Agenda **Regular Meeting**

AMENDED AGENDA of the
Historic Districts Review Board
April 8, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

Join on Zoom: https://santafenm-gov.zoom.us/j/89765959691

By Phone: 301 715 8592

Webinar ID: 897 6595 9691

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. March 25, 2025
5. Approval of Findings/Conclusions
   a. 2024-007675-HDRB. 918-D Acequqia Madre (November 26, 2024)
   b. 2024-009377-HDRB. 449 Camino Monte Vista (December 10, 2024)
   c. 2024-009399-HDRB. 465 Camino Manzano (December 10, 2024)
   d. 2024-009398-HDRB. 346 Hillside Ave. (December 10, 2024)
6. Matters from the Public
7. Staff Communications
   a. 2025 Santa Fe Heritage Preservation Awards Vote

b. Preliminary Design presentation for the proposed additions to Marian Hall and Drury Hotel. 224 and 228 E. Palace Ave. HDRB members' comments are requested (Heather Lamboy)

8. Old Business

a. 2025-009916-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Contributing. Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owners, propose to construct a 175 sq. ft. closet addition on the east elevation and enclose a portal on the south elevation and requests exceptions to 14-5.2(D)(4) to enclose an existing portal and 14-5.2(D)(2)(c) for an addition to the west primary façade. (Paul Duran, paduran@santafenm.gov)

b. 2025-009943-HDRB, 925 Acequia Madre, Downtown and Eastside Historic District, Contributing. Gregory Waits, agent for A. Jason Flanagan, owner, proposes to construct a 178 sq. ft. portal on the north façade of the main structure to a height of 9'. (Paul Duran)

9. New Business

a. 2025-010092-HDRB, 337 Don Cubero Pl., Don Gaspar Area Historic District, Contributing, Terraplen Architecture, Harvey Monroe, agent for Jarod and Adrienne Blackner, owners, requests status review with primary façade designation, if applicable, for a main residence, casita, and yardwalls. (Lani McCulley, ljmcculley@santafenm.gov) **(Withdrawn)**

b. 2025-010124-HDRB, 248 Rodriguez St., Downtown and Eastside Historic District, non-contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, requests a status review with primary façade designation, if applicable. (Amanda Romero, alromero@santafenm.gov)

c. 2025-010102-HDRB, 423 W. San Francisco St. ½ Unit: A, Downtown and Eastside Historic District, Non-contributing. Ellen Yarrell, owner, requests status review and primary façade designation(s) if applicable. (Paul Duran)

d. 2025-010093-HDRB, 224 and 228 E. Palace Ave., Downtown and Eastside Historic District, Significant and Contributing, Dimitrov Design Studio LLC, Tiho Dimitrov, agent for Drury Southwest Santa Fe Inc., owner, proposes to construct a 275 sq. ft. addition connecting Marian Hall to the Drury Hotel to a height of 13'-4", on Marian Hall construct a 92 sq. ft. second and third floor addition, alter four fenestrations, replace non-historic windows and doors , exterior lighting, and other renovations. Four exceptions are requested for Marian Hall to 14-5.2(D)(2)(c) for constructing an addition on a primary façade, 14-5.2(D)(5)(b) changing a window to a door on a primary façade, 14-5.2(D)(5)(a)(iii) for infilling windows on a primary façade, and 14-5.2(E)(1)(c) for installing windows with panes greater than 30 inches and one exception is requested for Drury Hotel to 14-5.2(D)(2)(c) for constructing an addition on a primary façade. (Lani McCulley) **(Postponed)**

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

a. May 13, 2025

13. Adjourn

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

Regular Meeting of the Historic Districts Review Board
March 25, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=p0mvqBjxaAc

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

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

Members Present
Mr. John Bienvenu Acting Chair
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Cecilia Rios (excused)
Ms. Jennifer Biedscheid (excused)

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

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

Chair Bienvenu introduced the new Board Member Scott Cherry who has been working in the city and the historic districts for about 18 years.

2. **Approval of Agenda**

Mr. Moquino stated that under Item 7 Staff Communications item a will not be heard tonight, but Ms. Romero will be speaking about the Heritage Preservation Awards, and under Item 8 Old Business case 2025-009916-HDRB at 1010 Camino San Acacio is postponed.

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

3. **Approval of Minutes**

a. June 11, 2024

No changes were made to the minutes of June 11, 2024.

Member Aguilar Medrano moved to approve the minutes for June 11, 2024. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

b. June 25, 2024

No changes were made to the minutes of June 25, 2024.

Member Aguilar Medrano moved to approve the minutes for June 25, 2024. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

c. July 9, 2024

No changes were made to the minutes of July 9, 2024.

Member Degnan moved to approve the minutes for July 9, 2024. Member Aguilar Medrano seconded. The motion was approved unanimously by roll call vote (4-0).

d. July 23, 2024

No changes were made to the minutes of July 23, 2024.

Member Aguilar Medrano moved to approve the minutes for July 23, 2024. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

e. August 13, 2024

No changes were made to the minutes of August 13, 2024.

Member Degnan moved to approve the minutes for August 13, 2024. Member Aguilar Medrano seconded. The motion was approved unanimously by roll call vote (4-0).

a. September 10, 2024

No changes were made to the minutes of September 10, 2024.

Member Degnan moved to approve the minutes for September 10, 2024. Member Mather seconded. The motion passed with Members Degnan, Cherry, and Mather voting for, and Member Aguilar Medrano abstaining.

b. September 24, 2024

Member Degnan requested the corrected spelling for Frank Katz.

Member Aguilar Medrano moved to approve the minutes as corrected for September 24, 2024. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

a. November 26, 2024

No changes were made to the minutes of November 26, 2024.

Member Degnan moved to approve the minutes for November 26, 2024. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

b. February 25, 2025

No changes were made to the minutes of February 25, 2025.

Member Degnan moved to approve the minutes for February 25, 2025. Member Mather seconded. The motion was approved unanimously by roll call vote (4-0).

