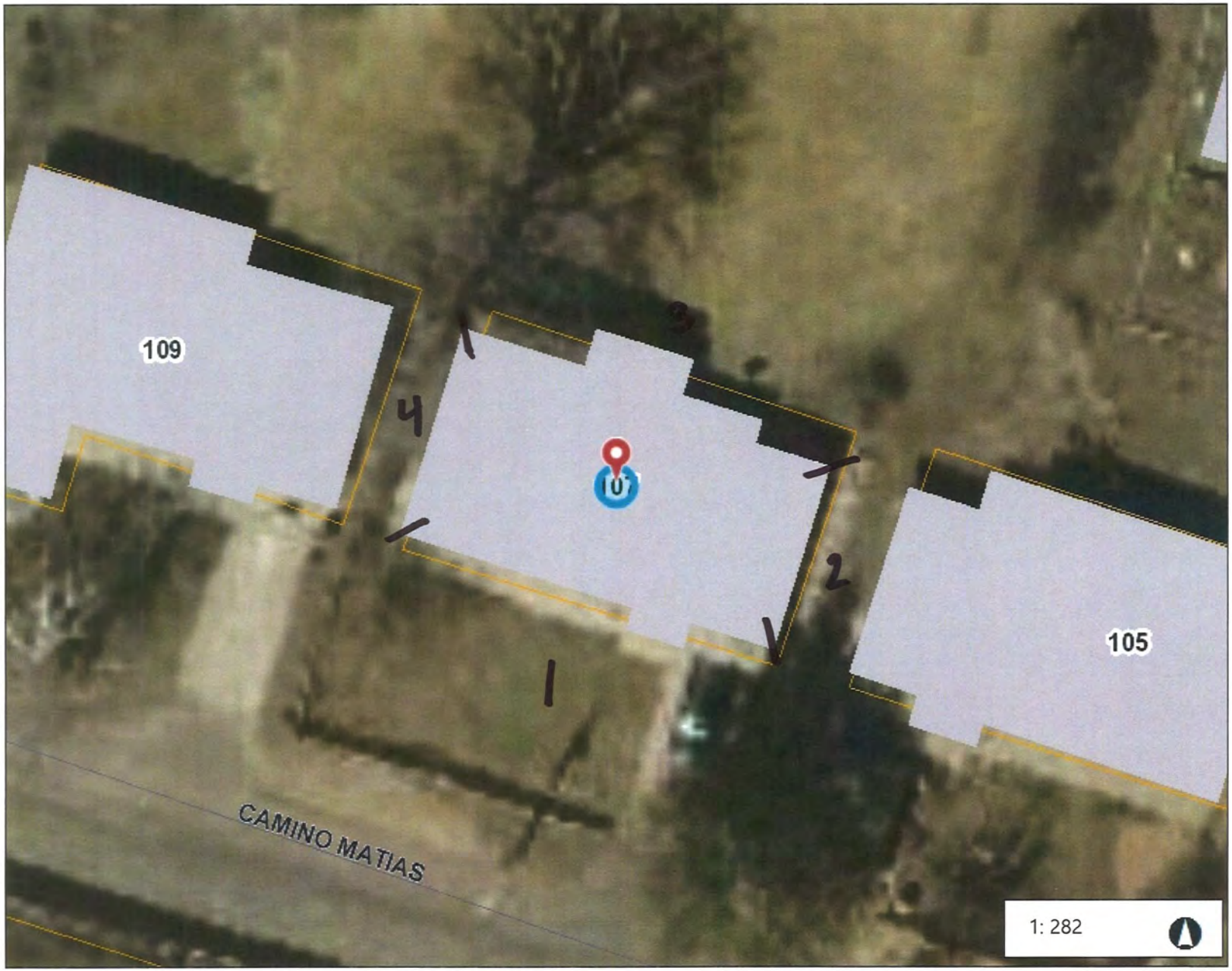
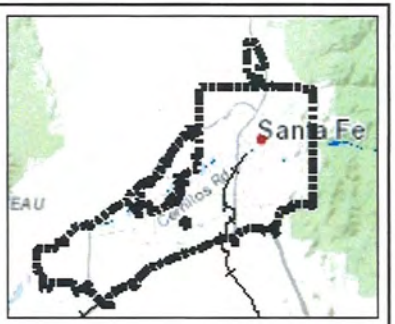
107 Camino Matias





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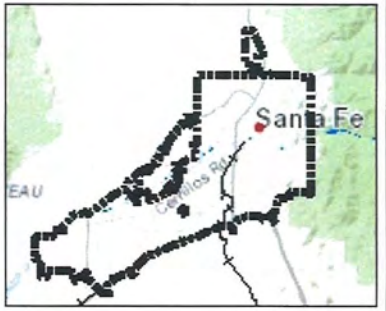
109 Camino Matias



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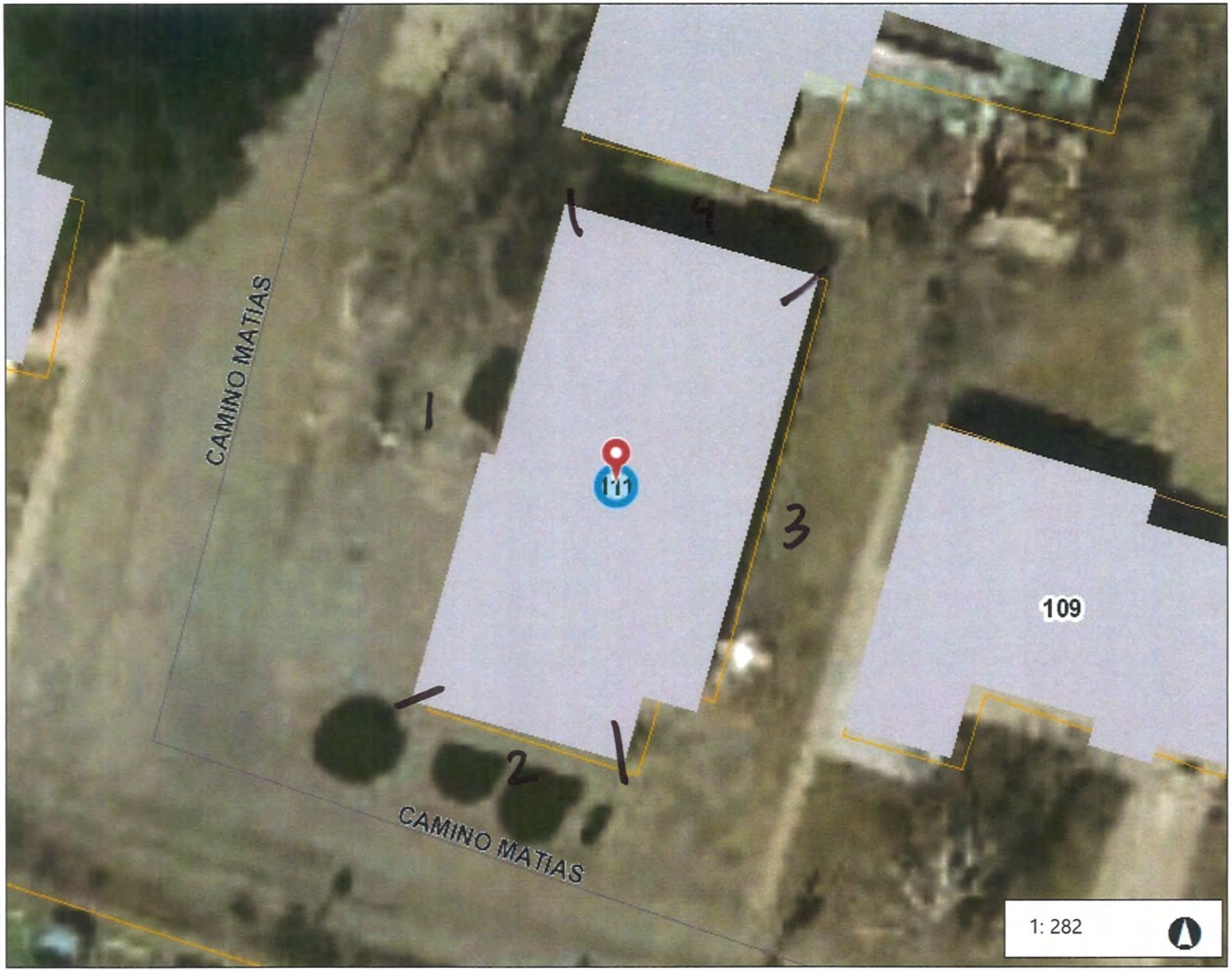
111 Camino Matias



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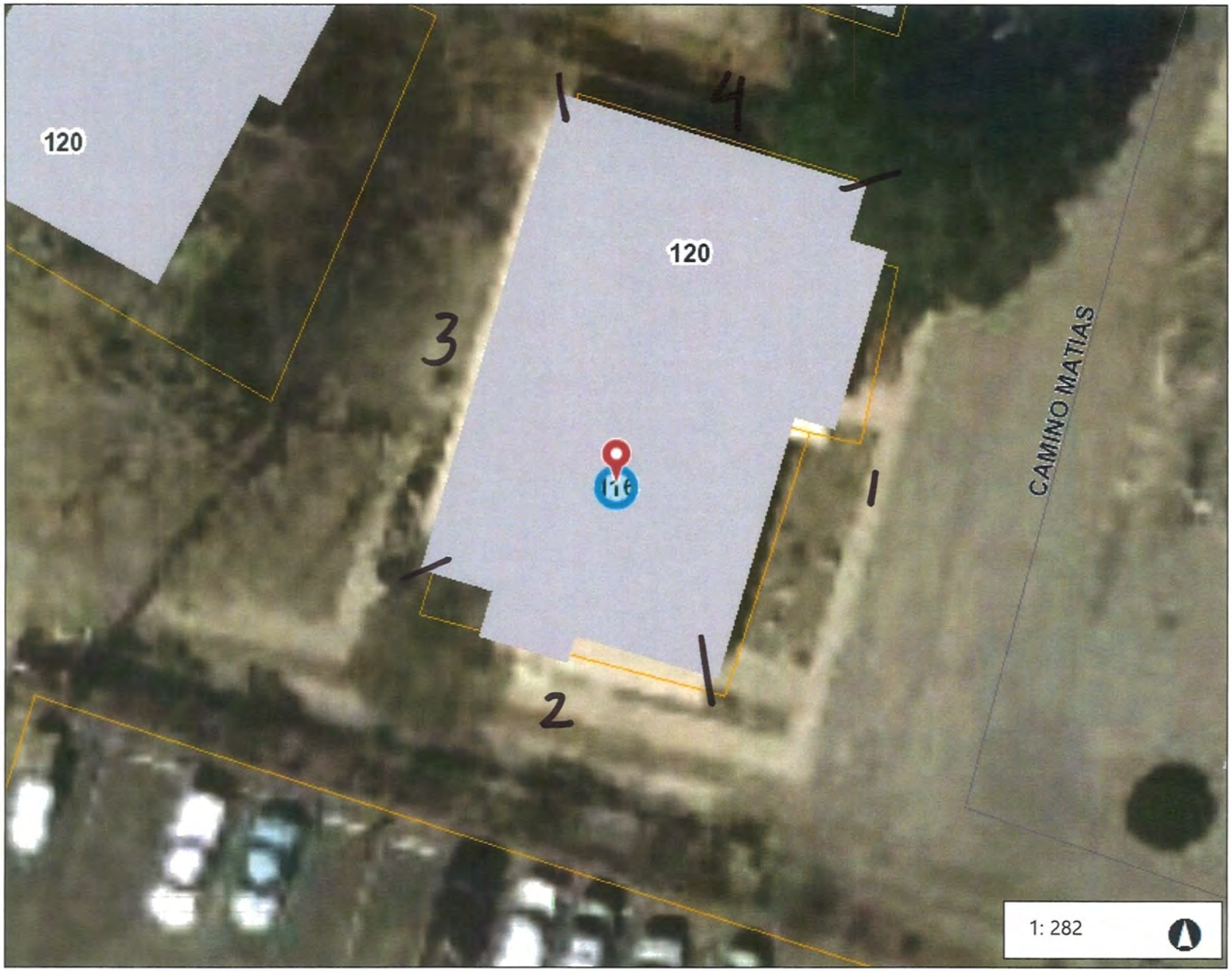
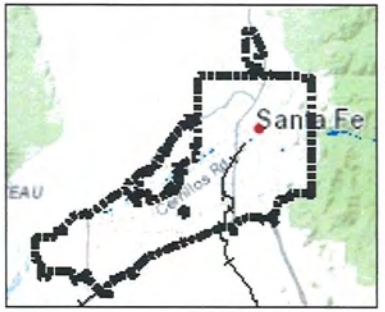
116/120 Camino Matias





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Alan Webber, Mayor

Councilors:
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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

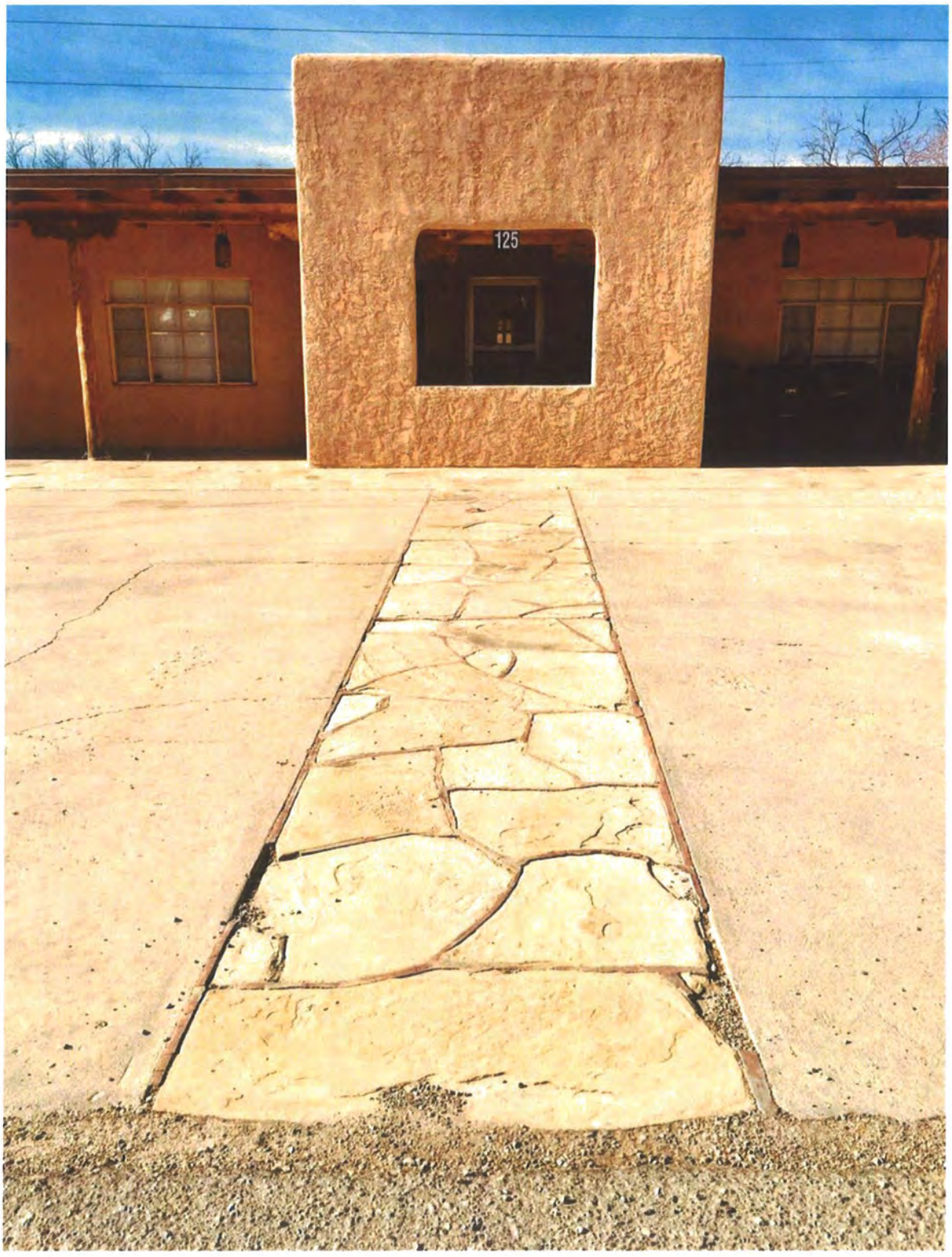
Santa Fe, New Mexico

Historic Resources Evaluation

March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

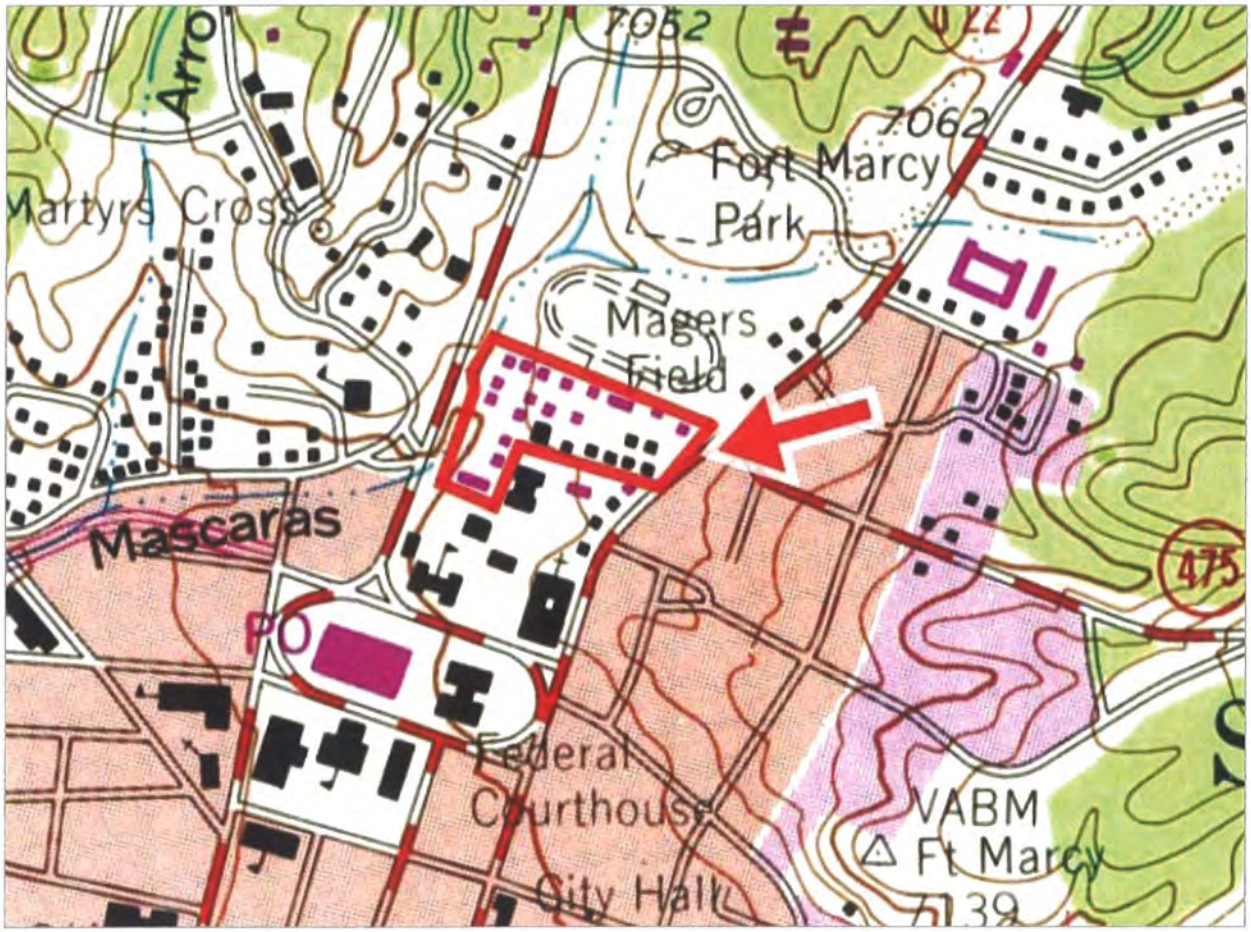

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.

Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

---

[2] *Santa Fe New Mexican*, August 31, 1961, 27.
[3] Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).
[4] *Santa Fe New Mexican*, September 4, 1960, 12.
[5] Ibid., October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the $750,000 development.[6]

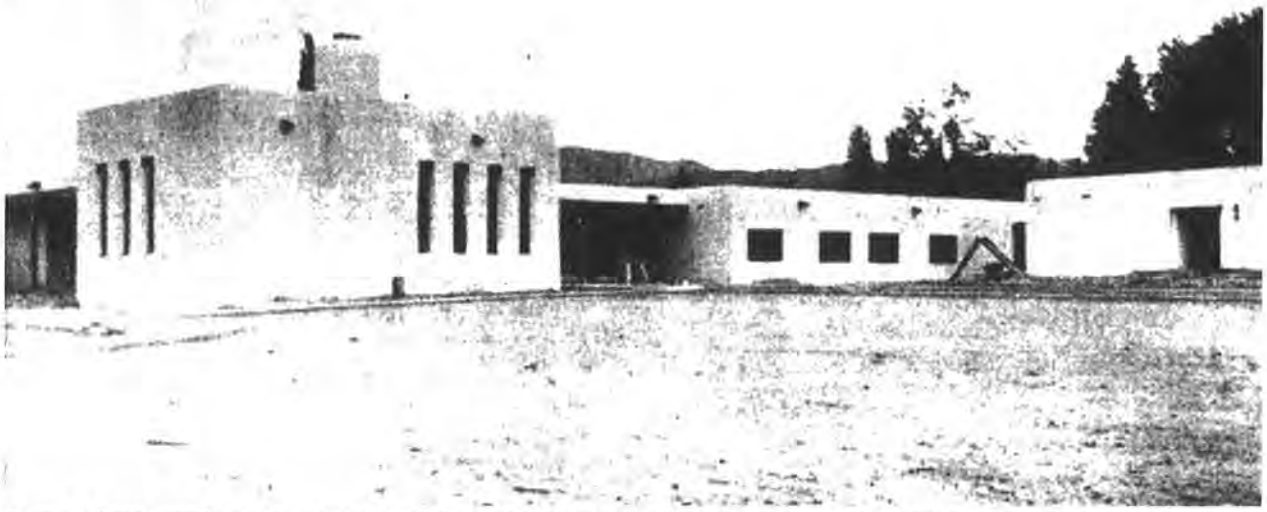

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.[7] This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

[6] Ibid., September 28, 1961, 51.
[7] Ibid., August 31, 1961, 27.

Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

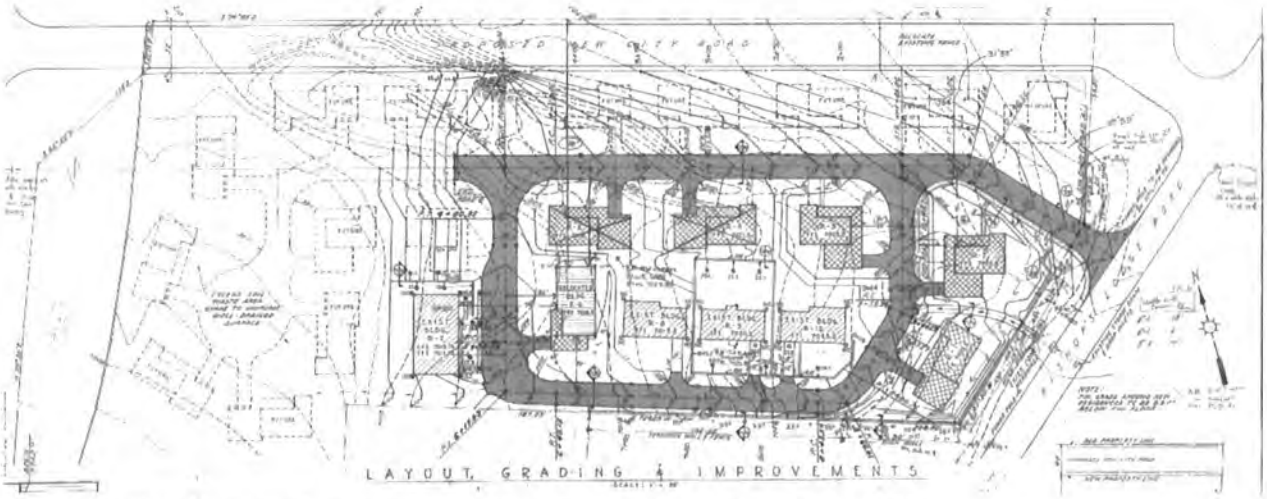

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

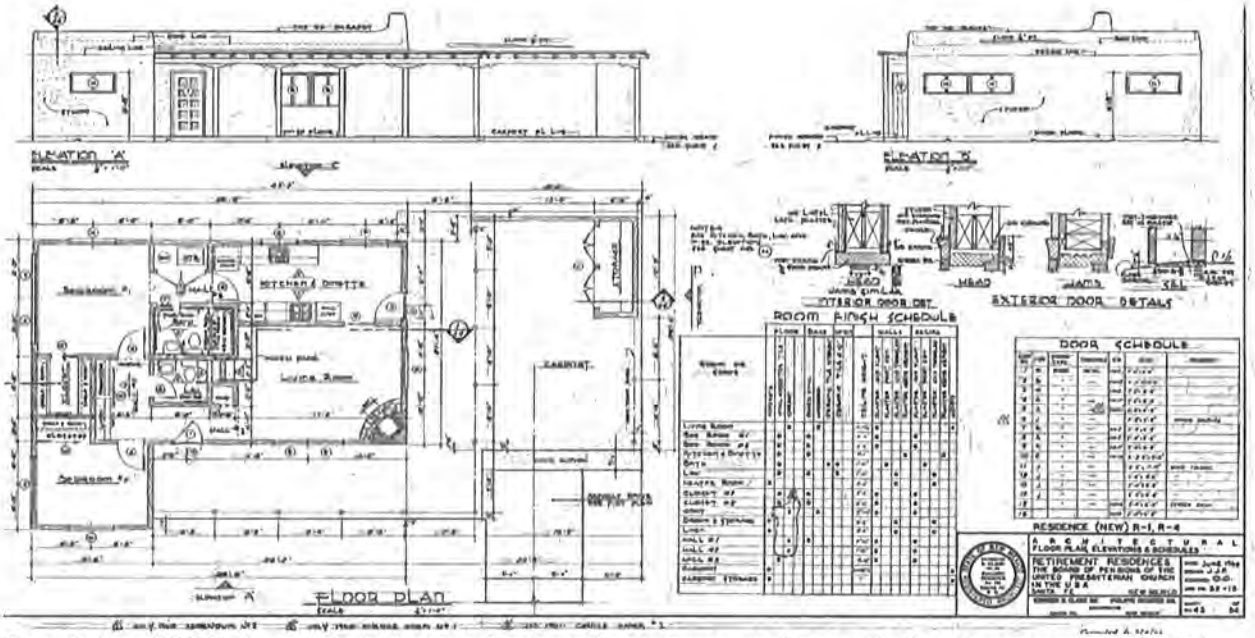

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.

Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-poplar horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.

Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.

Soon the architect began to insert more radical elements to the retirement units. Register experimented with angular composition, in which side walls were divided into several splayed planes (109, 117, 119, 124 Camino Santiago) (Figure 9). This may have been influenced by his work at the College of Santa Fe, and fit within the experiments of younger architects such as Ted Luna.

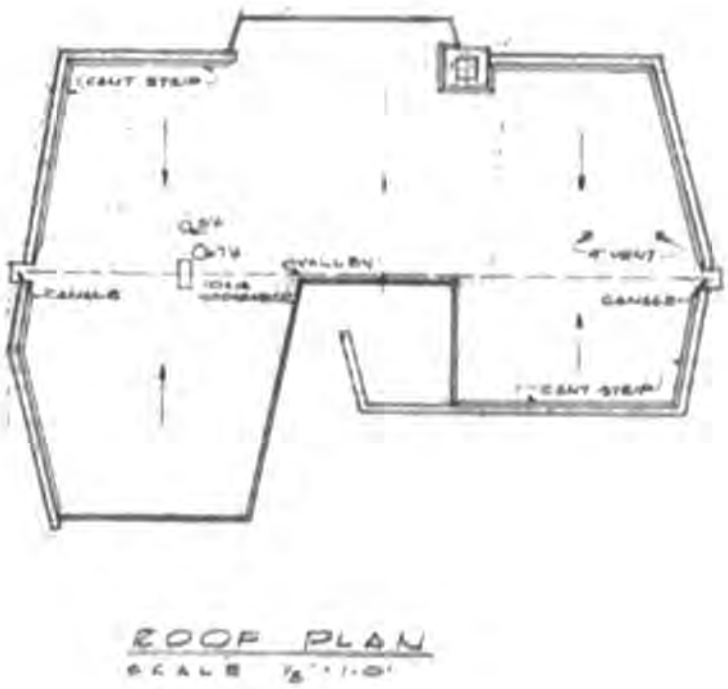

Figure 9: Roof plan for 109 Camino Santiago, 1963.

The design of each unit, however, was totally driven by economy. While not particularly well-suited for the climate, carports were employed as an economical method to shelter automobiles. Prominent carports emerged as almost a design motif in the drawings produced in Register's shop. Framed by either vigas or square beams, the structures were often placed in front of the dwelling, sometimes marring the balance of composition (109, 120, 121, 122 Camino Santiago and 111 Camino Matias) (Figure 10). The use of carports further ushered the houses into the contemporary context.

Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodwork included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.[8] Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.

Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

[8] Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.

Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.[9]

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.[10] Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

[9] Ibid., October 29, 1972, C-3.
[10] Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at $1.5 million. Fear of its sale led residents to leave.[11] Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.[12]

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

[11] Ibid., January 3, 1988, 9; March 23, 1988, 3.
[12] Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillipe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
1 3	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
125 R-21	c.1970	Register, Ross & Burnet 1969	No Status	Non Contributing	1971 John M. Currie, Violet Sherratt, Merrrill Henry, Warren Blodgett
126 R-24	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
126 Garage	c.1968/ 1977	Unknown		Non Contributing	N/A
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	Non Contributing	Contributing	1966 Frederick Dawson
105 R-10	1950	Unknown	Contributing	Non Contributing	N/A Pre-existing Building

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
107 R-9	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
109 R-8	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
111 R-6	Pre-1960, moved to site	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	Non Contributing	Non Contributing	N/A Pre-existing Building

** The date of construction is derived from a number of sources, including original drawings, aerial photographs, USGS quadrangle maps, city directory entries and newspaper accounts. The identified construction date is considered for more accurate than dates provided by the Santa Fe County Assessor records, which are often inaccurate.*

IX. Bibliography

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Sze, Corrine P. and Beverly Spears. *Santa Fe Historic Neighborhood Study*. Report prepared for the City of Santa Fe, 1988.

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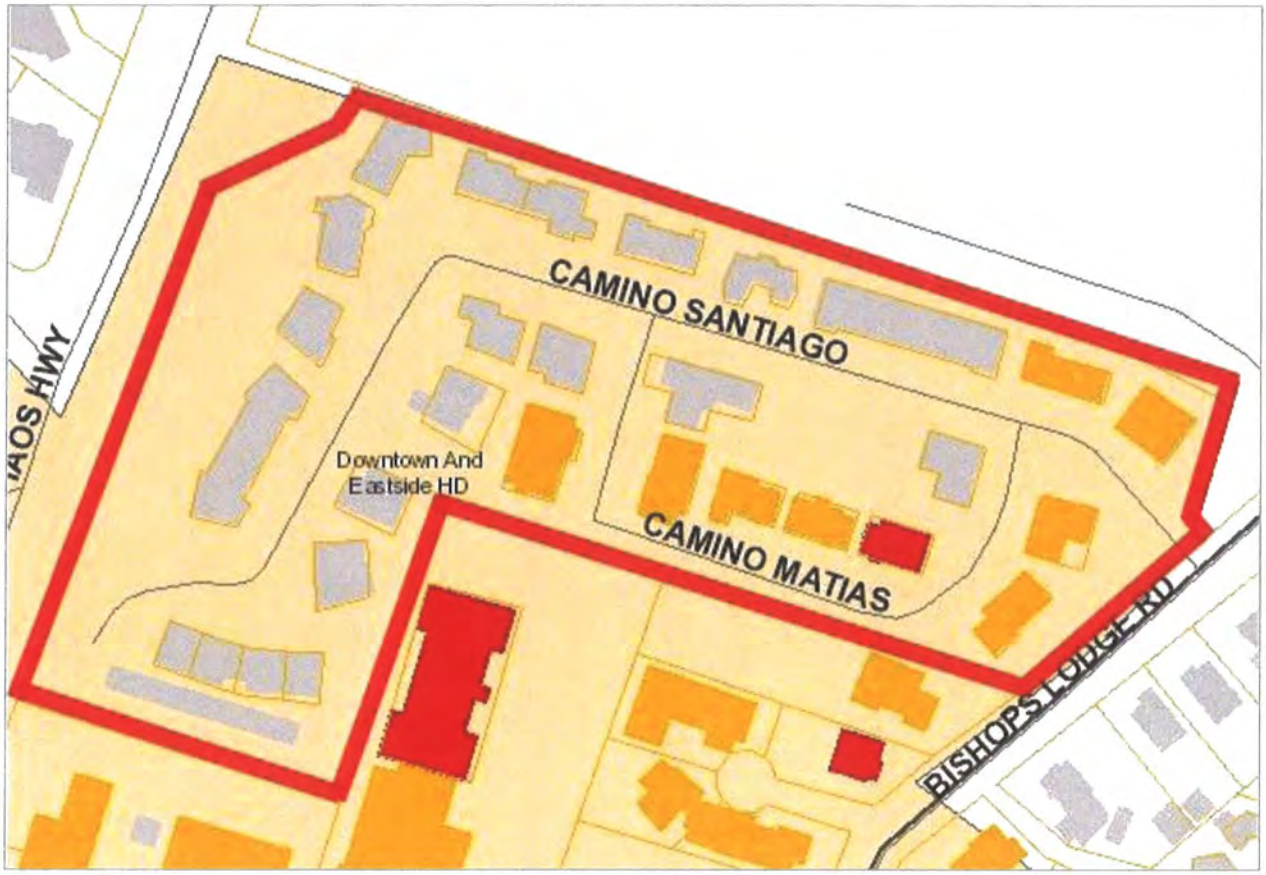
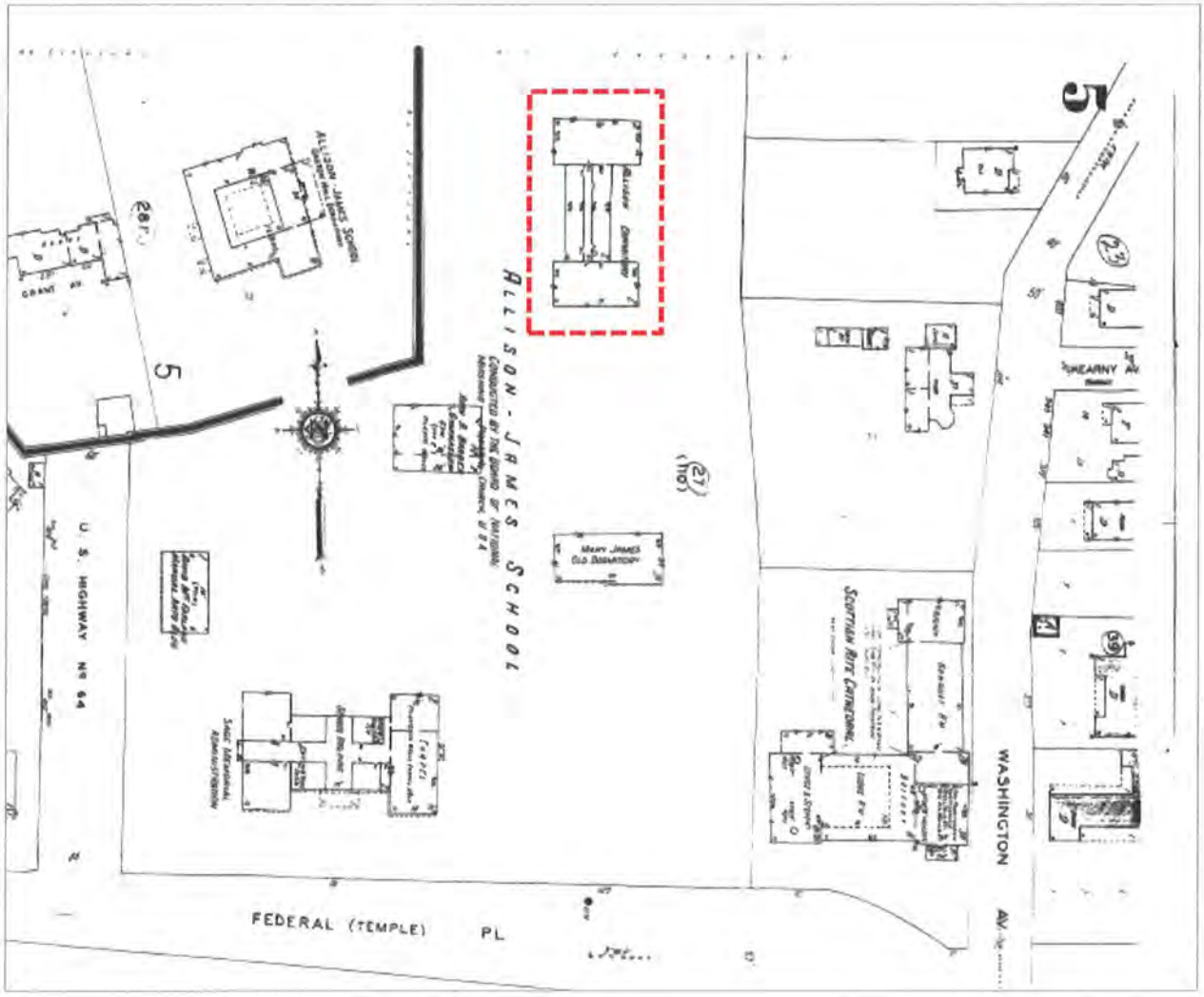
X. Maps and Aerial Photographs