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

a. 2024-009128-HDRB. 410 Camino Cabra (October 8, 2024)
b. 2024-009129-HDRB. 544 Canyon Rd. (October 8, 2024)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law for October 8, 2024, listed as items a and b. Member Mather seconded. The motion passed unanimously by roll call vote (4-0).

c. 2024-009042-HDRB. 645 Garcia St. (October 22, 2024)
d. 2024-009207-HDRB. 710 Canyon Rd. (October 22, 2024)
e. 2024-009209-HDRB. 626 Gomez Rd. (October 22, 2024)
f. 2024-009208-HDRB. 505 Apodaca Hill (October 22, 2024)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law for October 22, 2024, listed as items c, d, e, and f. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

g. 2024-009321-HDRB. 1 Plaza Fatima (November 26, 2024)
h. 2024-009376-HDRB. 907 Don Miguel Pl. (November 26, 2024)
i. 2024-009378-HDRB. 835 E. Alameda St. (November 26, 2024)
j. 2024-009369-HDRB. 345 Garcia St. (November 26, 2024)
k. 2024-009372-HDRB. 1182 Cerro Gordo Rd. (November 26, 2024)
l. 2024-009381-HDRB. 532 Don Gaspar Ave. (November 26, 2024)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law for November 26, 2024, listed as items g, h, i, j, k, and l. Member Mather seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Stefanie Beninato shared quorum requirements research as suggested by Attorney Ruybalid at the last hearing when she initially spoke on the subject.

6. Staff Communications

Ms. Romero presented an update on the progress of the Heritage Preservation Awards with a reminder that the nominations will be presented on April 8, 2025, and the deadline is March 30, 2025. She solicited nominations from the Board members.

Ms. Lamboy announced that the purpose of the evolution of the ordinance presentation was to introduce the Board to the presentation for the ordinance updates that are in process. She also mentioned that the Green Building Code and Santa Fe General Plan updates are in progress as well. She stated if anyone is interested in the process santafeforward.org to look for information.

7. Old Business

No items were listed under Old Business.

8. New Business

a. **2025-009941-HDRB, 416 Sosaya Ln**., Downtown and Eastside Historic District, Non- contributing. Marc Naktin, agent for Louise Epstein, owner, proposes to construct a 170 sq. ft. pergola on the southwestern façade to a height of 9', remodel an existing pergola into a 497 sq. ft. portal on the northeastern façade to a height of 8'-10", and infill a door on the north elevation.

Paul Duran presented the case sharing the staff report and photos with a summary of the proposed project. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Cherry questioned if cladding over the beams of the pergola was proposed.

Mr. Duran asked the applicant to share that information. He did note that there would be a copper drip edge on the wood beams of the portal.

Mark Naktin, 1523 Tahoe Street, Santa Fe, NM, was sworn in. Mr. Naktin stated that there would be a layer of anodized bronze caps on the beams, but it should not be visible.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato had some questions regarding the arrows pointing at the windows and doors and the distance of the pergola to the residence. She also questioned if the square footage on the lot seems greater than 50%, which may not be this Board's jurisdiction, but wasn't sure it was allowed. She also asked if the metal on the pergola would be a sheet which creates a roofed area even if not connected to the structure or if it is metal on each piece of the wood and she asked the Board to ask these questions.

Mr. Duran explained that the applicant is removing the glass sliding door and infilling and installing an additional window by the other sliding glass door. The zoning requirements, the applicant worked with the staff and met with the zoning team who did sign off on the PZR (preliminary zoning review). They are just at the 40% lot coverage maximum. The sheeting on the pergola is on each beam to protect each beam individually. There is not a single sheet of metal, and the pergola is about four to five feet from the residence.

Mr. Naktin confirmed that they met the zoning requirements.

Board Action:
Member Aguilar Medrano moved in case 2025-009941-HDRB, 416 Sosaya Lane to approve the application as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

b. **2025-009943-HDRB, 925 Acequia Madre**, Downtown and Eastside Historic District, Contributing. Gregory Waits, agent for A. Jason Flanagan, owner,

proposes to construct a 178 sq. ft. portal on the north façade of the main structure to a height of 9’.

Paul Duran presented the case sharing the staff report and photos with a summary of the proposed project. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Aguilar Medrano questioned the clear (translucent twin wall polycarbonate) roof.

Mr. Duran stated it was unique and that there would be no public visibility. So, staff felt there was no impact on the district.

Member Aguilar Medrano asked if the edge would be hidden by the wood beams or if it would show.

Mr. Duran felt it was concealed by the parapet and wood but asked the applicant to answer the question.

Gregory Waits, 925 Calle Arco, Santa Fe NM, was sworn in. Mr. Waits stated that the idea of the translucent material was to bring light into the area and keep it cooler. The edging on the structure would hide the edge of the material. He had no other comments.

Member Degnan asked if there was another example in the historic district.

Member Cherry asked how the edge of the roof is concealed.

Mr. Waits there would be metal flashing over the edge of the roofing material.

Member Cherry confirmed that the flashing would cover the roofing material, and it would be painted to conceal the edging. He was not sure he had seen this elsewhere. He has seen them in greenhouses but usually out of glass.

AM confirmed that it has been approved for greenhouses not for portals. She suggested a more traditional material such as latillas. She pointed out that the area was not requiring protection from the elements so latillas would be more traditional.

Mr. Waits stated that latillas would compromise the space over the roofing material. The material would keep the cost down and provide a full roof with waterproofing. The desire is for light. That it would look like a typical portal with metal drip edge flashing. Mr. Waits offered some solutions like a typical roof with wood decking with water proofing and adding a few light areas.

Member Aguilar Medrano stated it is a contributing structure, so it needed to be taken into consideration.

Mr. Waits assured the Board the roof was not publicly visible.

Member Cherry liked the solution that Mr. Waits provided if the roof were to be a regular Brai style roof with skylights because the idea is to protect the area, and the skylights would be more visible than the flat surface with the drip edge. The fact the material is flat is a good thing, so it would not be as visible as domed skylight. He confirmed that it would not be attached to the other structures. He noted he would be concerned about the drainage in the area and the location of the water mitigation at the contributing building.

Mr. Waits felt the permitting would address the drainage.

Public Comment:
Ms. Stefanie Beninato, previously sworn, stated a portal must be attached to a structure by definition. Traditionally materials used should be in harmony with the existing structure and this is not. She recalled a greenhouse but not its exact location where the owner was required to remove this type of material and another where glass was required. She agreed with Member Aguilar Medrano's suggestion to roof it and attach it to a structure and use flat glass or low-profile skylight or possibly some of this material in smaller segments. She reiterated that it is important whether it is publicly visible and that the material is in keeping with the structure itself to produce harmony. This type of material has not been allowed in historic districts in the past.

Member Aguilar Medrano stated she did not like the idea of this becoming a stucco structure with parapets and skylights because that design would be worse than what is proposed. What she wanted to see is this be a more traditional portal with wood construction and something like latillas. She questioned staff if there was any code guidance on breezeways.

Ms. Lamboy pointed out that it is important to remember this is a contributing structure and that while the portal does not connect, it does give the effect of attachment, and more modern material does communicate that this is not part of the historic structure. So, it would not overtake the historic material. The materials that are permitted in the Downtown and Eastside Historic District, the operating language, are relative to public visibility. As to the flashing and all of that, if it was in an approved color that might address the visibility of that solution. There is no easy answer but that is the perspective of staff.

Mr. Waits offered that the columns and supporting beams are of ordinary material and he confirmed that the issue seems to be the translucent material of the roof. He did not feel that the objections were not necessary as the material would not be publicly visible.

Member Degnan pointed out that this is setting a precedent so please keep that in mind.

Member Aguilar Medrano asked if there was a section of code that mentions that materials should be in keeping with the streetscape.

Ms. Lamboy pointed out that the code for the Downtown and Eastside District was for overall dominating walls and the colors be of an earthtone nature and again that the operative word is publicly visible, and there is some about texture. However, it is silent on not publicly visible facades. She communicated that keeping the integrity of the two historic structures and communicating that clearly through a different material might be a good approach in this case, so that we know going forward that the contributing structure and the casita were two different times of construction.

Member Cherry pointed out in the proposed north elevation proposed the rafters look tapered. He explained it looks like post and beam construction with four round posts with horizontal beams. Those will be resting on those tops of the posts with purlins that span the longer posts and there seems to be a tapered rafter above that. Is that correct to create the pitch of the roof? It looks like they rip to nothing.

Mr. Waits stated that it is a practice to die the ripper at the beam before the last beam. The design detailing shows as visible so he can move something down an inch to accommodate a ripper that the contractor may require.

Mr. Cherry confirmed that they are not steel due to their profile.

Member Aguilar Medrano summarized that what she is hearing is that the Board is on the fence because they want to be accommodating but it is also dealing with aa contributing structure and is on Acequia Madre, a more prominent street. We seem to still have a lot of questions about the profile and that is what this really hinges on. I think we need confirmation that this translucent roof would truly be invisible at both ends.

Board Action:
Member Aguilar Medrano moved to postpone the case to the next hearing on April 8, 2025, asking the applicant to provide construction detail of the roof profile to show how the edge of the translucent material interacts with the flashing material and that it will not be publicly visible. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Mr. Waits approved the date for the postponement.

c. **2025-009946-HDRB, 329 Otero St**., Downtown and Eastside Historic District, Contributing. Lisa Martinez, agent for Mike and Christine Foster, owners, propose to replace all doors and windows and requests an exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored whenever possible.

Paul Duran presented the case sharing the staff report and photos with a summary of the proposed project. He emphasized that on September 10, 2024, under Case No. 2024-008868-HDRB, the Board adopted staff's recommendation that the exception criteria had not been met for replacement of historic windows and that the request was denied on the primary façades, but that all other aspects to the application should be approved with a friendly amendment to the non-historic, non-primary façade windows that to clarify replacement of windows shall not be vinyl as proposed but that the windows be wood windows, and is accepted and that this motion passed unanimously. He stated that the project did not change drastically as the request is for a change of material of the window only. The windows will be wood-clad but with vinyl material as stated in this application. The window assessment does state that the windows can be repaired. Staff found that the exception criteria have not been met and recommended denial of an exception to replace historic windows on the primary facades of the contributing structure.

Chair Bienvenu questioned the validity of the case coming forward since the Board denied the application in the past year and findings of fact and conclusions of law have been entered denying the request to replace the historic windows on the primary facades in-kind. He wanted clarification on what was different about this application that would allow it to be heard a second time. His concern is that if we permit an application to be reapplied that asks for the same relief that was sought in the original application that the case could be extended indefinitely. There would be no prohibition on someone continuing to ask for the same thing until they got a Board that might approve it and that is not procedure normally, we would consider for case that has been resolved especially if it has not been appealed to the governing body. So, the question for staff and the attorney's office is how can we hear this case at all if it is essentially the same application that the Board has already issued a decision on?

Mr. Duran stated that there was discussion between staff and the city attorney, and the direction was that for due process to meet the applicants' needs. However, the city attorney disagreed with this. The attorney recommended that because the findings of fact and conclusions of law had been entered that this case should not come before the Board for review. Staff are giving the applicant their due process by coming before the Board and if the Board renders the same decision, she has the right to appeal to the Governing Body.

Chair Bienvenu clarified that this was the staff's decision, but that the city attorney had a different point of view.

Ms. Lamboy stated that she and assistant director Moore reviewed the application when it came in and they looked at the review and approval procedures found under section 14-3 regarding the rehearing of the existing case and unfortunately, only in the case of rezonings is there a time frame in which an identical application can not be resubmitted. This may be a subject for the rewrite of the code, but as of right now this is how the code is written. So, when it comes to any other development approvals, such as that with the

historic districts review board, there is no minimum time frame for it to be reheard. This perspective is why staff is of the opinion that it is compliant with code if they are to reapply.

Attorney Ruybalid stated that the question as to whether legal principles like *res juticata* or *collateral estoppel* apply to hearing before a land use board are not necessarily decided with specificity, I could not find a case that decides those issues when it comes to an application to a land use board or historic district review board. In a case that is parallel to this one, I did find a case where a historic district review board case that was taken to a district court the doctrine of rest judicata was applied and the case was thrown out at the district court level. Whether the historic district's review board could have heard it again, was not necessarily answered. The concern I have is that I don't see anything under due process principles that require the same hearing to be made twice if the Board has already made that decision. It also seems that if the code prohibits somebody from appealing more than once, it seems that if their opportunity to appeal came and went and they didn't appeal. Essentially what they are doing is applying to the board to get a new finding in effect so they can appeal because they did not appeal first time. So, I am concerned that this sets a bad precedent. I do find the doctrine of res judicata in respect to land use hearings that have gone to a district court is respected in the state of New Mexico. So, it is an open question, I am just concerned about the precedent this will set.

Chair Bienvenu stated it would be an absurd interpretation of our land use code to nullify the deadline for an appeal, which is what this would do. Under the interpretation staff have given there would never be an appellant deadline. Because you could indefinitely continue to file a new application and reset the clock every time. It cannot be the proper interpretation. This is my concern, and I think that proceeding with a decision tonight would reset the clock, which I do not think should happen in this case unless it is clear as opposed to being ambiguous that that is the only proper procedure for the board to undertake. At the very minimum, I would suggest that the board should continue this matter if it does not feel it has sufficient information to decide how to proceed.

Member Degnan asked if the representative for ownership was present and asked about due process, it seems to me that due process was executed and received, and it seems the attorney has confirmed that then it is unclear why it is being heard.

Member Cherry stated he understood that if an application was heard and denied that a new application could be heard if there were significant changes to the application. He further clarified that the application change was the material to an aluminum wood clad window rather than the vinyl window of the original request, but that the request was still for replacement where the recommendation of the window assessment as restorable.