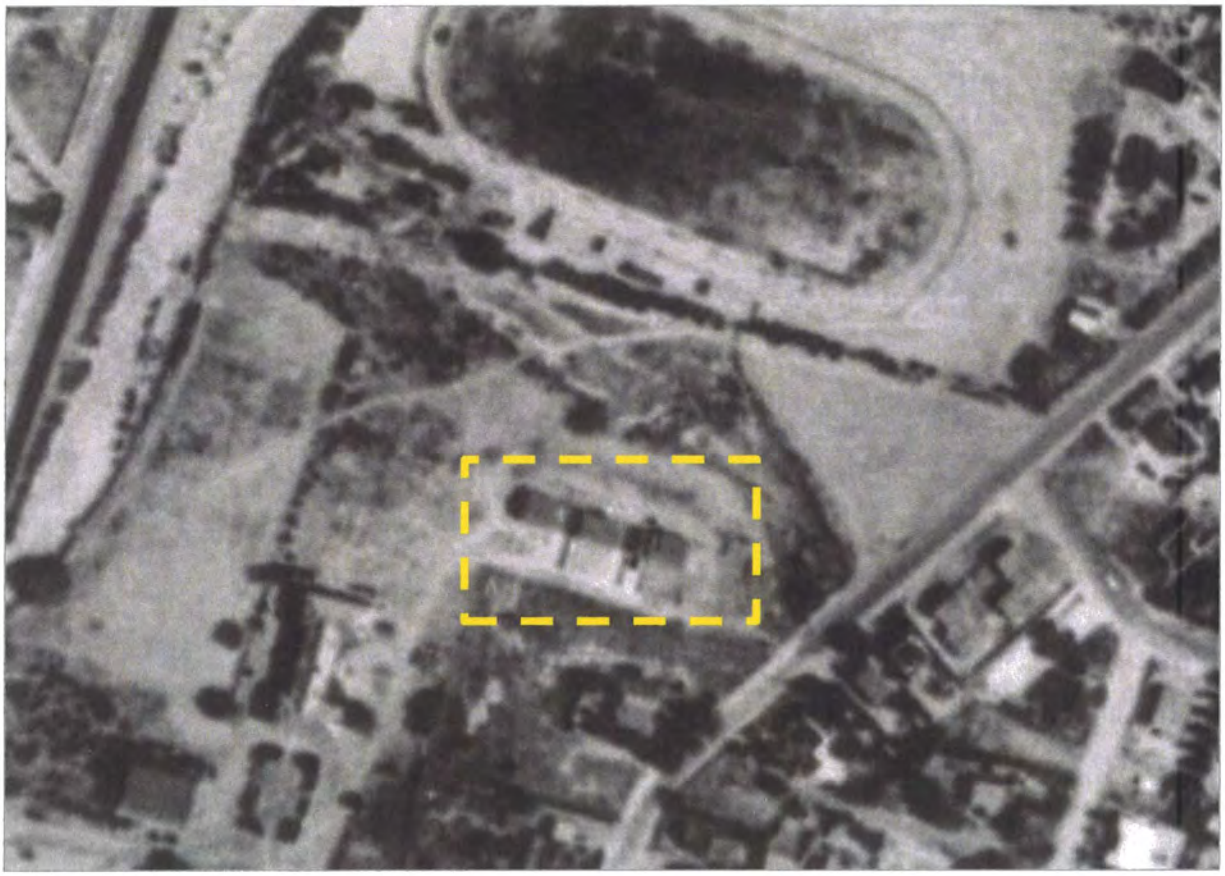


Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.

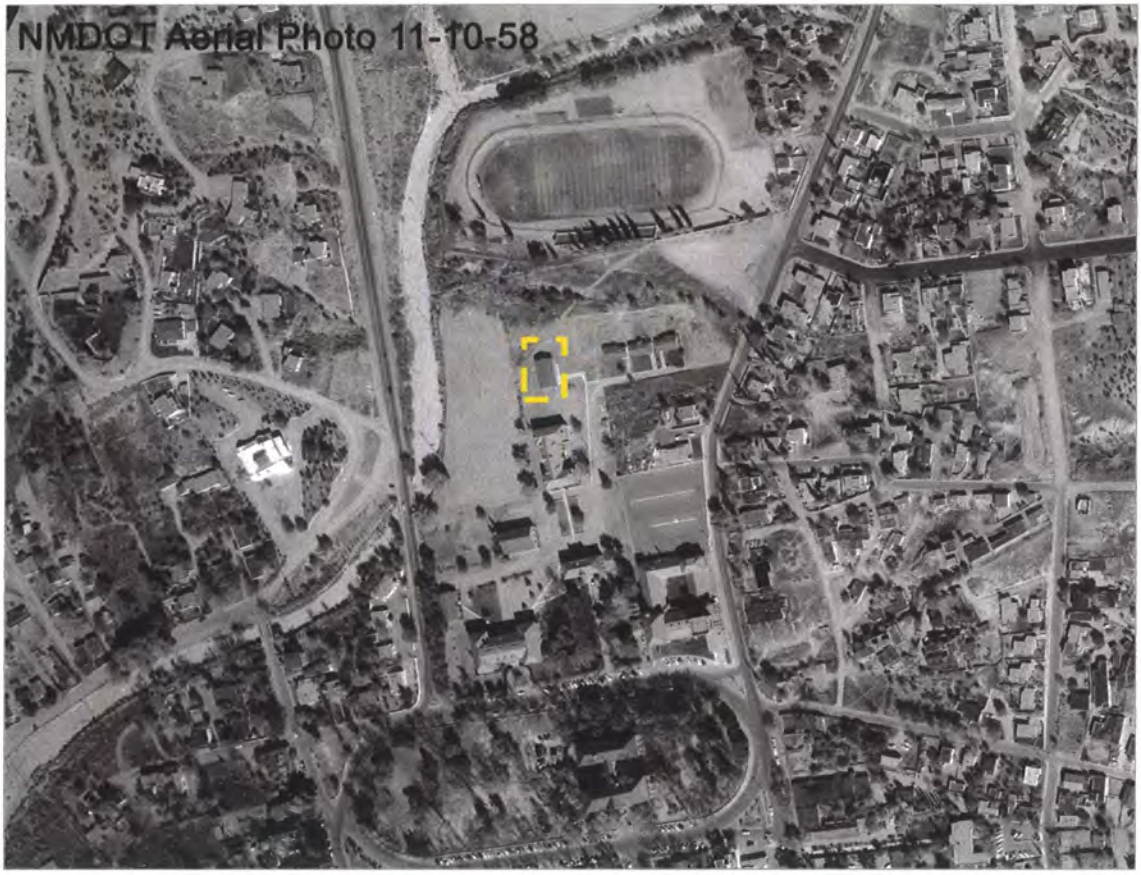
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.

Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.

Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
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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.

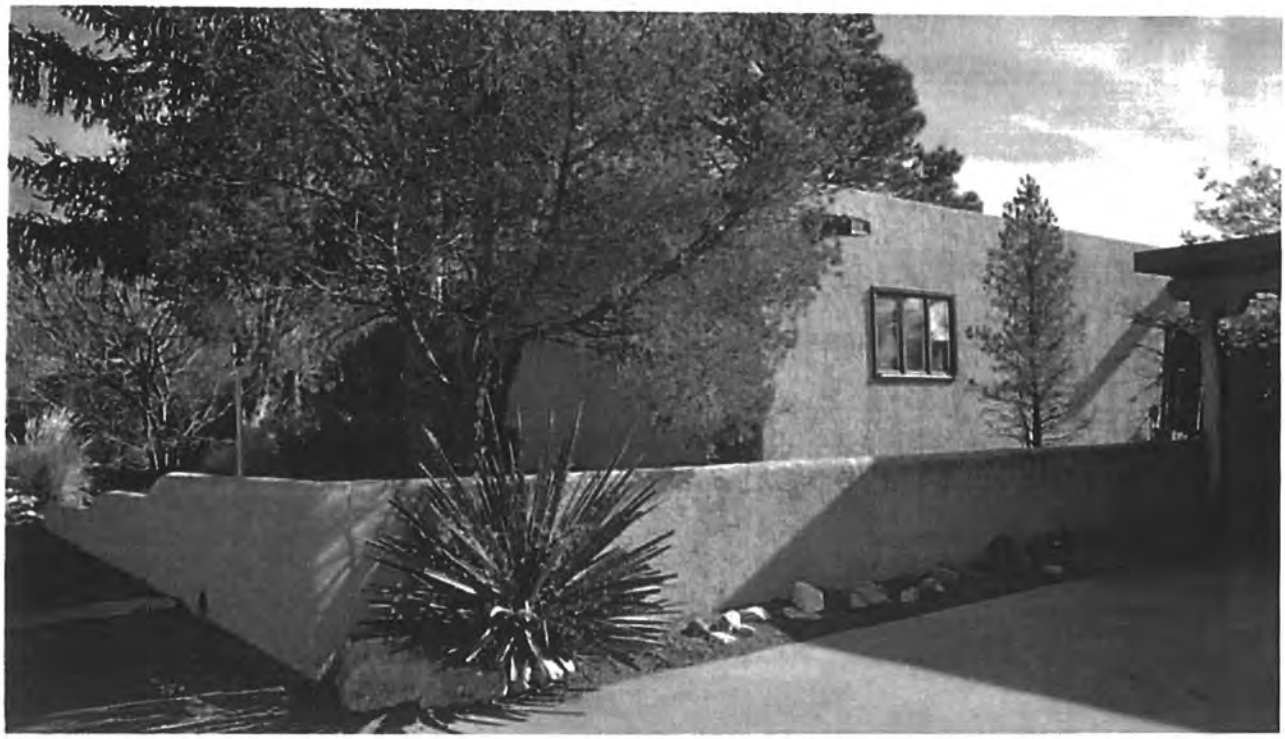
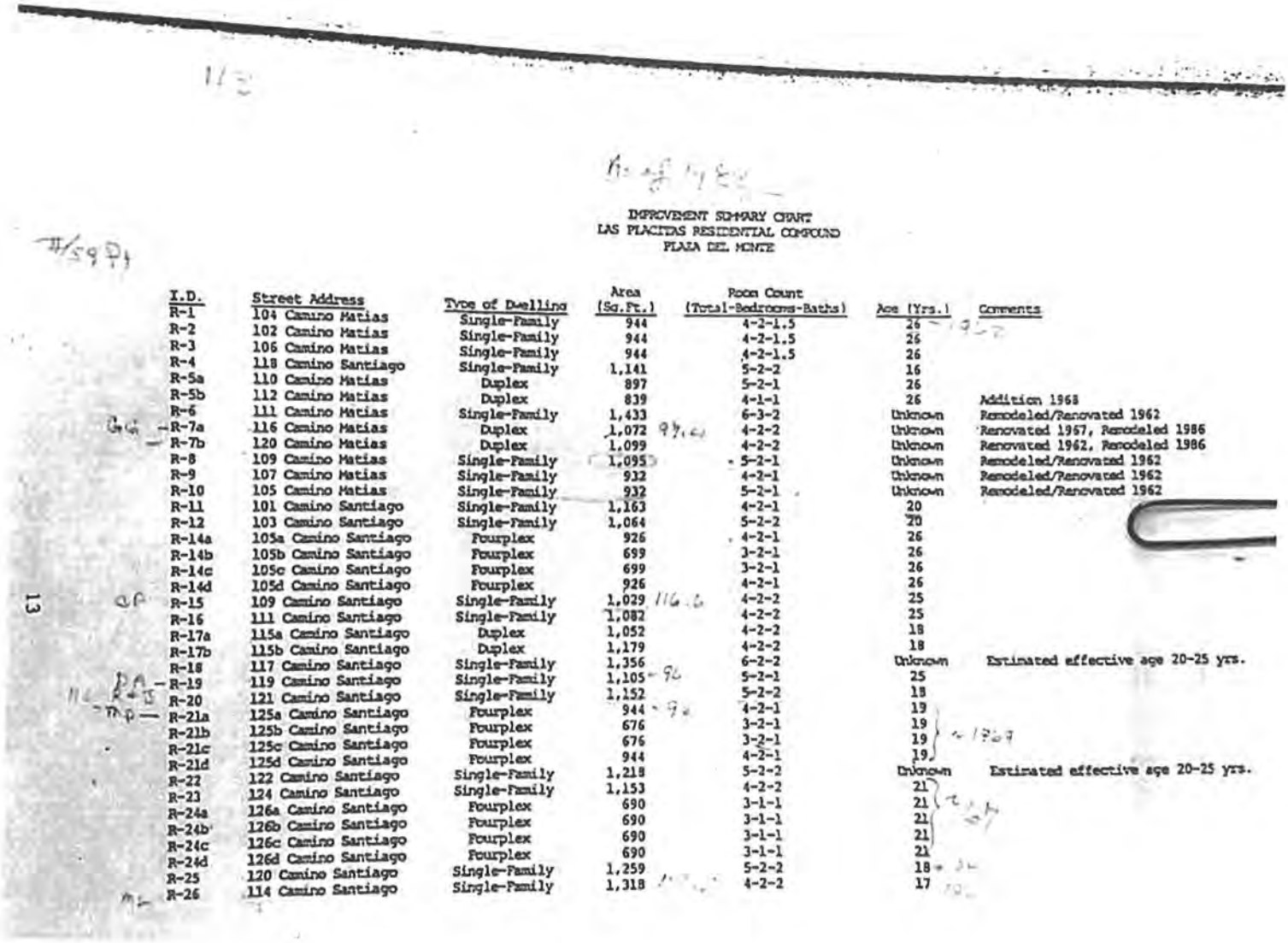


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



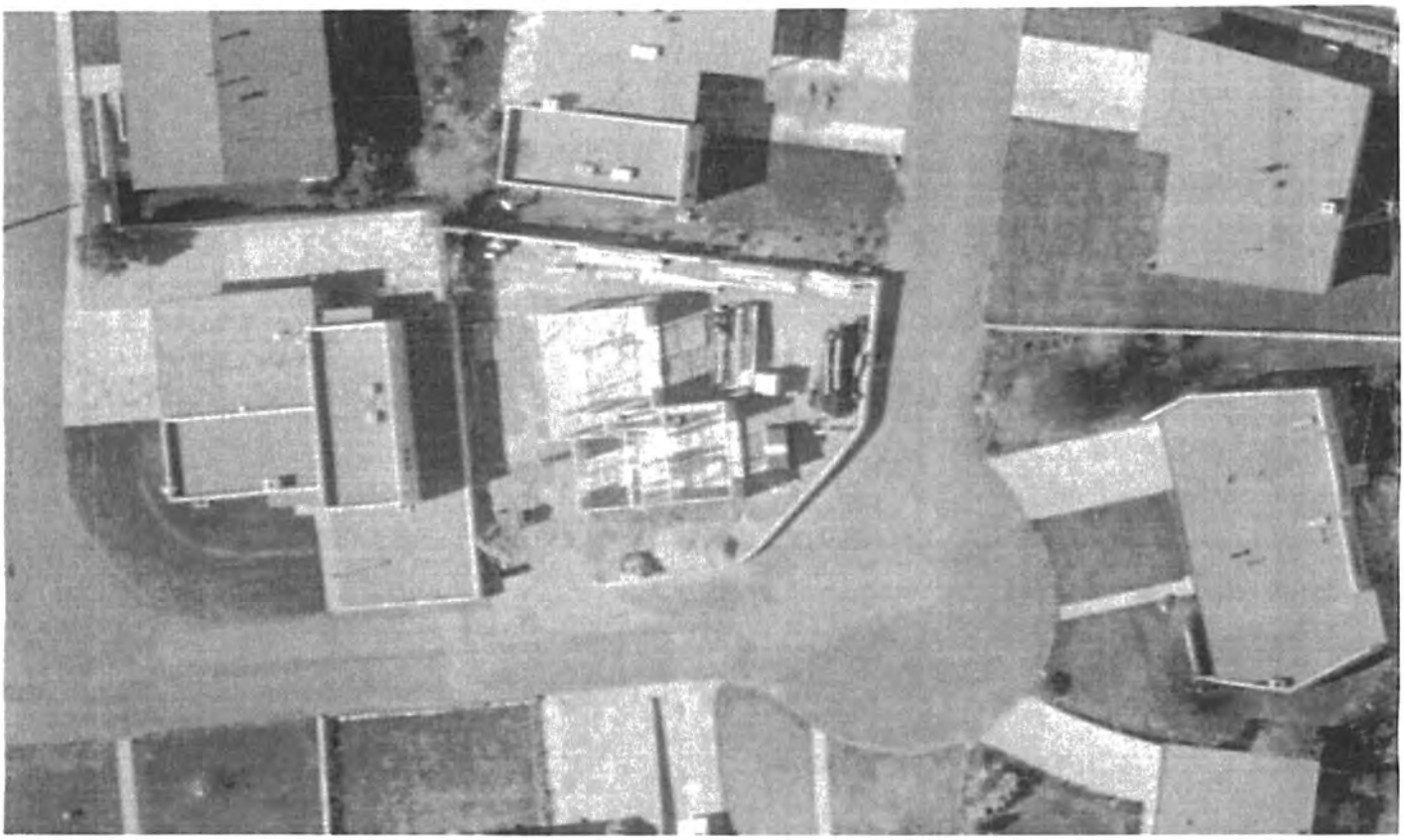
IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

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.