Mr. Duran confirmed that this was correct.

Attorney Ruybalid felt the findings for the September 10th hearing that were approved in January should be reviewed. He read a list of non-historic or windows not a primary

façade as windows A, B, F, and doors 1, 2, and 3. The Board approved to stucco to the entire structure. The board denied an exception sought by the applicant denying replacement of historic windows on the north, west, and south facades consisting of windows C, D, E, G, H, and I. The board approved the replacement of the windows which were non-historic windows on the non-primary facades with the condition that the replacement windows shall have wood not vinyl frames. So, he believes that the applicant is presenting non-vinyl frames on non-historic primary facades and the board could consider these, but it seems that it is a settled matter that historic windows on the primary facades which required an exception, that that exception has been denied.

Member Bienvenu confirmed that that is correct, and the basis was not because of the replacement material but because the windows were repairable. So, changing the material does not change the application in mind or the board's decision.

Ms. Lamboy stated that while the code needs to be fixed, it is our obligation not to look at just the historic district's ordinance, but also to look at the other components of the code relative to submission of applications. It has been our practice that it must be significantly different that question was posed to us whether that could be resubmitted, and it is not significantly different, it does get closer to the overall intent of having the same appearance and the like. Although the packet the applicant submitted is contradictory between the details that were provided and what was written in the letter. So, there are a lot of concerns here and I also understand what you are saying, the clock would not stop clicking forever and that is an accurate representation. That is the perspective of our office, but we are happy to defer to the city attorney's office and this board as to the proper decision.

Chair Bienvenu felt the solution would be to continue this matter and let staff and the attorney's office work out a solution to this problem because again the board hearing the matter has consequences, even if it is denied it has consequences. The board should not enter that process unless it is quite certain that there are no other options and that it is required to hear this matter.

Mr. Duran pointed out that:
*** Member Mather left the hearing for the evening. It was determined that quorum requirements were still met.

Chair Bienvenu confirmed if a motion could be made to continue the case if it could be made now or if the board needed to hear from the applicant and the public first.

Attorney Ruybalid agreed that because the conclusion of the staff and the attorney upon further research might compel the board to decide not to hear this case, that the legal matter should be decided and the whole hearing should be considered prior to hearing from the applicant and the public.

Board Action:
Member Degnan moved to continue this case to an unknown later date to allow the staff and attorney's office to determine if the case can or should be heard by the Board or determine whether this matter be rescheduled or be withdrawn. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

d. **2025-009947-HDRB, 214 Old Santa Fe Trl**., Downtown and Eastside Historic District, Contributing. John Padilla, agent for Mark Suleiman, owner, requests approval for non-permitted alterations including replacement of doors and windows, installation of a metal fence and gate on the publicly visible east façade, construction of a landscape planter on the north primary façade, and requests two exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards.

Paul Duran presented the case sharing the staff report and photos with a summary of the proposed project and the unapproved work on the property. Staff found that all the exception criteria had not been met and recommended denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Bienvenu requested clarification on what exactly was being presented tonight specifically the glass door facing the street on the apartment portion of the structure was in the application.

Chair Bienvenu clarified the division of the case exceptions into two categories with the first being the planter on the primary façade which is multiple planters connected and being reviewed as a single piece. Secondarily, the board is to consider whether the exception criteria are met for the metal gate, the windows and doors on the north façade as a single exception because it is a single façade though they seem they should be different

Mr. Duran confirmed that this was the approach to avoid having five exceptions before the board. The entire façade is under section 14-5.2(E) and therefore, grouped together.

Chair Bienvenu stated he understood this was a way to try to simplify things but felt that each item raises different considerations when trying to decide what exception criteria have been met for those two design features. He also mentioned that the general design standards for all districts under subsection D should have been taken into consideration as it has two important provisions that pertain here. The first being that no alterations to a contributing structure are to be made that could cause it to lose its contributing status and that is something the board needs to consider here in deciding whether to approve retroactive changes whether because if it affects the status, the board is not permitted to approve them. The second is that no alteration of features and spaces that embody the status shall be made and that's a standalone mandate separate from all the others that

you've brought about the design standards. I've always read that provision to be broader than the primary façade. The primary facade designation does not necessarily encompass all the features and characteristics that make a building contributing. In fact, we often wrestle with that because we have reasons to believe lots of facades have important characteristics but we're cognizant of the fact that if we start designating every single elevation as a primary facade it would be impossible for anyone to ever be able to modify the house. So, it's important to clarify that the owner is not permitted to alter characteristics that embody the contributing status even on non-primary facades such as the eastern facade here.

Chair Bienvenu also mentioned that several issues were brought up that the staff felt were violations including the pilasters in the front that were required to be stuccoed and are not along with the permanent glass cases that were attached to those pilasters. He stated these were in the original application and according to the packet were removable and would only be on site during the working hours and working days. He clarified if this was something before the bord tonight or if this was just informational.

Mr. Duran stated it was coming before the Board tonight. He explained that these are observations staff had at a site visit and some red flags that popped up. These are issues here that are ongoing and show a pattern of illegal work without city approval or board approval and are not in keeping with what they've been approved to do.

Member Aguilar Medrano commented that Mr. Padilla is in a tough position because this application doesn't represent his practices. She went on to point out that the pilasters were not something she would have expected the board would have approved. So, she did some reading and found that those were another red tagged case in 2009, where the owner came back to the board asking for retroactive approval. She pointed out the board was rather gracious that night and decided to grant it on condition that there would be cementitious stucco, and the owner never did that. Therefore, the pilasters are not compliant. She felt they should be on the table because when an application comes before the board and something's not compliant the board has the authority to request that it be brought up to code. She pointed out that there has been back and forth since 2009 about the work on this property and she couldn’t see a way that the board could approve any of these changes tonight.

Member Cherry asked for clarification on the issuance of the red tag and the dates of photos in the packet.

It was confirmed that the red tag was issued in September 2023 with a notice of violation in 2024 and the only previous notice of violation in 2009.

Mr. Moquino shared section 14-5.2(C) regulations of significant and contributing structures under section (F) for restoration of status If a property owner makes changes to a structure without the property proper city approval which results in lowering the

structure status staff or board may require the property owner to restore the structure such as that in the form of status restored.

John Padilla, P.O. Box 22986, Santa Fe, NM, was sworn in. Mr. Padilla requested that the inspector clarify the date of the most recent citation.

Mr. Duran clarified the citation was given on April 24, 2024.