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PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
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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
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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	
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R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
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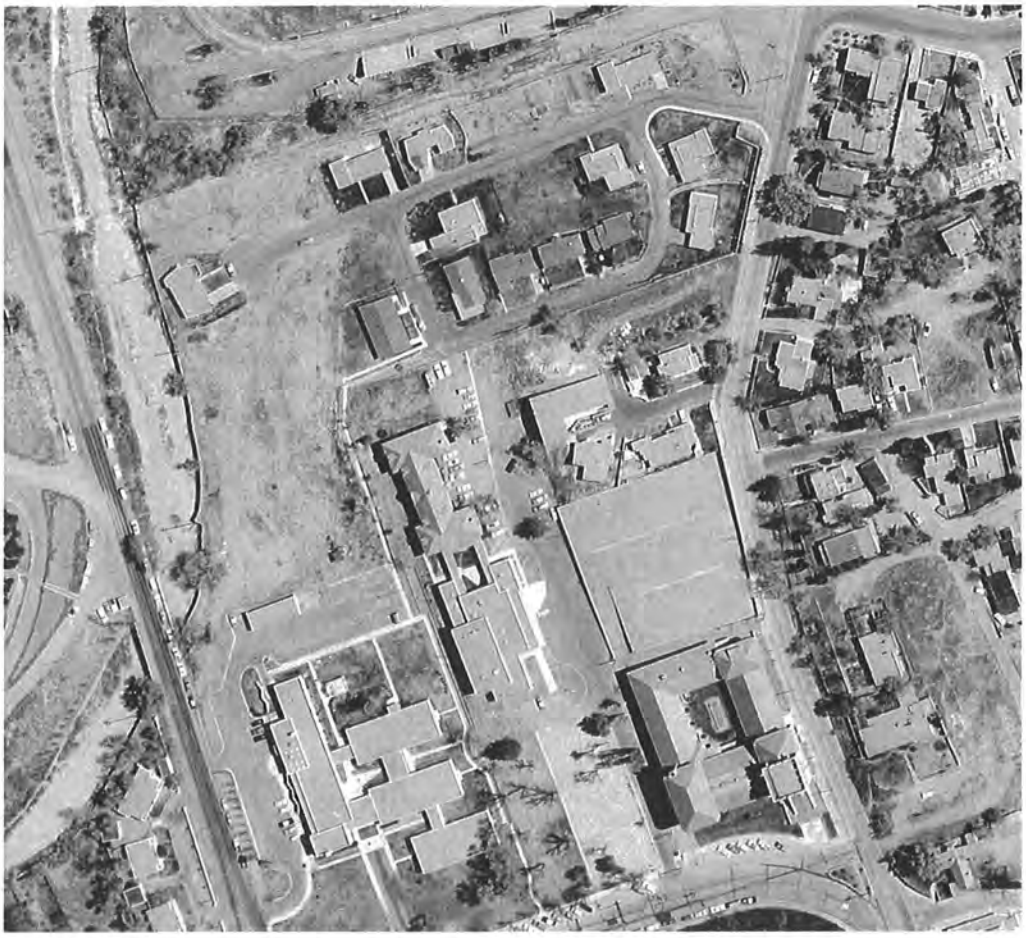
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sam M. Dean, who is listed as a tenant in the 1970 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	11
Sliding	Aluminum	1-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Garage	Sectional	Vinyl	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** 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

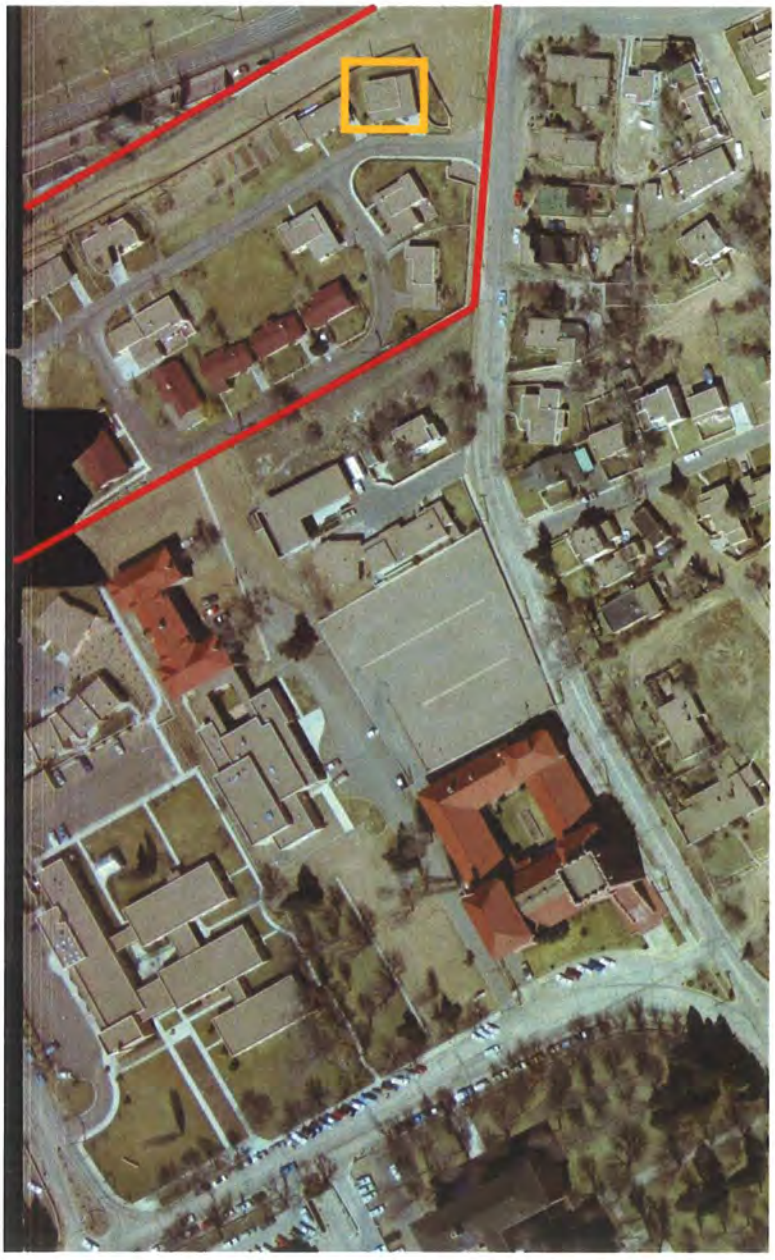


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **101 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street elevation and north elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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

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**	**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: HCPI No._____ District No._____	*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

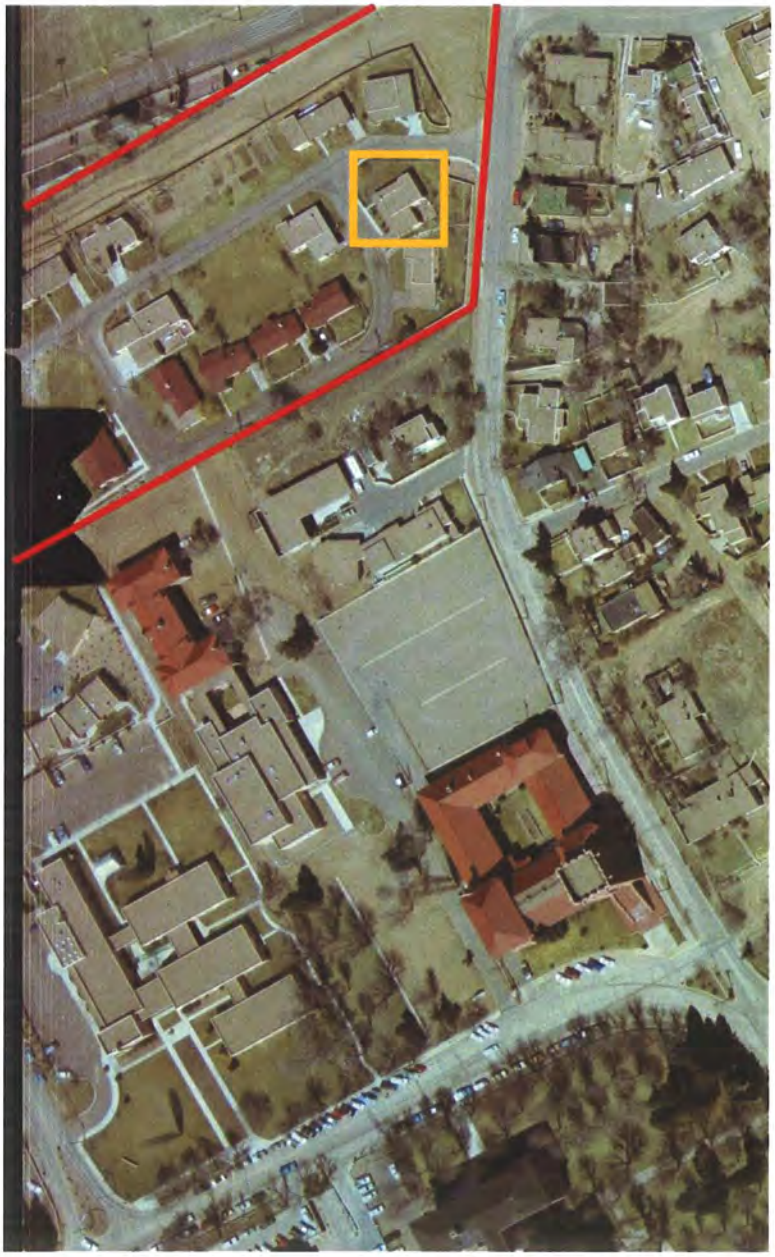


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Photo 2: Street and west elevations (top), facing northeast; west elevation, facing south (Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street elevation and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: Street and west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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

omments: 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: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 15**	**2. Location:** **109 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Photo 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: *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 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693575, -105.936130

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

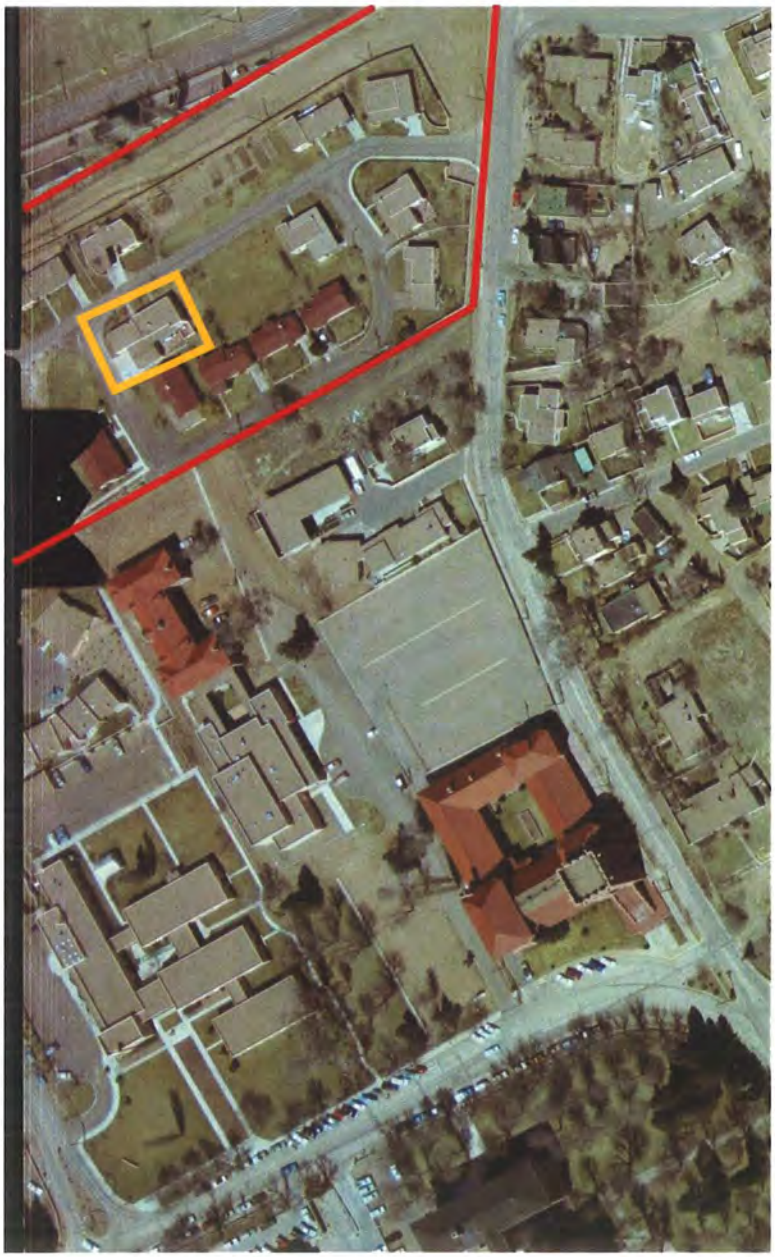


Figure 2: February 27, 1969 aerial photograph
West addition and portal expansion present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 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* 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**

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: *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 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: *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**

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:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 113 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 113 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 113 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: North elevation, facing southeast and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
5.693668, -105.936489

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Square Panel	Wood	2
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: East and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694030, -105.936677

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with zappos-type corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The house is fenestrated with common doors and windows. The windows are tall, single-light aluminum casements. A raised-panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970; its designer/architect is unknown.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP __ SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 115 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 115 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: Street and west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694087, -105.936953

10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the "L." With its carport included, the house contains approximately 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

12. Who uses the property? Residence

13. Construction Date: 1966-67
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Reverend H. Thomas, who is listed as a tenant in the 1967 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ **Entry- portal** __**Partial-Width** __ **Full-Width** __ **Wrap**

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

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

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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

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* 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**

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***
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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

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?

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 Ovid Sellers, who is listed as a tenant in the 1972 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 120 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: East elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693719, -105.937155

10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

Reflecting a carport-dominant design, the small, vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309-square-foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units at Plaza del Monte, it has a low pitch roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach-like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c. 1971, after a design by Register, Ross and Brunet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gilbert L. Boyd, who is listed as a tenant in the 1972 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: 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:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: South elevation, facing northeast and northwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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**

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:
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 1	104 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693073, -105.935289

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing northeast.

11. Brief Description of the Property:

One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L-shaped dwelling with a combined carport and portal. The approximately 1,143-square-foot, flat-roof structure holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan with its cubic, battered mass and viga-roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with zappos-type corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Philippe Register template design for the development.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	6
Casement	Aluminum	1-1F-1F-1	1
[?]	[?]	[?]	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, south exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No. _____ District No. _____	NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	**2. Location:** 104 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and south elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 2: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693249, -105.935608

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form, evident along its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102-square-foot house holds three bedrooms. A non-historic, 220-square-foot carport has been erected over the driveway.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Sidney S. Brown, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Wood	1/1	4
Double-Hung	Metal	2/2	3
Fixed	Wood	Single	1
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Wood	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	½ -Glass	Wood	1
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; material and visual evidence.
#2 Date: 1960s; assumed replacement of original windows in majority of openings.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* 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: *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

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: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 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

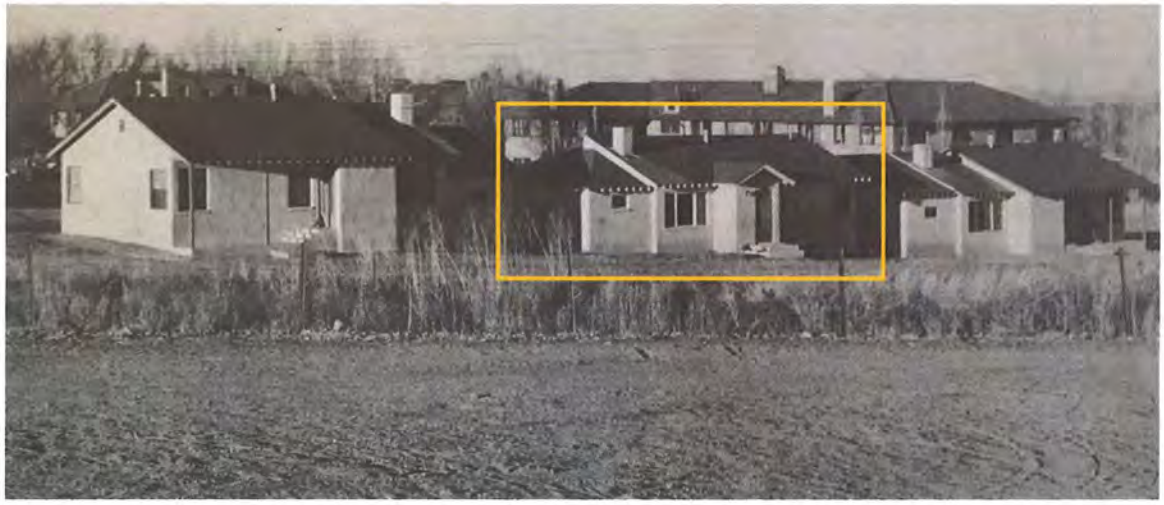


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693343, -105.936001

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***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:	*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 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

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first residents identified with the house during the Plaza del Monte period are Margaret D. Becker (116) and Minnie C. Wither (120). Both are identified as tenants in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
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

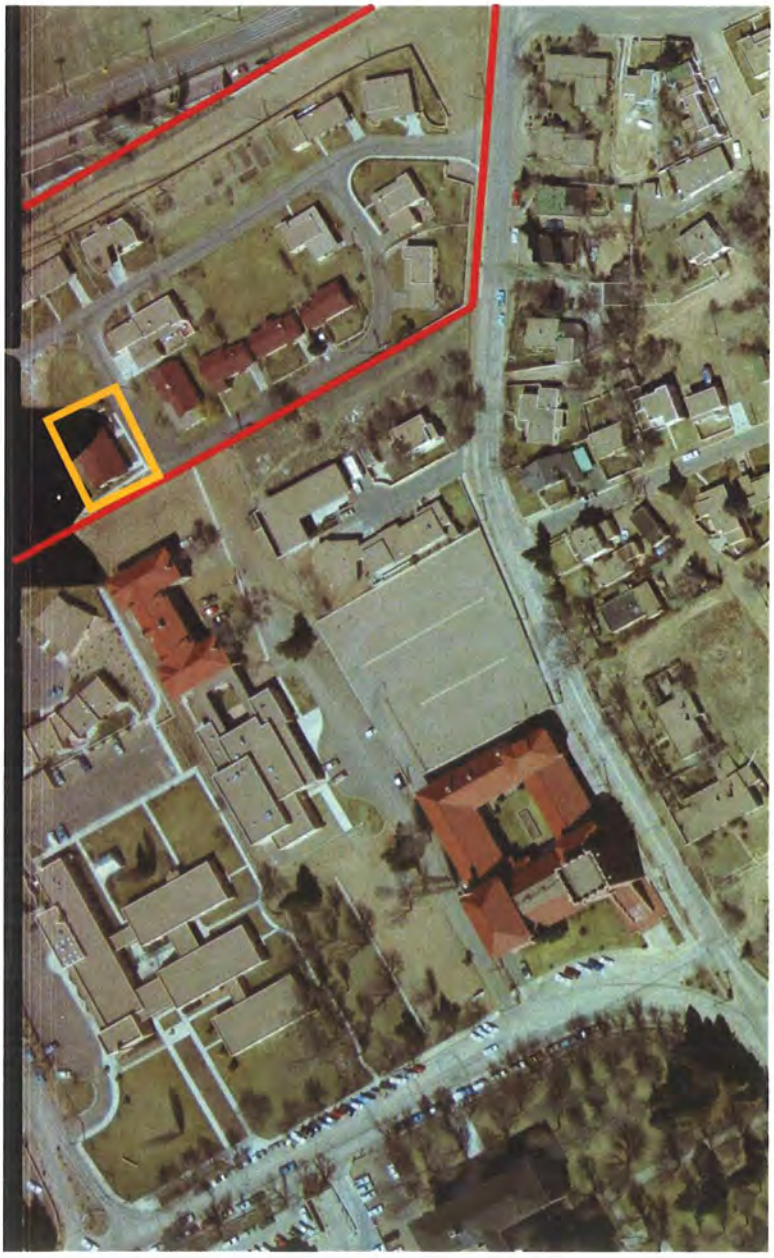


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and north elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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

Case #H-19-041. 202 Gonzales Road
Case #H-19-0047. 133 Romero Street.
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Case #H-19-044. 1011 Camino Santander.
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F. COMMUNICATIONS

G. ACTION ITEMS

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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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RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 7, 2019
TIME: 9:01 AM

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 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, Chair

Submitted by:

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.

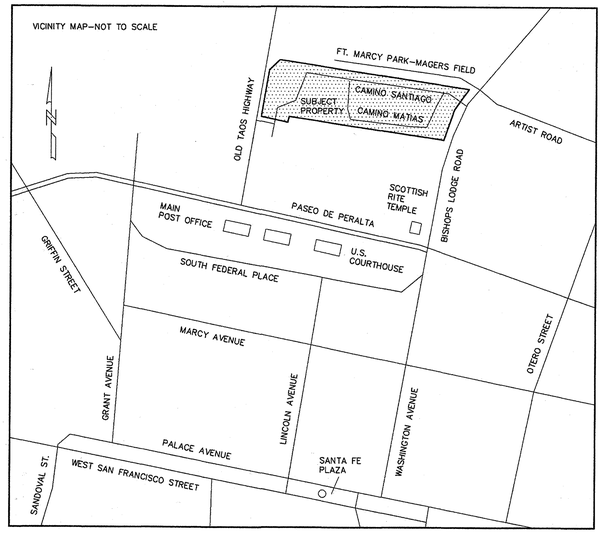
SURVEYORS CERTIFICATION

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 — 9-22-23 DATE

~~SANGRE DE CRISTO WATER COMPANY~~ CITY OF SANTA FE WATER DIVISION — 10-13-2022 DATE

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — 09/19/2022 DATE

NEW MEXICO GAS COMPANY — 9/19/2022 DATE

QWEST CORP. d/b/a/ CENTURYLINK QC — 9/19/2022 DATE

XFINITY CABLE TV — 9/19/2022 DATE

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — 11/3/22 DATE

CITY ENGINEER FOR LAND USE — 11/3/22 DATE

PUBLIC WORKS DEPT. — 11/30/2022 DATE

COUNTY TREASURER — Oct. 6, 2022 DATE

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — 11/3/2022 DATE

PLANNING COMMISSION SECRETARY — 11/7/22 DATE

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17.
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B. EASEMENT FILED AS INSTRUMENT NO. 1753,281
EX. NO. 11.
EX. NO. 11.

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CP 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°06'19"	12.02	24.50	N59°55'32"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	34°59'11"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L71	5.01	N20°12'47"E
L72	9.21	N72°12'23"W
L73	9.81	S47°47'37"W
L74	26.56	N72°12'23"W
L75	5.00	S53°01'41"W
L76	4.86	N14°12'51"E
L77	9.81	N74°12'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

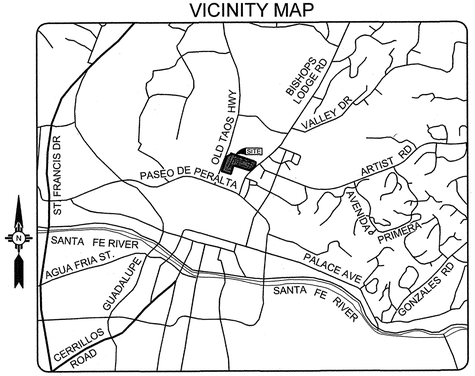
10-4-22

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



2000 1000 2000 1000

SCALE: 1" = 2000'

GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

PLAZA DEL MONTE, LLC

8093023 03:0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

OCTOBER 8, 2023
MY COMMISSION EXPIRES

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

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

10.8.2023
MY COMMISSION EXPIRES

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

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

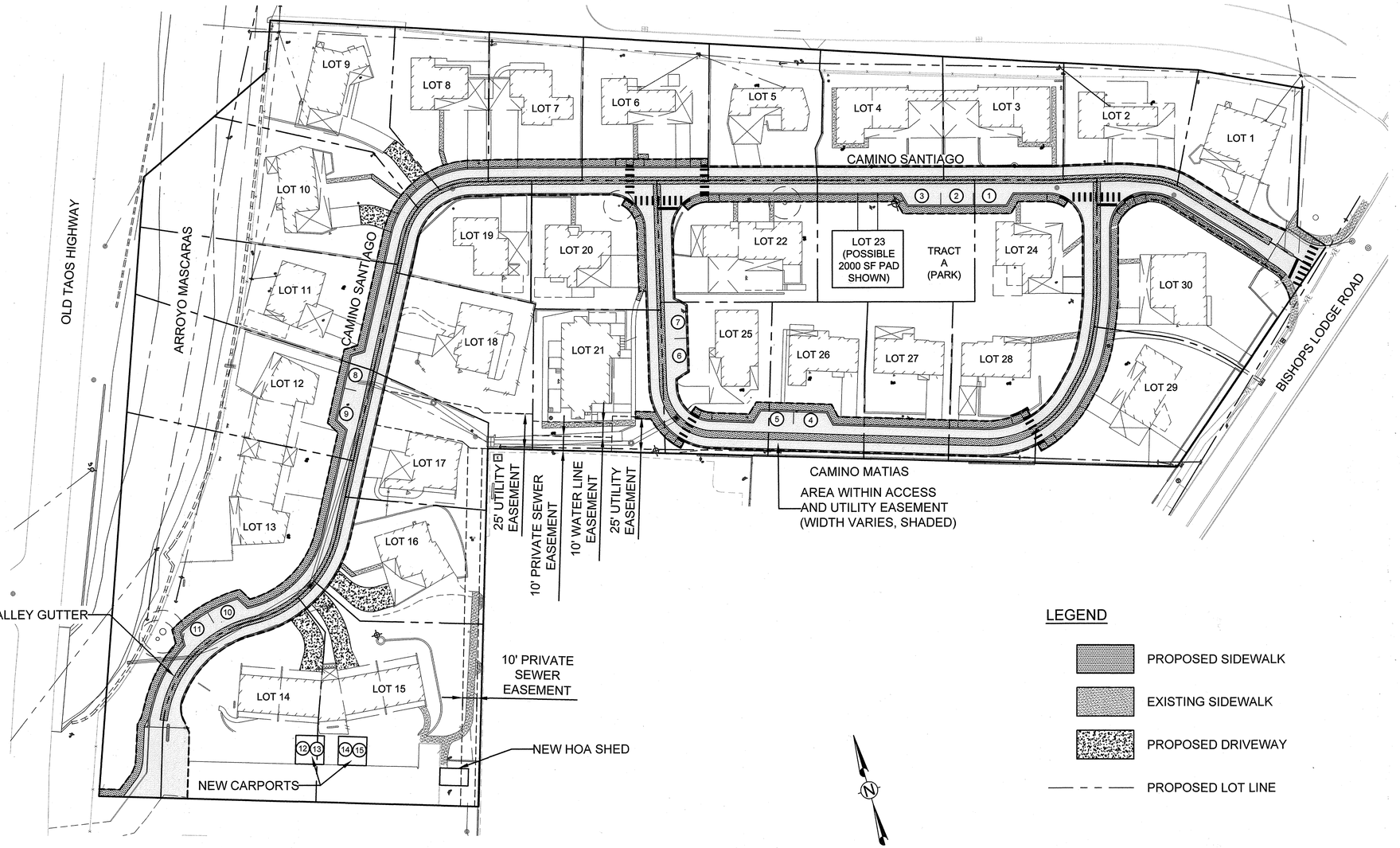
DEVELOPMENT PLAN
SHEET 1 OF 2

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		
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 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

PLAZA DEL MONTE

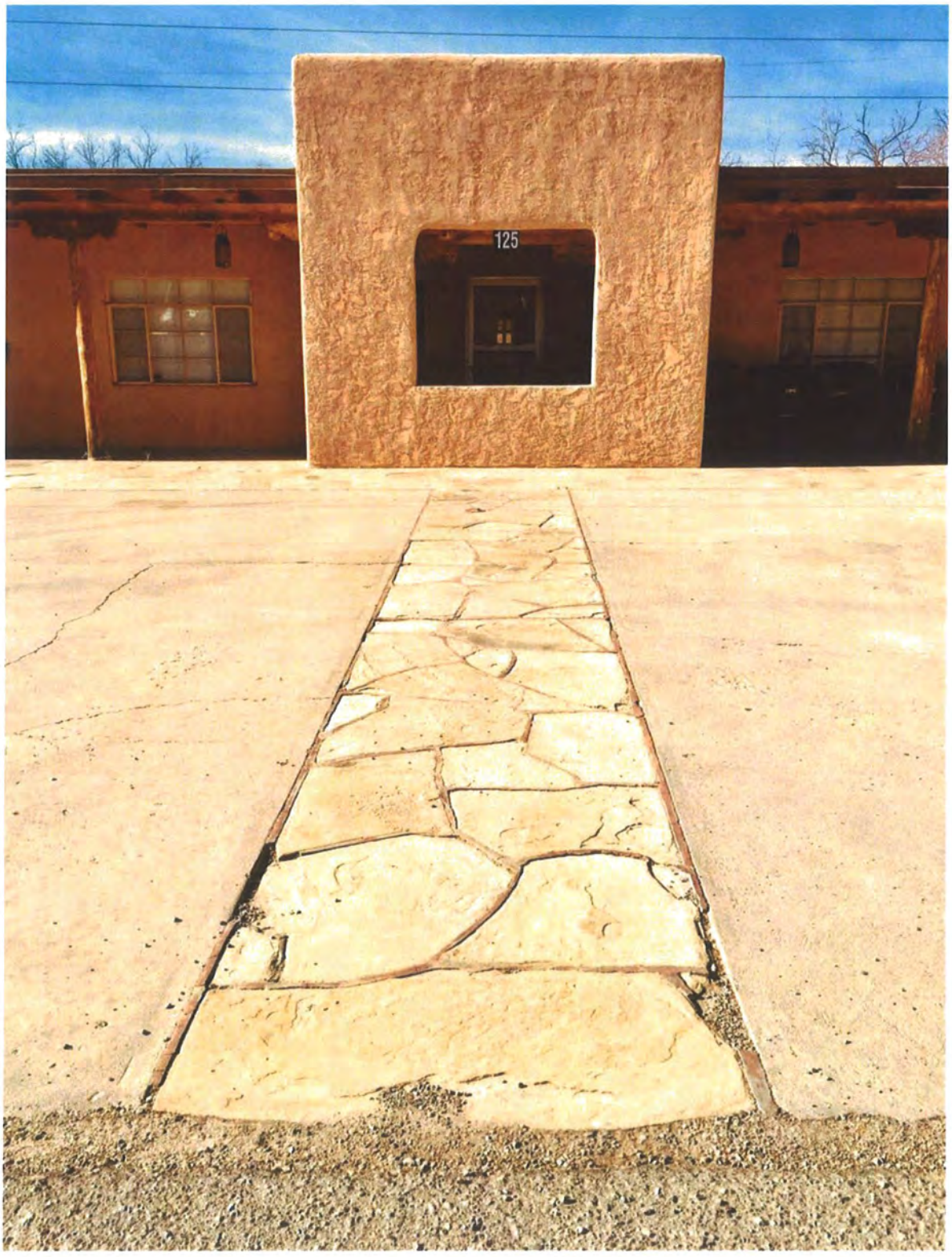
Santa Fe, New Mexico

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.

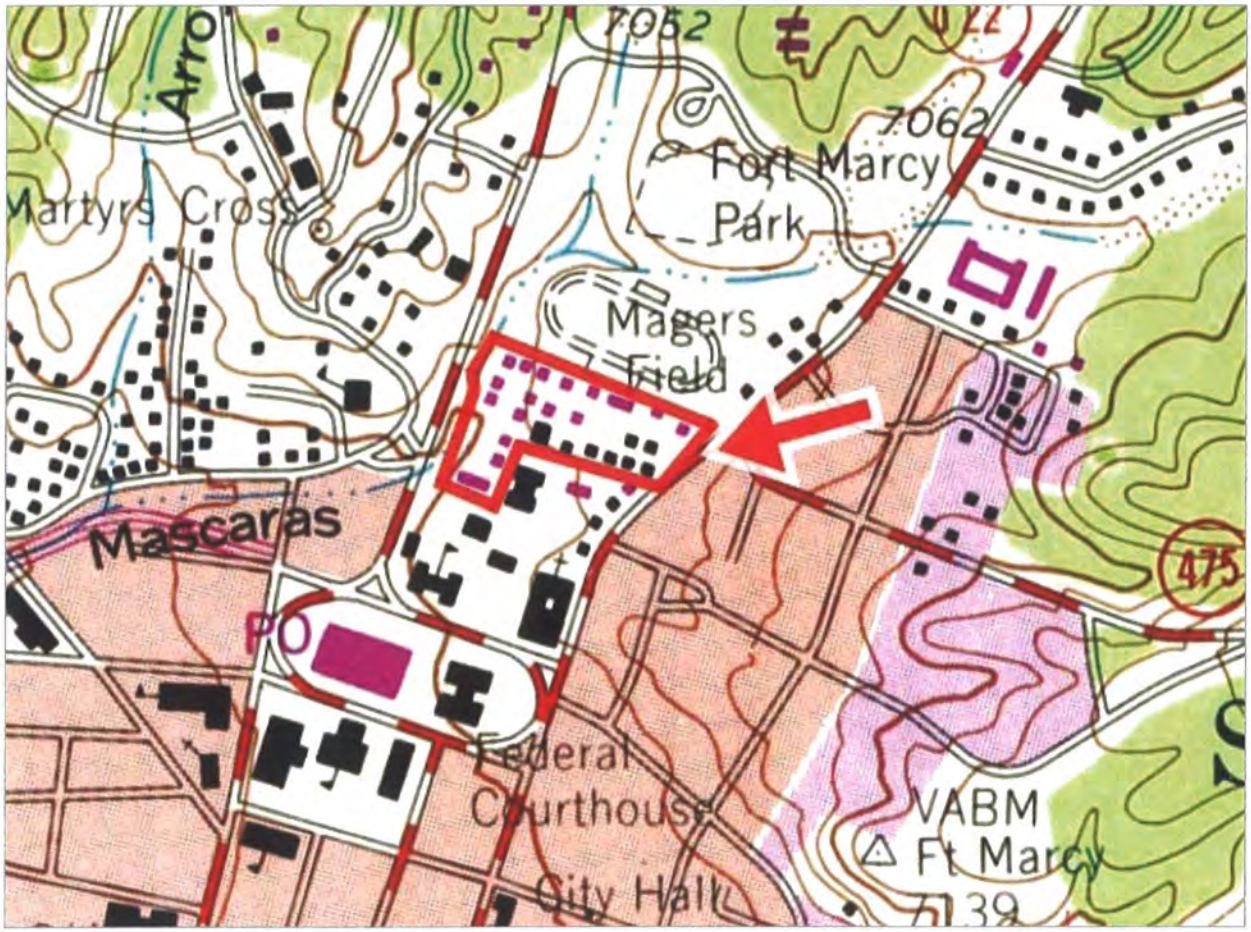

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

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]

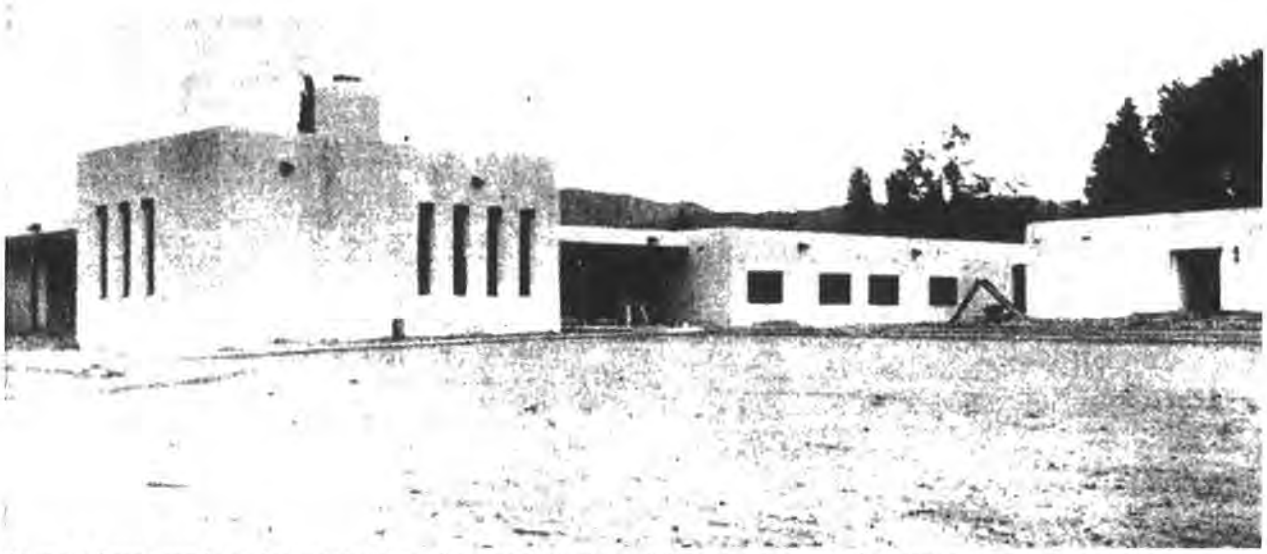

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

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.