Mr. Padilla clarified that the 2009 citation was prior to this owner as he has only had the property for the past two years since 2022. So, any issues outside of the 2024 issue are not applicable to this owner. He stated that staff represented this case as a habitual practice of the owner, and he wanted to make it very clear that the previous violations were not the doings of this owner. He understood that the cases in front of the property were approved in 2009 and is not relevant to this case. He stated he was not aware of all the seven points staff gave and therefore they are not all a part of the current submittal. He made specific notes regarding each of the items. The signage has been there historically so it should not be an issue at this hearing. Th hardscape was part of repairs for spalling concrete that is on the ground which is the walking surface for the public and is a substitution for hard tile or larger formatted tile to provide a safe travel path for customers and the public approaching the building. Th height for the existing fence was referenced as ten feet tall. It is about seven at the highest point. The windows touching the ground require an exception. That is what is before you this evening. An Ada accessibility handrail on the south where the gate is not a public access point. Accessibility is not an issue as it is through the main door.

Mr. Padilla continued that he is here to work with the board and staff. The owner has made it clear that he is not asking for any special exceptions or attention. His tenant made the changes without the knowledge of the property owner. He noted that some items specifically the door on the north which is an east elevation on the north side of the building were done due to a fire in the building so that the building could be secured while they went through the approval and permitting processes. He also pointed out that he understood that under portals windows with larger than 30” panes were allowed. The portal has been on the structure for an extended period. He also pointed out that metal fencing and gates are on this streetscape pointing out the most prominent at the chapel across the street. Mr. Padilla emphasized he is looking for a solution with the board so that a permit can be obtained, and he would like to discuss each item separately to come to an agreement on each item. He reiterated that the owner did not approve of any of the changes and was not aware of them until after the incident. It is obvious that the low landscape walls need to be discussed, they are clearly for landscaping and do not display product as can be seen in the photos. He stated that the historic integrity or the primary façade were affected by the planters because the architectural elements that are called out as reasons for the primary façade are still present and are still visible. While it was built without a permit, we are here now to discuss how to find a resolution. The southern

planters are not on the wall which on that façade are not primary. I stand for questions and am ready to work with the Board for a resolution for my client.

Chair Bienvenu questioned the issue of ownership and who was and was not involved and verified that the current owner was not the owner in 2009, and the owner was not aware of the changes, and that the changes were made by the current tenant.

Mr. Padilla admitted he did not know the tenant, only that his name was Jack. He was not aware of the contractor who did the work, but he was hired by the owner after the work was completed.

Chair Bienvenu referenced the case at the neighboring lot at 216 Old Santa Fe Trail, heard at the last hearing, and questioned if that retroactive approval request was from a different client and if it was done in coordination with this project.

Mr. Padilla was not sure if it was done in coordination. The applicant at the 216 Old Santa Fe Trail was a different client and tenant issue. He was not prepared to answer questions about the other case since they were not the same applicant.

Chair Bienvenu stated he was not sure if it was the applicant or staff that had discussed the non-divided lite windows on the streetscape.

Mr. Padilla pointed out that that was a different project and this case at 214 Old Santa Fe Trail has not previously been heard, only the status was previously reviewed for this project.

Chair Bienvenu explained that both cases are on the same streetscape and each of them affect the streetscape and so he is looking for clarification if the this projects non-divided lites were consistent with the streetscape and that it was his understanding that none of the buildings without divided lites were approved as they were built and he wanted to know if the contractor doing the work did all of those projects.

Mr. Padilla was not sure if the contractor was the same for each of those projects. He stated that each of the projects are their own case with their own applicants and he could not understand why the conversation from a previous case was being brought up on this case.

Chair Bienvenu reiterated it is because of the testimony that these windows and doors are not harmful to the streetscape though the streetscape is affected by each of the projects which are similar installations of windows.

Mr. Padilla stated he had no knowledge about the projects at 218, 220, 224, or 228 Old Santa Fe Trail, and he was brought in after the fact for the 214 and 216 projects.

Chair Bienvenu stated this was discussed at the last hearing, that he did not want the project to come before them repeatedly with new applications with new designs at infinitum and hoped that there would be a request to restore the structure to its' original status.

Mr. Padilla pointed out that the owner of this property has brought the case before the Board for the work done on this property and if the Board chooses to deny the request for the work then he (the owner) is willing to do what the Board needs to have done so that they can get the project to a position so that it can be approved.

Chair Bienvenu stated that it is good for the Board to know that if the Board decides not to approve these, it can state what would be required to be acceptable.

Mr. Duran offered that the 2009 application reflects the current owner as the owner in 2009 and he was sure it was also the same agent for the owner.

Chair Bienvenu asked Mr. Duran to research that and double check the information.

Member Aguilar Medrano asked staff if a maximum height had been calculated for the streetscape and what that was. She also asked Attorney Ruybalid if ownership has switched hands and the previous owner has outstanding non-compliant renovations, can the new owner be held for those if the direction of the Board is to require that owner to bring it back into acceptable status.

Attorney Ruybalid stated that the owner can not get out of restoring compliance to a structure just by selling it to another owner. The new owner takes on those compliance issues. The non-compliant issues are a part of public record, and the new owner will be responsible for the non-compliant issues. Liens can be applied to the structure and the structure can be required to be sold in what is called an *in rem proceeding* in which case the proceedings are against the property rather than an owner.

Member Aguilar Medrano confirmed that the windows under the portal do not have to be divided lite windows, but the issue for her was the ratio of stucco to glazing. She felt that the requirement would not be met. It seemed like a doable fix. Also, in the past, the glazing was not allowed to come all the way down to the floor, again she felt this was an easy fix. She also had an issue with the pilasters, and she confirmed with Attorney Ruybalid that those were outstanding and not compliant from the previous owner so they would be able to request that those be looked at. Her proposal for the pilasters would be for them to be removed even though there was conditional approval if they were to be cementitious stucco, but since that was never met the Board should look at them again, since it is something which they would not approve of with this Board. Her last point was that the low planter walls seemed black and white since they are attached to a primary façade. It is not an issue that there is a wall but that it is attached to the primary façade.

Mr. Duran stated that the code regarding the storefront plate glass doors and window is under section E of the design standards for the Downtown and Eastside and it reads: “windows and doors under 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.” He concluded however, that this is a French door plate glass system, so the doors themselves are plate glass windows and do not meet the code standard, and that is the staff’s concern.

Mr. Duran also stated the maximum allowable height is eight feet for commercial properties in the Historic Districts.

Mr. Moquino clarified that there has not been a street front wall height calculation done for the address. The height that Mr. Duran shared is for fences that are located greater than twenty feet from the street.