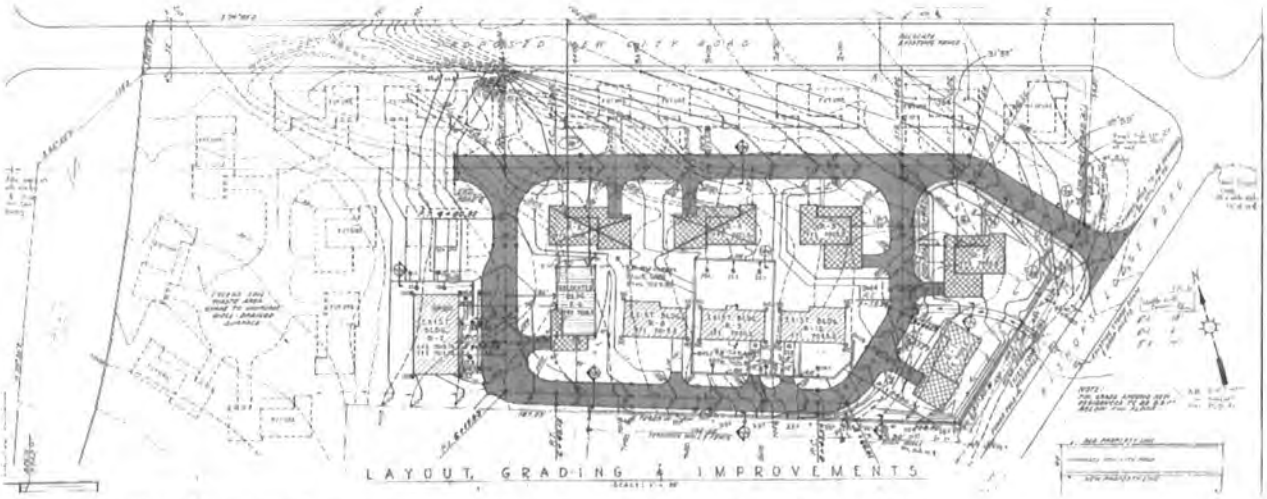

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

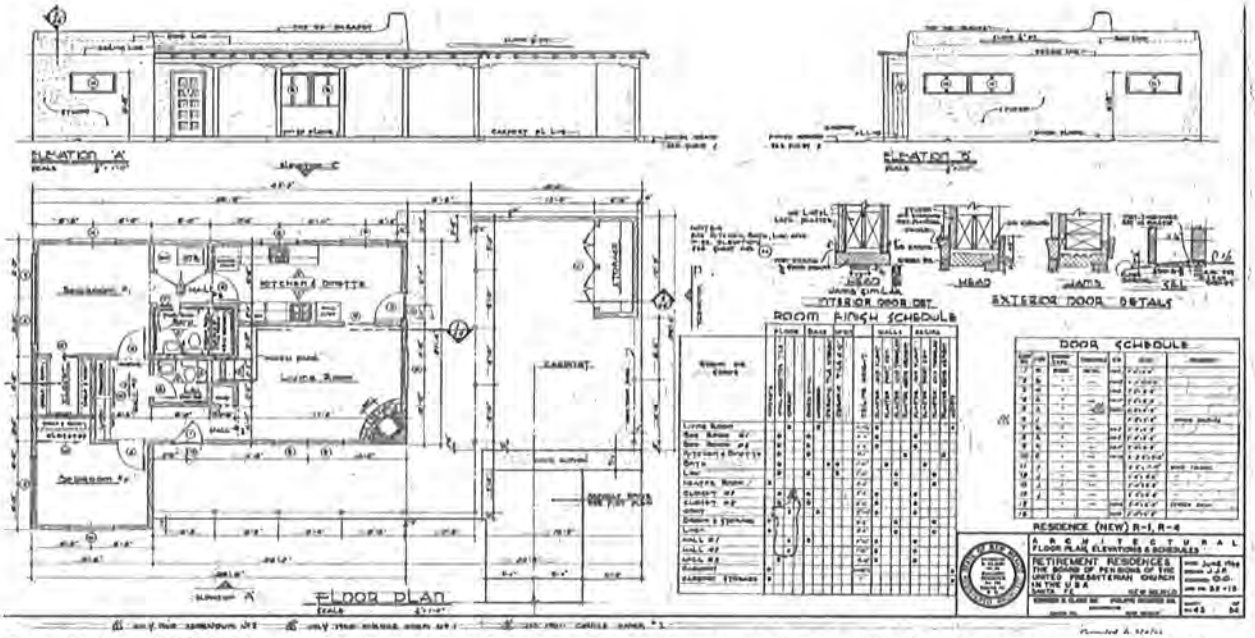

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

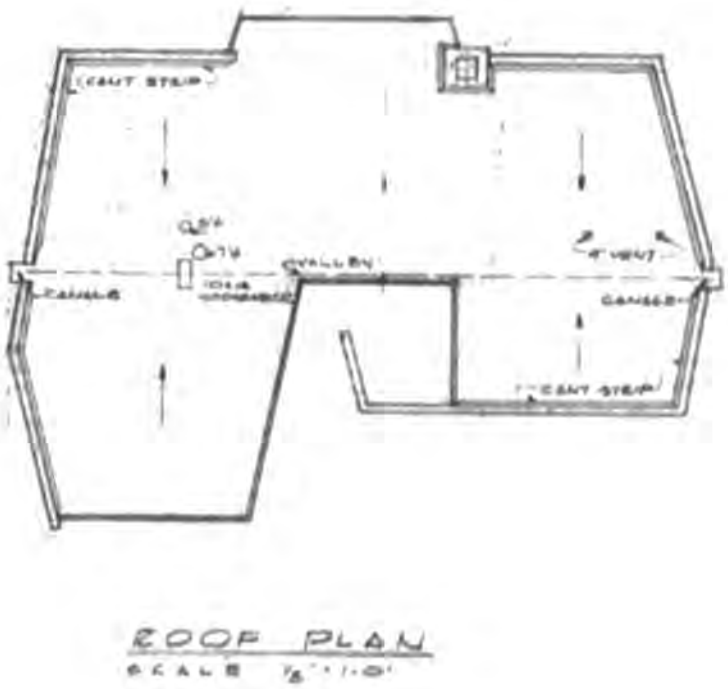

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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.*

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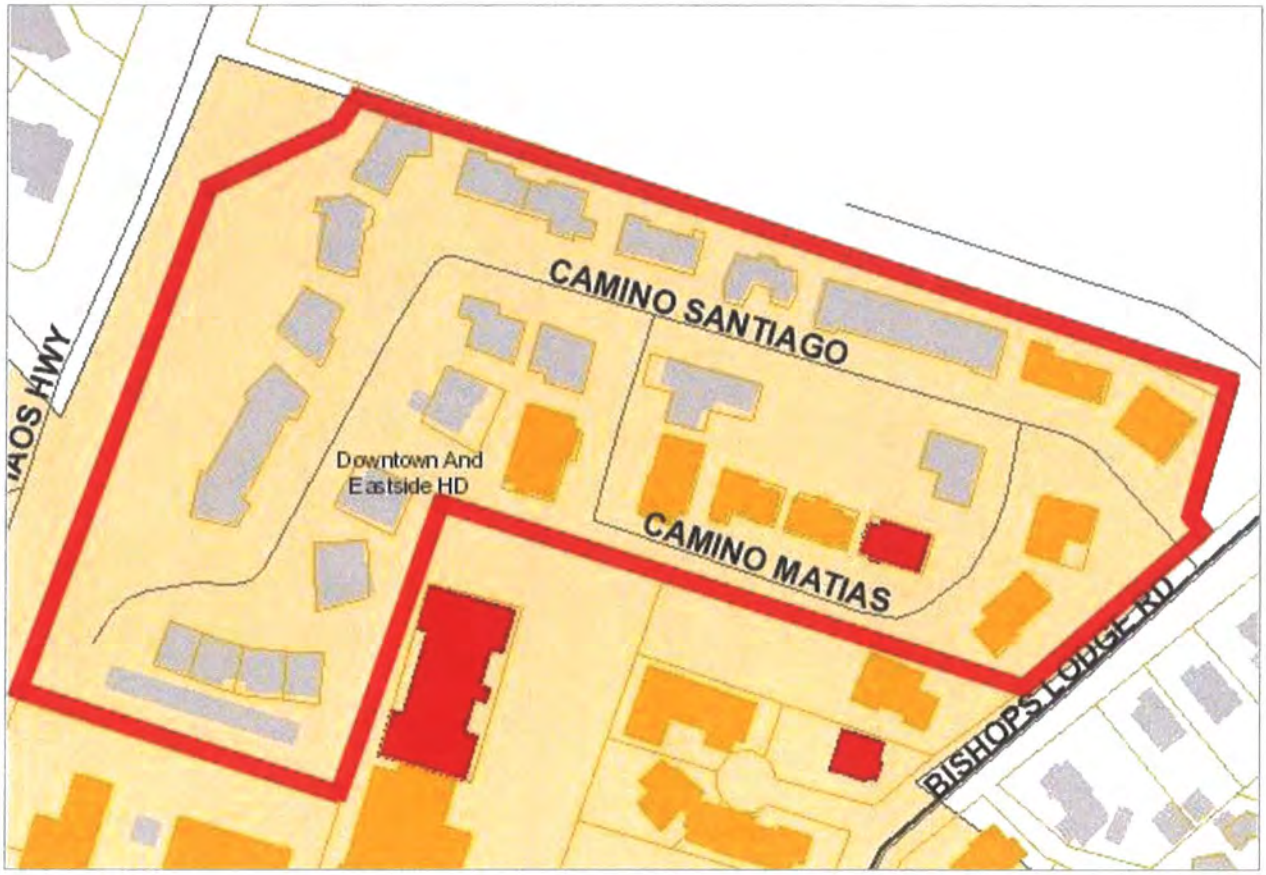
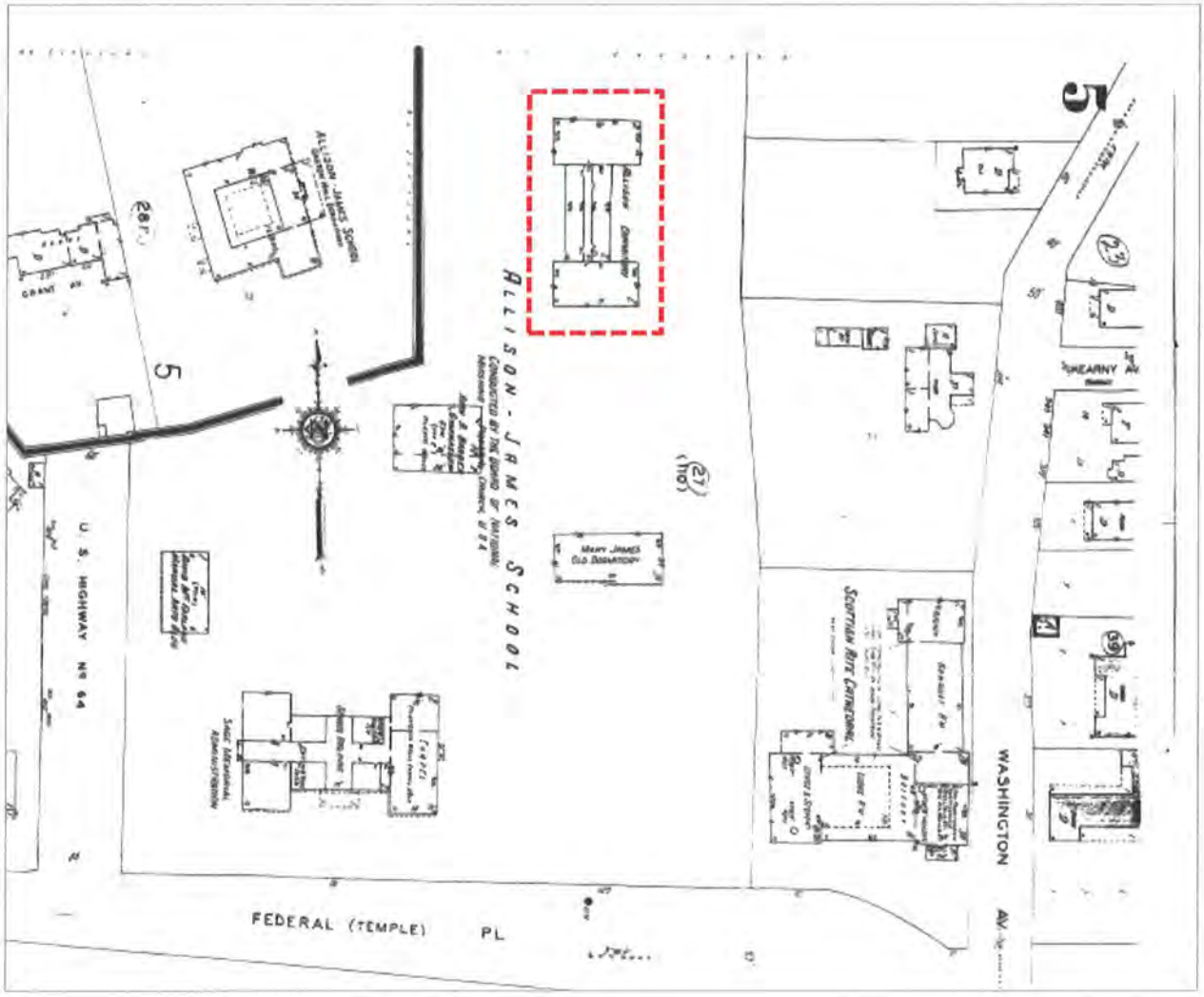
X. Maps and Aerial Photographs

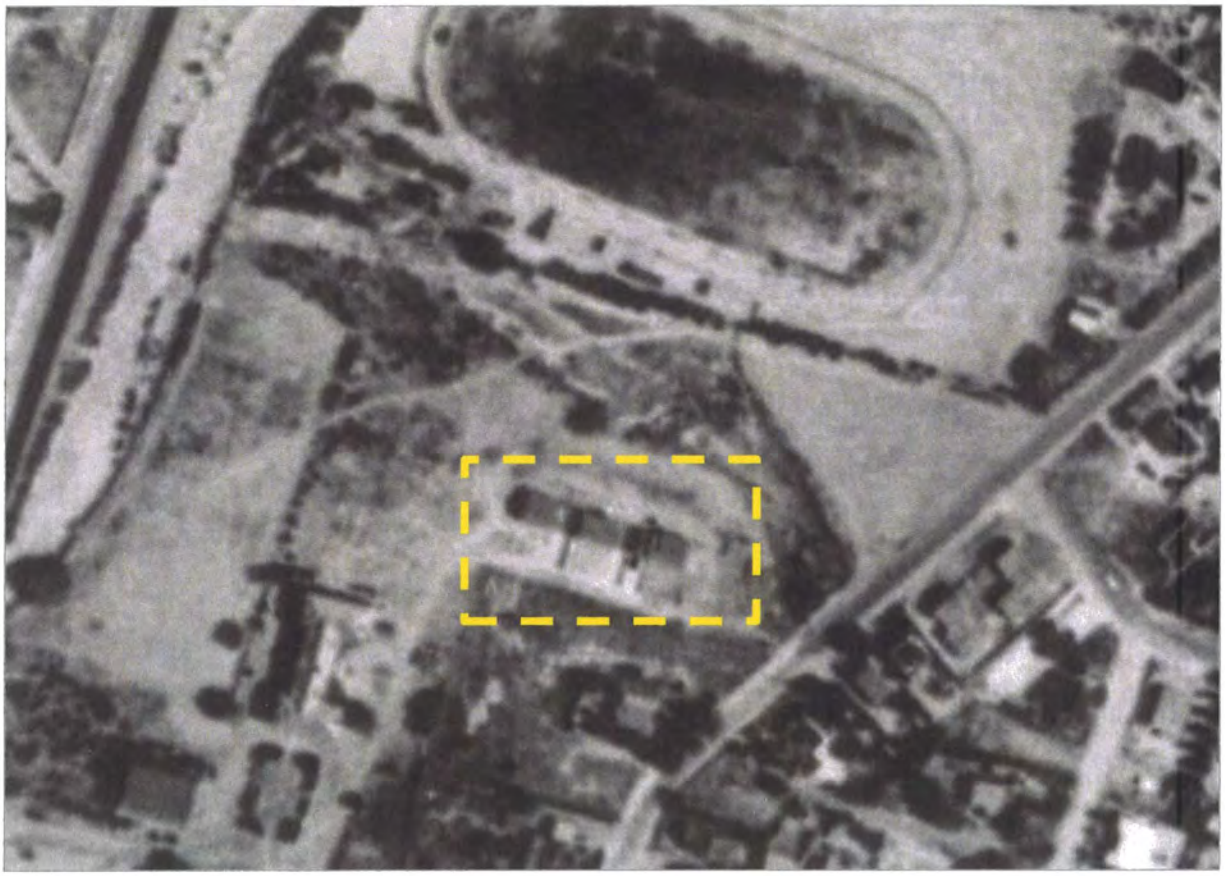


Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.

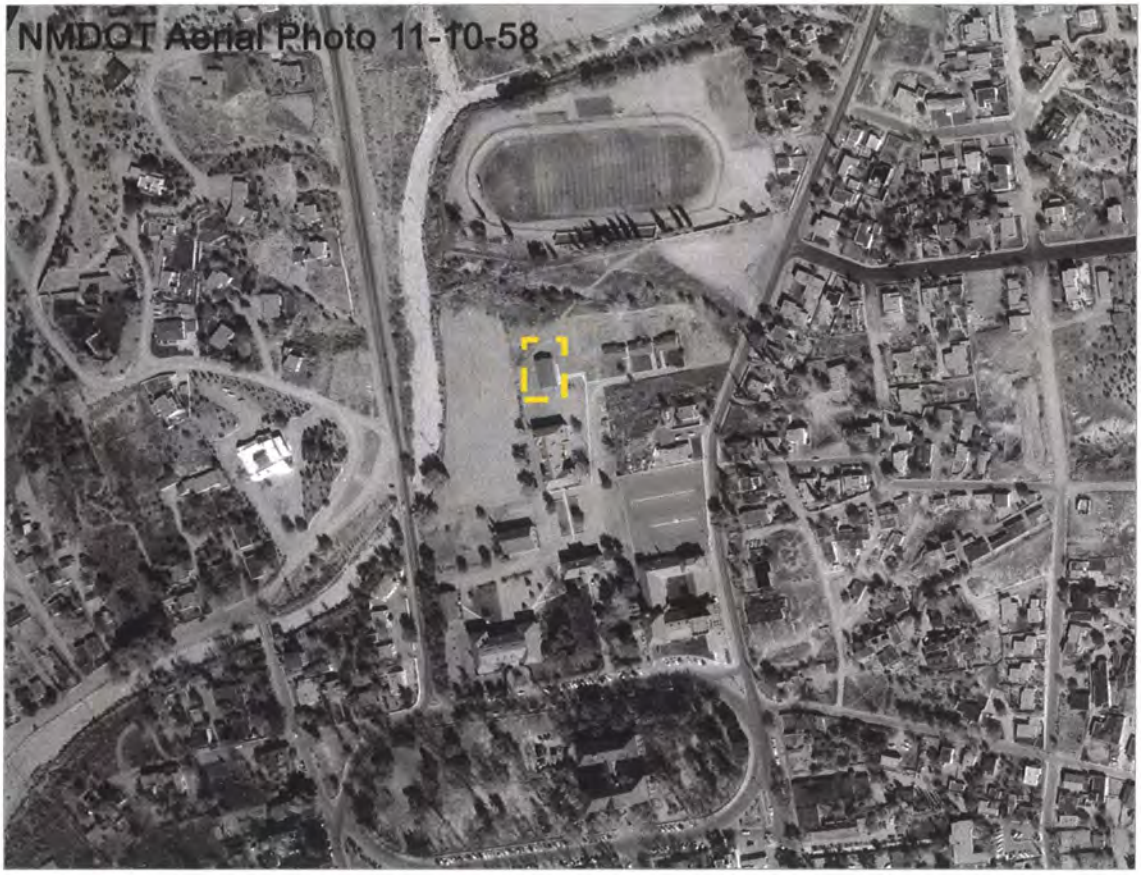
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.

Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.

Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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BY:_____

Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

---

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	c.1967-68	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	Before 1966	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	1971	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.1962 112: c.1968	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	Before 1966	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	c.1972	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	c.1970	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	1966-67	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	c. 1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-Jomes Picture Book, 1866-1959,* (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959,* (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959,* (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	Pre-1960, moved to site	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	Pre-1957, with c.1984 additions	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs

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

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

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

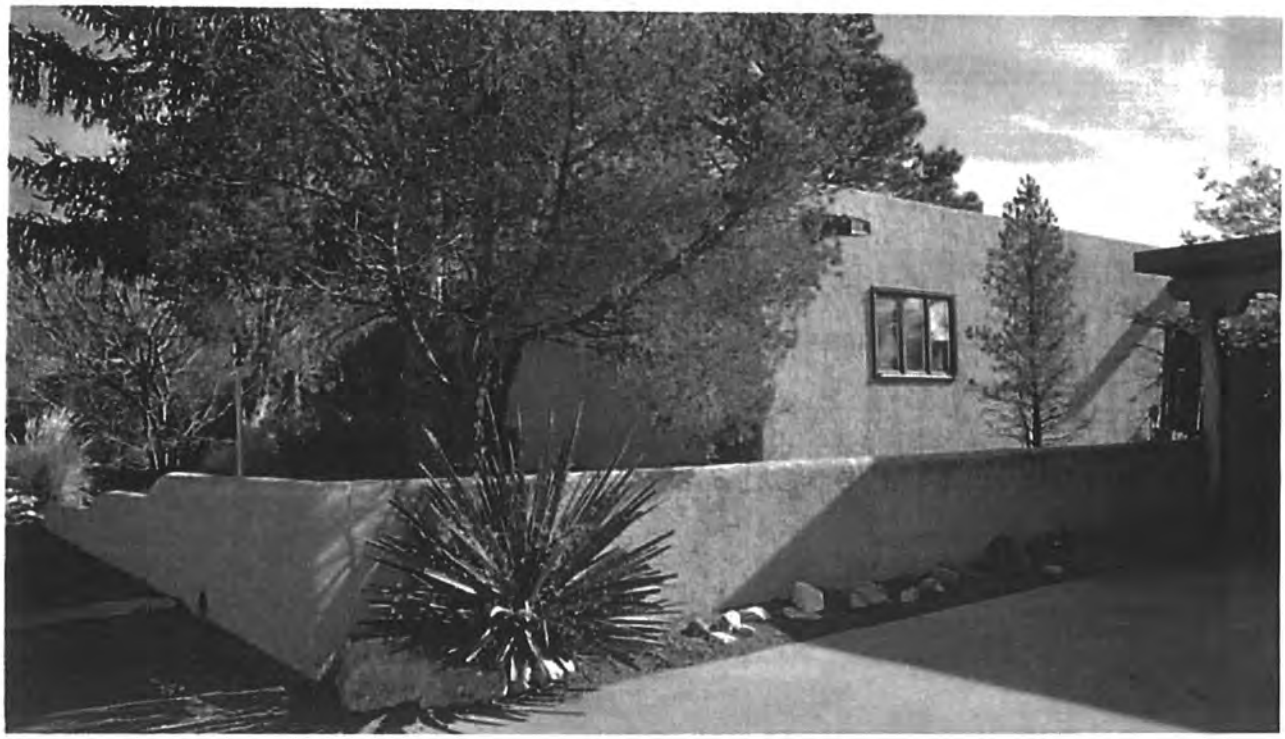
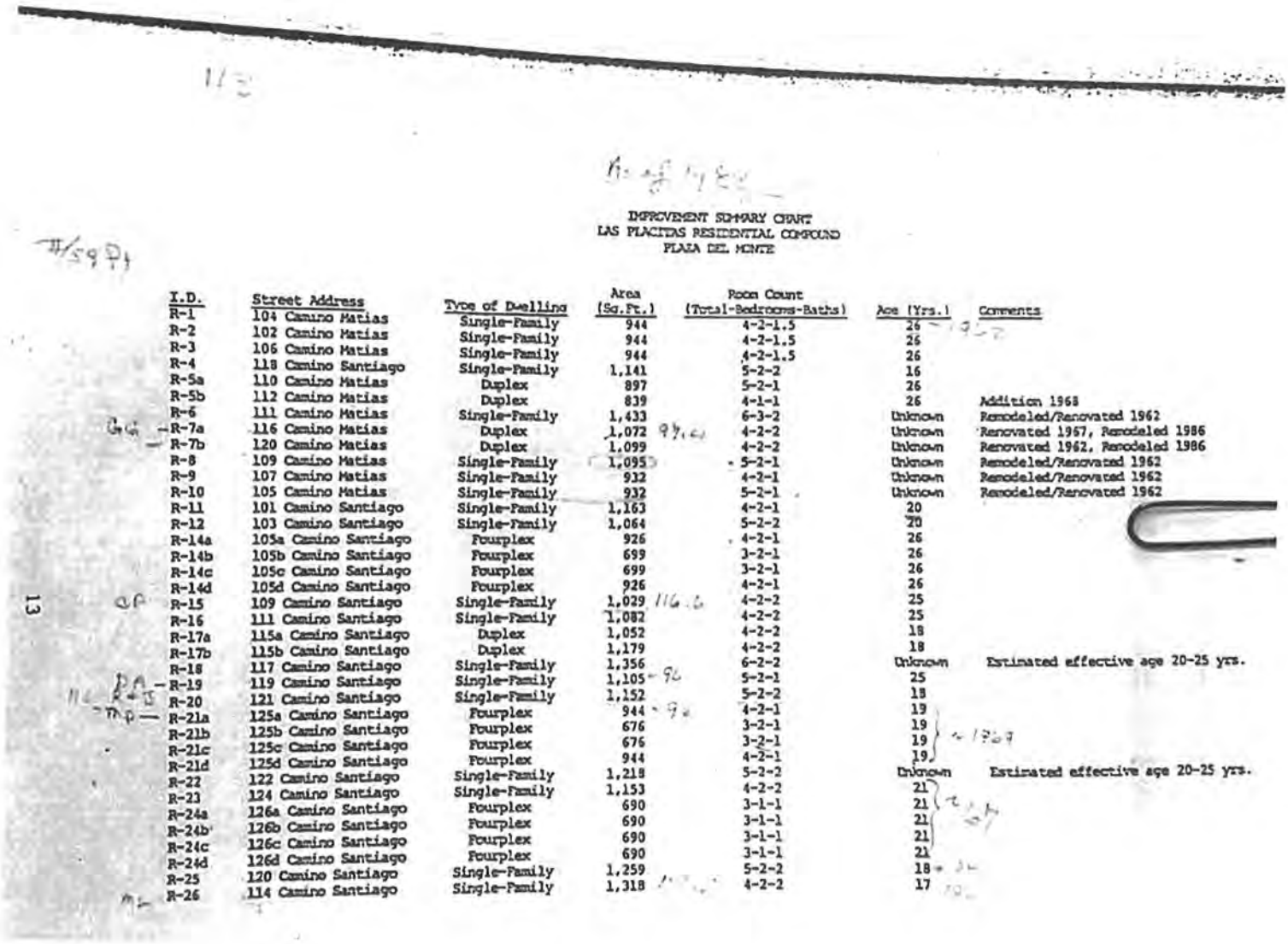


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



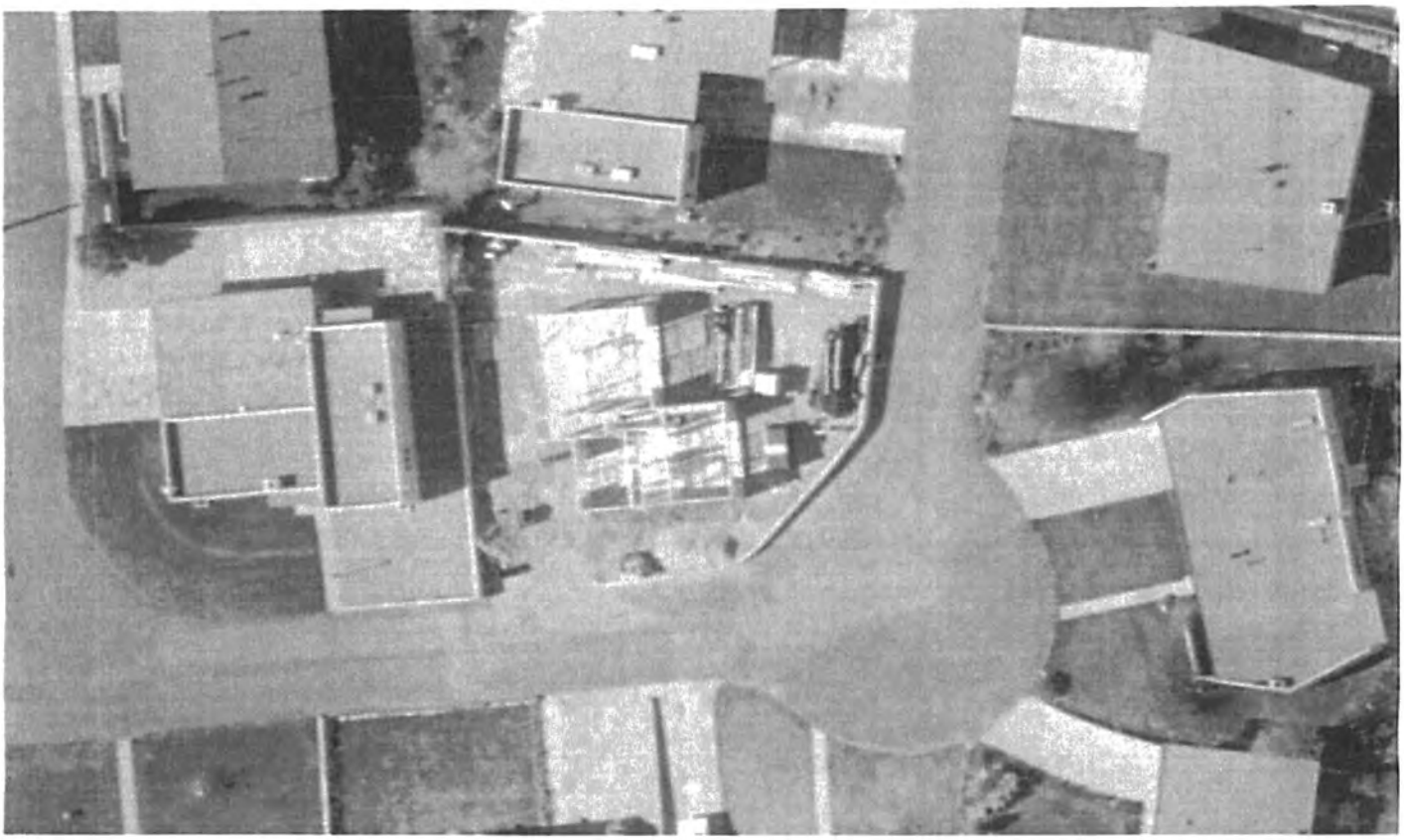
IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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

Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.

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



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
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.

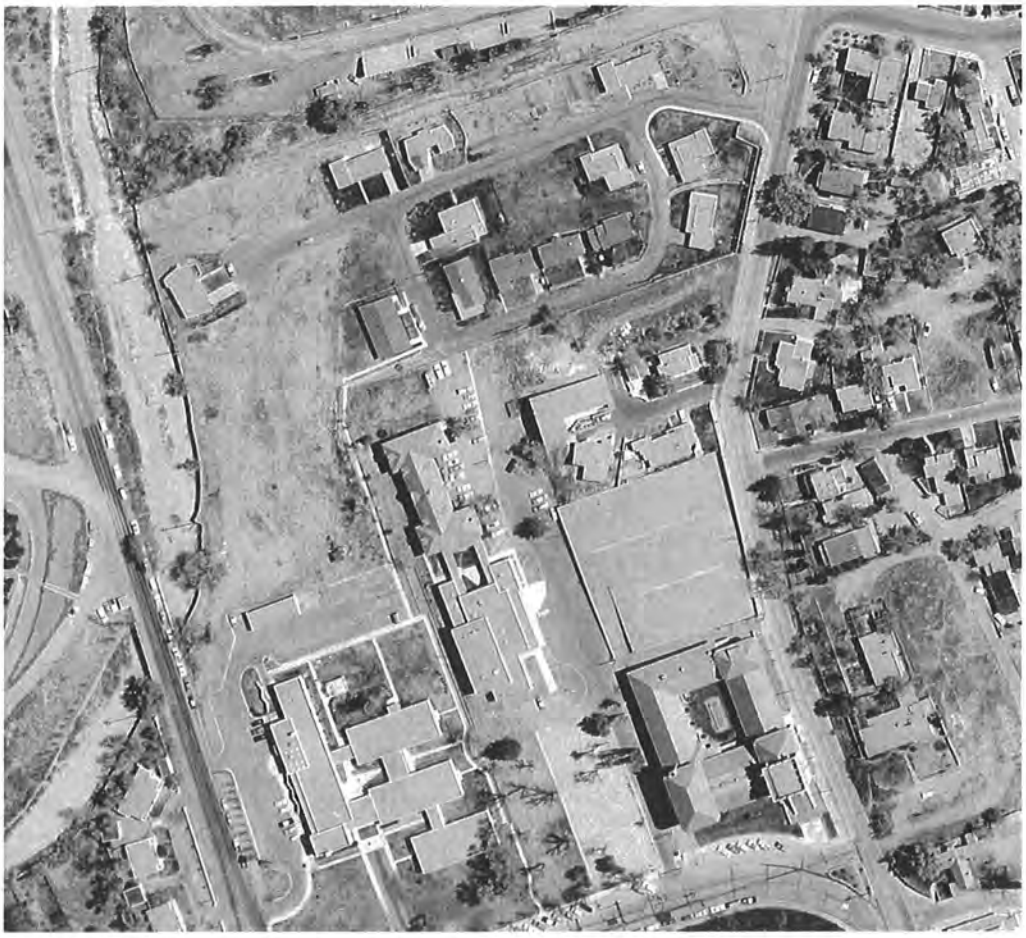
Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

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?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sam M. Dean, who is listed as a tenant in the 1970 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	11
Sliding	Aluminum	1-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Garage	Sectional	Vinyl	1

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
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