Mr. Duran stated that the fence and gate are over twenty feet from the street.

Member Aguilar Medrano clarified that the issue is then material rather than the height of the gate.

Mr. Duran confirmed.

Chair Bienvenu clarified that the issue is more about the door and window under the portal, so these needed to be conceptualized differently since they are not all one issue. There is the door and window issue and then the gate issue. With the door and window issue there does not seem to be a provision for a glass door even under the portal as the divided lite portion of the code applies only to the windows and not the door.

Mr. Duran clarified that the code does not apply to the door since the doors are not called out in the code, so an exception for a plate glass door would have to be requested.

Chair Bienvenu stated that the windows are considered separately, and the Board would need to resolve those issues. He asked clarification if the code does permit glass greater than 30” in diameter under the portal and then the three feet from the corner rule also applies here.

Mr. Duran confirmed and stated that this would also apply to the distance from the ground, so the three-foot corner rule from the ground to the window would require an exception as well.

Ms. Lamboy confirmed that the window to the ground would also require an exception based off this section of the code.

Mr. Padilla stated that the glass goes to the floor as there is no ground in that location, and the exception was requested on this case. This is the first time he had heard of the three feet from the ground to an opening. He has often used it for the corner of the building to the window. He pointed out there is a regulation height for sleeping rooms per building code, but this is first from the floor to the window.

Ms. Lamboy clarified that this is a “rule of thumb” when considering the dominating effect of adobe construction and in the case of storefront windows although this was originally a residential building and designated as such, it is related to it residential use, although it is converted to a commercial use store windows typically had the base. If you walk along San Francisco Street you see that all under throughout the streetscape and this type of feature, glass to the floor, is not found in the Downtown and Eastside Historic District.

Mr. Duran shared that in the 2009 case the current owner was the applicant for 2009, but Mr. Padilla was not the agent.

Public Comment:

Ms. Elizabeth West, 318 Sena Street, Santa Fe, NM, was sworn in. Ms. West stated when she walked by the building off the plaza with the large windows to the ground, they had installed lighting around the window to add emphasis to the metal, which adds insult to the injury. This hearing reminds her of this, and she feels bad about the building, she supported the Board in their concern and diligence on the case. She felt she heard the applicant was willing to do anything to go back to where it was, and she would like it to be denied.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She stated that she heard Mr. Padilla state that the owner did not approve of the changes, not that he did not know about them. If you have a tenant, you are responsible for what the tenant does. You cannot just walk away because the tenant did it nor can you walk away from the fact that you had a fire. Structures have fires, you still must comply with the code when you redo it and something that was red tagged in 2009 and has never been corrected is not approved non-conforming use. It is just non-conforming and in violation. I would ask that, as Ms. West did, that you do not grant the exceptions here and that you require the windows to come and that there be a mass displayed in this front façade. I would also ask that the advertising, that is the placement of sculptures or whatever these objects are in the planters, be removed and that the window or door where they have that triangulated top and then the door that you also look at that. I point out that on Old Sant Fe Trail right at the plaza, their rationale was they needed the window to display goods, and they have never used it for display. It really detracts from the harmony of the streetscape and the idea of a historic structure. I would urge you not to grant exceptions for anything here and that you require the applicant to come back as you did the other case recently and resubmit so that it actually complies with the historic design standards and I appreciate

that you pointed out the larger on section D that gives you more authority to look at the whole as opposed to just a primary façade.

Mr. Padilla asked again that since the owner is asking him to get the application to a point where it can be approved, that this be the approach on the case.

Mr. Duran stated that staff requests that the structure be restored to the original façade from 2023, design. The planter and the gate will still need to be discussed but staff believe the structure should be restored. He believed that the Board should make a recommendation regarding the pilasters and staff would support their recommendation.

Member Aguilar Medrano asked Mr. Padilla if he would prefer postponement or denial if the Board does not believe this can be approved tonight.

Mr. Padilla stated he preferred a postponement because he was not prepared for a denial which would start the case over.

Member Degnan asked Attorney Ruybalid asked the legal implications of what the best approach would be.

Attorney Ruybalid stated if denied, they can represent a new case with a new design, but he understands that they would be required to pay another fee and go through the application process again and get a new case number, if the project is postponed, with the applicants implicit approval, they can redesign and bring the case back without going through the application process again and the same case number would be used. He was unsure about the municipal court process in respect to the notice of violation, but the court may have to proceed unless the applicant makes a pitch to the municipal judge that we are trying to get this redesigned so that we can get the Boards approval in which case that may have a bearing on how the municipal judge handles that.

Mr. Duran shared that a postponement means that the applicant can come back as many times as they desire, but a denial gives the court a decision to base judgement on and staff would desire a denial over a postponement.

Attorney Ruybalid assured the Board that the city attorney's office and the staff and Board should always be mindful of due process but due process does not require more than notice of an opportunity to be heard by an impartial tribunal and an opportunity to appeal to a higher tribunal so due process only requires that he have the opportunity to come in and make his presentation and call his witnesses and answer questions and present drawings and so on. But the idea that an applicant gets to come before the Board over and over again is not required by due process. If the applicant and Board can work something out that allows the applicant more time, you can do that, there is nothing that states you can't do that. But due process does not require more than one hearing.

Chair Bienvenu clarified that if the Board does decide that these changes are detrimental to public welfare then that is an ongoing injury as long as this matter continues.

Board Action:
Member Degnan moved in case 2025-009947-HDRB, 214 Old Santa Fe Trail to deny the application in its entirety finding that the exception criteria have not been met as stated in the staff report and this hearing, and that the applicant and staff work together to have the structure returned to its condition before the unauthorized changes were made.

Member Aguilar Medrano questioned if we could require the restoration to the property be to the condition prior to the stone pilasters.

Mr. Duran stated that he found an approval and permit for the stone pilasters in November of 2009.

Member Aguilar Medrano clarified her question, that since the pilasters were non-compliant of the condition of approval if they could require the pilaster either be removed or stuccoed.

Member Cherry stated he could tell at the site visit earlier that they had previously been stuccoed and he wanted to know if there was any approval for the rock or a record of a final inspection for the stucco.

Mr. Moquino stated they had a final inspection that passed with the stucco rather than the rocks.

Mr. Cherry asked for a point of clarification if this could be approved, denied, postponed, or if it can be required for the applicant to remove all unapproved items.

Chair Bienvenu clarified how the fourth option would be in addition to one of the other options rather than being in lieu of them.

Attorney Ruybalid felt it would make a better record if the decision that this has to be restored were stated in the motion. If it is not stated, the municipal court through the red tag and notice of violation can also accomplish the same thing. But just to make a good record if that is something that the Board agrees on that should be stated in the motion. It would be in lieu of an approval or denial. It would not be normal to make a motion that is partial approval or denial and postpone other elements since a final action must be made.

Chair Bienvenu reiterated the motion as it stood.

Member Aguilar Medrano seconded with friendly amendment that the property owner restores the structure to the condition prior any unapproved work that staff has on record with the oversight and working with the staff on that.

Member Degnan accepted the friendly amendment.

The motion passed with the Board voting unanimously (4-0).

Chair Bienvenu directed Mr. Padilla to work with staff from here as this was an action on the case.

9. **Discussion Items**

Ms. Lamboy clarified the difference between item 9 and 10 on the agenda.
There were no other discussion items.

10. **Matters from the Board**

Member Aguilar Medrano questioned the parking sign on Washington Avenue.

Mr. Moquino stated that it is being investigated by Mr. Maestas.

Chair Bienvenu stated that he did not feel it was appropriate in the context of the case 9947, because it wasn't related to the application, but he has always had concern over the proliferation of sculptures and rugs and knickknacks on Canyon Road but specific areas such as parking lots, walls, roofs and other locations are being used for the display of materials for sale. He asked if there were some regulations on this especially concerning properties as you near downtown and Plaza area because it is detrimental to the Historic character of the area and to the building that is covered all day long. Is there a regulation and if not is it something that can be added to the code?

Ms. Lamboy explained that the current code does not comprehensively deal with the retail outdoor display of goods. There is nothing specific to the historic districts except the window displays. So, this would be a good subject to add to the list of items to review for the code rewrite.

Member Aguilar mentioned that it would be nice if the code also addressed historic trees for the Board to have some jurisdiction over landscapes.
Chair Bienvenu questioned if the roll call vote for adjournment, minutes, or Findings, was required. Could it be more if there were any objections. Is that in conflict with City apologies.

Ms. Lamboy stated it was not required and is not done for all Land Use Boards.

11. **Next Meeting**

April 8, 2025

12. **Adjournment**

Member Cherry moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously, and the meeting was adjourned.

Lani J McCulley

Lani McCulley, Transcription

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2023-7675-HDRB
Address – 918-D Acequia Madre
Agent's Name – Martinez Architecture Studio, PC
Owner/Applicant's Name – Chris Richter and Todd Davis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 26, 2024.

BACKGROUND

The single-family residence at 918-D Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The Pueblo-Revival-style pink adobe house is 1,387 square feet and likely was constructed in the late 1930s. Based on aerial photographs, it took its current footprint by at least 1957.

On November 14, 2023, in Case # 2023-007314-HDRB, the Board maintained the contributing status of this building and designated the longest, northernmost 34 feet of the eastern façade as its primary elevation, including two historic windows and a non-historic door, but excluding the roof overhang. This is consistent with the 2023 Historic Cultural Properties Inventory, which indicates that this may be the oldest portion of the house.

The Applicant now proposes the following exterior alterations:

1) Construct a 310-square-foot addition to a height of 10'1" on the north elevation. This will be set back 13 feet from the primary east façade.
2) Install a new front door with sidelights with an overhang on the north elevation.
3) Construct a 343-square-foot carport addition to replace the storage room (148 square feet) on the south elevation.
4) Replace windows in the new garage and the kitchen on the south elevation.
5) Replace the door to the utility room with a window on the east elevation.
6) The east elevation overhang will be replaced with a parapet.
7) Construct a 37-square-foot portal connecting the garage with the house. The portal is set back 10' from the east primary façade.
8) Construct an overhang with corbels over the new entry door on the east elevation.
9) Construct an approximately 16-square-foot eyebrow overhang over the east-facing garage door.
10) Construct a 25-square-foot addition on the west elevation.
11) Install a new window in the bathroom on the west elevation.
12) Install a new window in the west elevation addition.
13) Construct an 82-square-foot portal addition with a new sliding glass door on the west elevation.
14) Construct 5'6" high yard walls with pedestrian gates on the west of the property.

15) Install ground-mounted HVAC on the west elevation. The HVAC will be screened and will not be publicly visible.
16) Relocate and redesign with an increase in size the 6-foot-high coyote-fence trash enclosure and install a double gate. The enclosure will remain on the south side of the residence.
17) Stucco house in El Rey Buckskin cementitious stucco.
18) Replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes and will be in Taos Blue.
19) Enclose on the interior only the door on the East elevation. The door will remain on the exterior primary façade but will not be a functional door. This is intended to keep the historic design while changing access to the structure.

The additions will be a total of 677 square feet, which is 49 percent of the existing residence. No changes are requested to the east primary façade.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. The Staff has determined that no exceptions are required for approval of this application, as the additions do not attach to the primary façade, additions are set back 10 feet or more from the primary façade, and the project will not cause the structure to lose its contributing historic status.
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. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-19 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 8th DAY of APRIL, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa 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 # 2024-9377-HDRB
Address – 449 Camino Monte Vista
Agent's Name – Lorn Tryk Architects, P.C.
Owner/Applicant's Name – Joseph and Mary Clark Joint Trust

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 10, 2024.

BACKGROUND

The property at 449 Camino Monte Vista is a vacant lot in the Downtown and Eastside Historic District. The lot previously held a single-family residence built between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure was listed as non-contributing to the Downtown & Eastside Historic District. On April 28, 2015, in Case # H-11-081, the HDRB approved demolition of the non-contributing structure and approved new construction of a 1,568-square-foot residential structure to the maximum allowable height of 18'0", granting an exception for a pitched roof. Although the previous non-contributing structure was demolished, the residential structure approved was not constructed.

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

1) Construct a 4,695-square-foot single-family residence to a maximum height of 17'10" where the maximum allowable height is 18'0";
2) Construct a 1,111-square-foot casita to a height of 14'0";
3) Construct a 435-square-foot accessory structure (guest bedroom) to a height of 13'3";
4) Construct a 342-square-foot accessory structure (exercise studio) to a height of 17'9";
5) Construct an 877-square-foot garage to a height of 13'10";
6) Construct a 107-square-foot pergola to a height of 10';
7) Construct 5' to 6'-high yard and retaining walls;
8) Install exterior lighting; and
9) Install an HVAC ground-mounted unit with a yard-wall screening at a height of 4'.

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 Case # 2024-9377-HDRB subject to the condition that the Applicant construct the structures with red brick coping, which is recognized as a character-defining feature for Territorial design style. With this condition Staff found that the application complied with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and Section 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 Board finds that red brick coping is a character-defining feature for Territorial design style structures in the Downtown and Eastside Historic District.
9. 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.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-9 as set forth in the application, as recommended by the Staff, with the following additional condition:
    a. The Applicant shall place red brick coping on the structures.