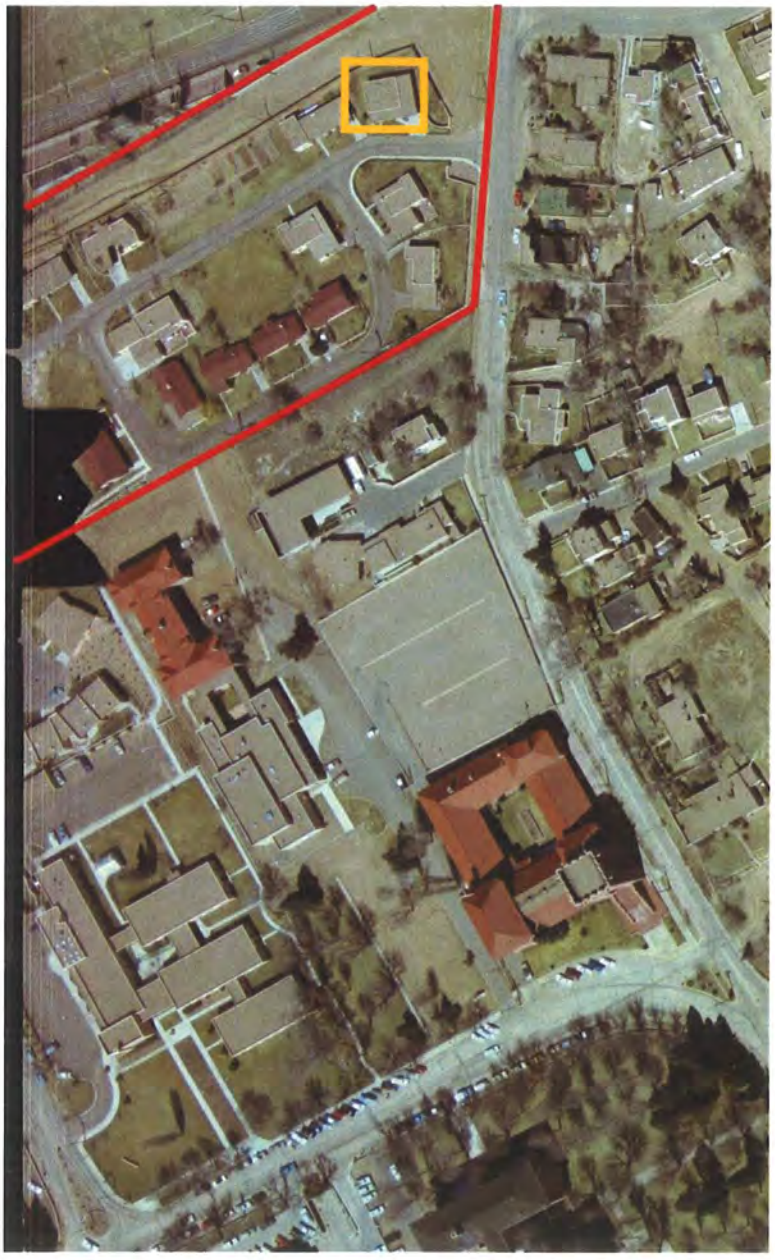


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **101 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street elevation and north elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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: *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**

Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693288, -105.935161

10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064-square-foot dwelling with one addition. The two-bedroom, flat-roof house faces Camino Matias. It shows to the street a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c.1965; its designer/architect is unknown but assumed to be Kenneth S. Clark and Philippe Register.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North Box Indicates Post-1968 Addition

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gaylord Knox, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	9
Fixed	Aluminum	Single	3
Fixed	Aluminum	Single, flanked by Casement	1
Fixed	Aluminum	12	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	Full-Light	Aluminum	1
Double	Carport Storage Doors	Wood	2

12. Chimneys
One, stucco-clad inside parapet

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1969; addition to rear, northeast corner; aerial photographs and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 102 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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

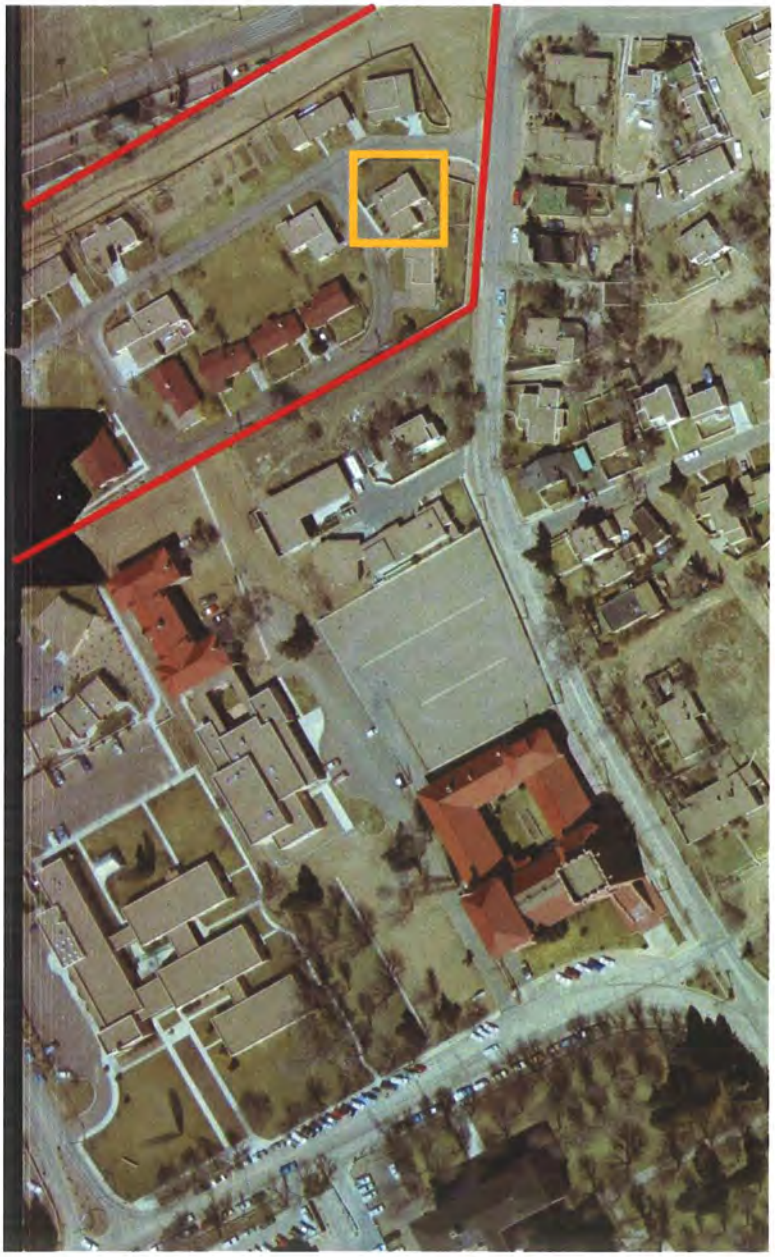


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Photo 2: Street and west elevations (top), facing northeast; west elevation, facing south (Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*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?

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 De Forest N. Shotwell, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood [?]	Single	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No.	District No.	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory	
		4. County: Santa Fe	
		5. Date of Survey: January 18, 2018	

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: South and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 3	**2. Location:** 106 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: South and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: Street and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693826, -105.935966

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Philippe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an "L" with its form obscured by the carport. The approximately 1,220-square-foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The Contemporary-style house was constructed in c.1965.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Jane Barber, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	2	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Single-Leaf	Flush	Wood	1
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 15**	**2. Location:** **109 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to designate 109 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 15**	**2. Location:** **109 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Photo 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: *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 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693575, -105.936130

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

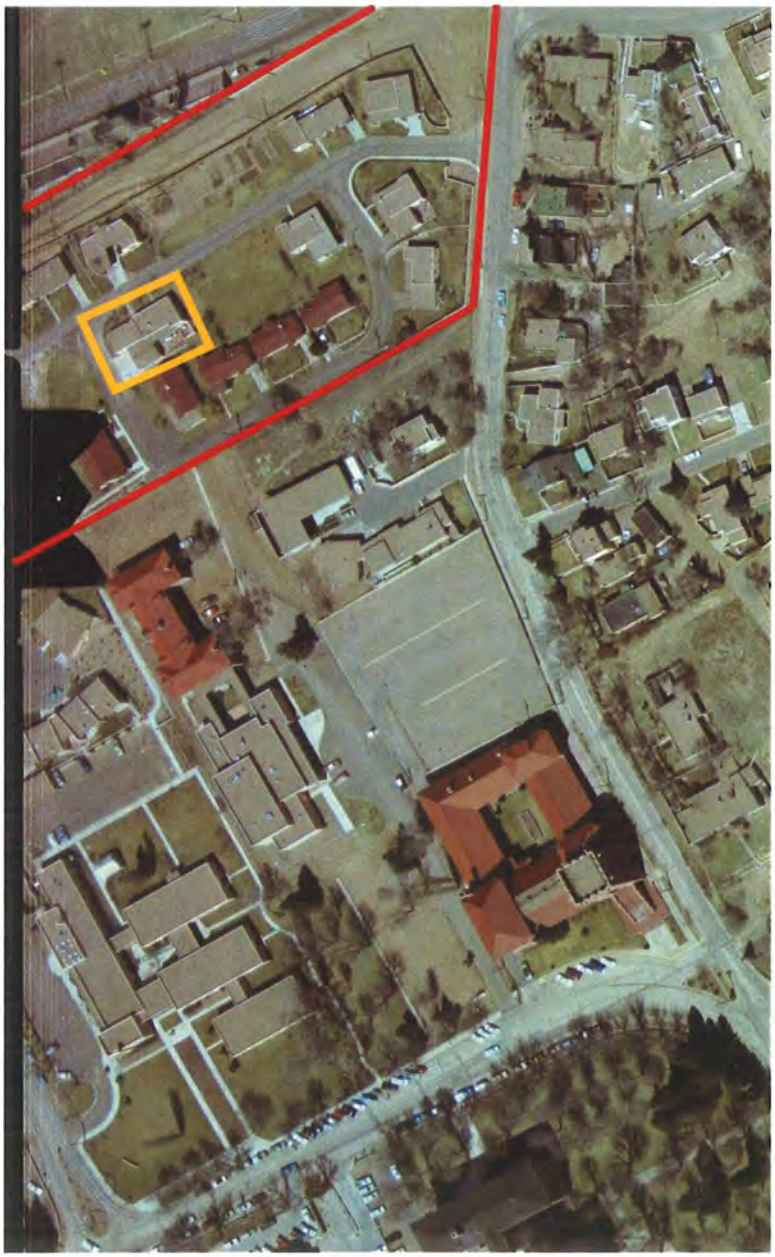


Figure 2: February 27, 1969 aerial photograph
West addition and portal expansion present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 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: *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 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*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 113 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 113 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: North elevation, facing southeast and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
5.693668, -105.936489

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Square Panel	Wood	2
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: East and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694030, -105.936677

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with zappos-type corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The house is fenestrated with common doors and windows. The windows are tall, single-light aluminum casements. A raised-panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970; its designer/architect is unknown.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP __ SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 115 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: Street and west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694087, -105.936953

10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the "L." With its carport included, the house contains approximately 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

12. Who uses the property? Residence

13. Construction Date: 1966-67
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Reverend H. Thomas, who is listed as a tenant in the 1967 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ **Entry- portal** __**Partial-Width** __ **Full-Width** __ **Wrap**

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

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

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street, west and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: North elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693715, -105.936696

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

Erected in c.1973, the stucco-over-frame, two-bedroom house sits on a rise at the southwest corner of Camino Santiago and Camino Matias. In plan, it is a modified L-shaped structure with a carport attached to its front façade. The roughly 1,245-square-foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single space carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in the development.

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1973, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 118 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693915, -105.937077

10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double-ended corbels carry the weight to the floor. The roughly 1,485-square-foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Philippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally this feature enclosed a small patio.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

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

9. Roof: __ N/A

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

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; partial removal and alteration of northeast angled patio enclosure; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and south elevations, facing northwest.
Box indicates removed portion of angled patio wall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
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

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?

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 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 121 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: South elevation, facing northeast and northwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: West elevation, southeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

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

6. Date of Survey:
January 18, 2018

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

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693073, -105.935289

10. Photo Information Negative: John Murphey View of: Front, north elevation, facing northeast.

11. Brief Description of the Property:

One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L-shaped dwelling with a combined carport and portal. The approximately 1,143-square-foot, flat-roof structure holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan with its cubic, battered mass and viga-roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with zappos-type corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Philippe Register template design for the development.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

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

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

North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

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

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove ___ Other: Frame

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

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	6
Casement	Aluminum	1-1F-1F-1	1
[?]	[?]	[?]	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, south exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No. _____ District No. _____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	**2. Location:** 104 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and south elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: Street and north elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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**

Photo 3: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693249, -105.935608

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form, evident along its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102-square-foot house holds three bedrooms. A non-historic, 220-square-foot carport has been erected over the driveway.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

J. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Sidney S. Brown, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Wood	1/1	4
Double-Hung	Metal	2/2	3
Fixed	Wood	Single	1
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Wood	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	½ -Glass	Wood	1
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; material and visual evidence.
#2 Date: 1960s; assumed replacement of original windows in majority of openings.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* 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: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 10	**2. Location:** 105 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 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:
Plaza del Monte Residence 9	107 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	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

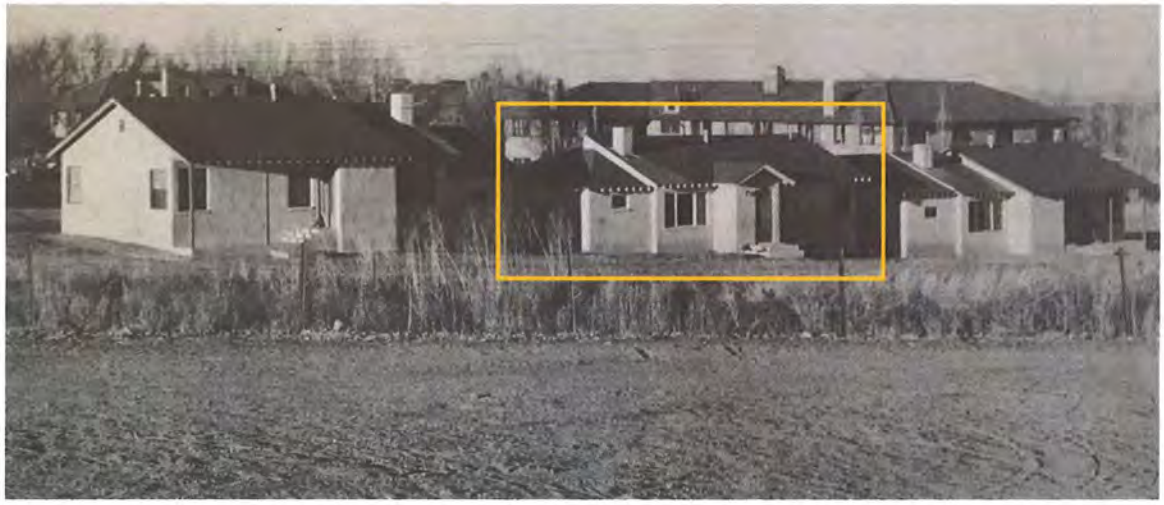


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693343, -105.936001

10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***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: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **111 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **111 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: North and west elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693448, -105.936542

10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest

11. Brief Description of the Property:

The vernacular, two-unit residence was erected before 1957, and modified nearly 30 years later with the addition of a cross gable entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross gable appended to its northeast corner. The north unit (120) holds about 1,256 square-feet, with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Philippe Register's shop.

12. Who uses the property? Residence

13. Construction Date: pre-1958, with alterations and cross-gable entry added on front façade in c.1984
_x_Known _x_ Source: aerial photograph

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

North ⬆ **Box Indicates Post-1968 Addition**

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

). Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first residents identified with the house during the Plaza del Monte period are Margaret D. Becker (116) and Minnie C. Wither (120). Both are identified as tenants in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	8-8	2
Sliding	Aluminum	1-1	8
Fixed	Wood	Single	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Flush	Wood	4
Single	Full-Glass	Wood	1
Sliding	Patio	Aluminum	3

12. Chimneys
N/A

13. Porches _x_ N/A
Type: __ Entry-portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of modern fenestration; material and visual evidence.
#2 Date: c.1984; introduction of cross-gable entry across front, east, façade; drawings, aerial photographs and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form with Ranch style elements

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Erected before 1958, and modified in the mid-1980s with a cross-gable entry and small additions, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historic character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 116/120 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations

Figure 1: May 2, 1966 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

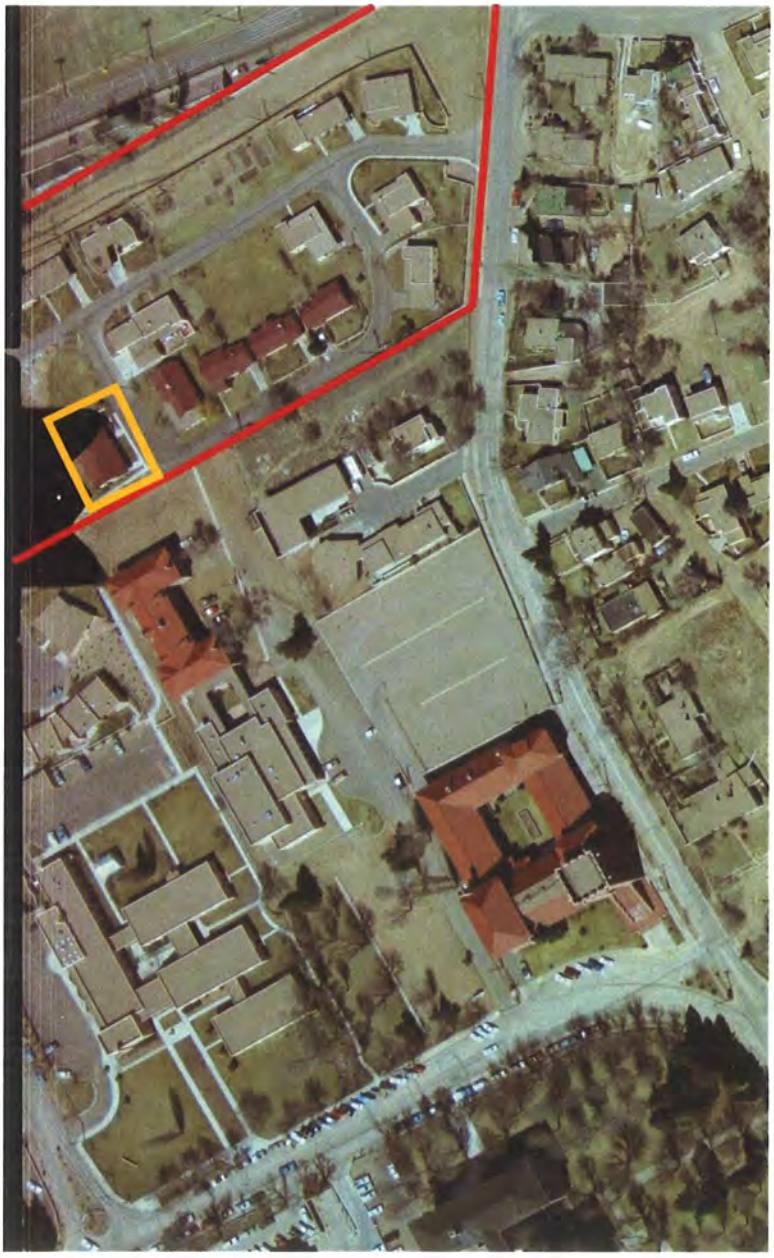


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Plaza del Monte Residence 7	**2. Location:** 116/120 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

Photo 1: Street and north elevations, facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	**2. Location:** 116/120 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 2: South elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Photo 3: West elevation, facing northeast.

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	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	
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

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PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES

John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

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CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

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