IT IS SO ORDERED ON THIS 8th DAY of APRIL, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa 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 # 2024-9399-HDRB
Address – 465 Camino Manzano
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicants's Name – Craig Smith and Carolyn Kenney

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 10, 2024.

BACKGROUND

The single-family residence at 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure, originally built in 1947 on a 0.47-acre lot, now totals approximately 3,270 square feet of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles, as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement, divided-lite windows. The north façade has a wooden two-story portal which once overlooked an orchard on the property.

February 27, 2024, the HDRB upgraded the historic status of the structure from non-contributing to contributing, and designated the north façade as primary, as recommended by the author of a 2023 Historic Cultural Properties Inventory, John W. Murphey. The north-side primary façade designation excluded the east-end dining room addition and the two-car garage on the western end. The Board found that the north façade was part of the original, pre-1958 core structure, including the two-story portal, and had features that define the character of the structure's architecture.

At this hearing, the Applicants request Board approval of the following items:

1) Front portal and balcony remodel by the addition of stucco walls to the front and sides, and the addition of canales and downspouts. Two exceptions are requested to SFCC Section 14-5.2(D)(2)(c), prohibiting additions on primary façades of a contributing structure.
2) Raise courtyard wall to 8'0" and replace existing gate with 6'8" door. An exception is requested to SFCC Section 14-5.2(D)(2)(d), prohibiting additions to the side of the existing footprint of a contributing structure unless the addition is set back a minimum of 10 feet from the primary façade.
3) Add an exterior fireplace on the south elevation of the garage in the courtyard.
4) Create a recess for the garage doors on the north elevation of the garage (which is excluded from the primary façade designation).
5) Document the existing coyote fence on top of the retaining wall along south/rear property line and document the existing replacement coyote fence on top of the retaining wall along the east/side property boundary, for which the property owner

received a violation for constructing the coyote fence without construction permit or Historic Preservation Staff review.
6) Remove and replace all windows on non-primary façades.
7) Add two new windows on a non-primary (south) facade.
8) Interior remodel.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicants 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 Applicants 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 Applicants did not meet the exception criteria for the first two exceptions (alterations to the portal and addition of canales and downspouts on the north, primary façade) and recommended denial of those exceptions. Staff recommended a finding that the Applicants met the criteria for the third exception (elevation of courtyard wall and replacement of gate) and recommended approval of that exception. Staff recommended approval of the other items in 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 SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicants' proposed design to assure overall compliance with applicable design standards.

Portal/Balcony Alterations

8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to the primary façades of contributing, significant or landmark structures.
9. The Applicants propose to remodel the entrance portal and balcony, and add canales and downspouts, on the north-facing primary façade. The Staff determined that exceptions to SFCC Section 14-5.2(D)(2)(c) would be required for approval of these two project elements, and the Applicants requested the exceptions.

10. To obtain these exceptions, the Applicants were required to conclusively demonstrate that the exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) 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 the Staff's recommendation that the Applicants have not conclusively demonstrated all exception criteria have been met with respect to alterations to the portal/balcony:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because this is an alteration to distinctive characteristics of the primary façade, the most visible elevation and facing the public right-of-way;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicants or an injury to the public welfare because the Applicants have not presented evidence of a hardship remediable by a repair with a less negative impact; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(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.
12. The Board finds that the Applicants have failed to conclusively demonstrate that all of the exception criteria have been met with respect to alterations of the portal/balcony on the north, primary façade.

Alterations to Courtyard Wall

13. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing, significant or landmark structures must be set back a minimum of 10 feet from any primary façade.
14. The Applicants propose to raise the wall of the courtyard, south of the garage and inside the original 1958 footprint, from 5 feet to 8 feet, and to replace the existing gate. The wall is set back from the north primary façade less than 10 feet. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of this project element, and the Applicants requested the exception.
15. 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 the Staff's recommendation that the Applicants have conclusively demonstrated that all exception criteria have been met with respect to alterations to the courtyard wall and gate:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape: Although the wall is not set back 10 feet from the primary façade, it is set back 10 feet from the front of the portal on the primary façade, giving the appearance of the required setback; the wall is concealed by another, privacy wall that extends east from the east façade of the garage, and has minimal visibility from the public right-of-way;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicants or an injury to the public welfare: The wall is intended to exclude non-residents from the courtyard, where large windows look out from the master bedroom, and the wall in its present configuration permits persons standing at the front door of the structure to view the courtyard, compromising the privacy of the occupants; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure residents can continue to reside within the historic districts: The alteration proposed for this wall is minimal and consistent with the existing design, and enhancing the privacy and safety of the residents promotes the full occupancy and use of this contributing structure.

16. The Board finds that the Applicants have conclusively demonstrated that all of the exception criteria have been met with respect to elevation of the courtyard wall and replacement of the gate.
17. 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.
18. 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 respect to the project elements that are approved.

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 denies Item # 1 as set forth in the application.
3. The Board denies the exception to SFCC Section 14-5.2(D)(2)(c) requested in the application for alterations to the north-façade portal and balcony (Item # 1).
4. The Board approves Items # 2-8 as set forth in the application.
5. The Board grants the exception to SFCC Section 14-5.2(D)(2)(d) requested in the application for alterations to the courtyard wall (Item # 2).

IT IS SO ORDERED ON THIS 8th DAY of APRIL, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date

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

Case # 2024-9398-HDRB
Address – 346 Hillside Ave.
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Martha Davis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 10, 2024.

BACKGROUND

The property at 346 Hillside Ave. in the Downtown and Eastside Historic District contains both a single-family residence and a studio. The main residence has a contributing historic status and the detached studio is listed as non-contributing. The home was built around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north elevation, with a front door flanked by large windows. The hipped roof had brick-red asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

In a 2004 case, the Historic Design Review Board approved the removal of two non-historic parts of the structure – a 172-square-foot portal on the northeast elevation and a 280-square-foot sunroom on the southeast elevation. See Case # H-04-35. The HDRB then also approved a 756-square-foot addition to replace the sunroom on the southeast elevation, but this was never built. As a result, the south-elevation rear door "floats" and it is likely that there were concrete stairs similar to those farther east on the south elevation that led to the backyard. A tall wall on the west elevation connects the residence with the studio, which likely was a garage. In a status review in Case # 2022-6142-HDRB, the Board retained the main residence's contributing status and designated the north and west elevations and the northernmost portion of the east elevation, excluding the kitchen addition at the southeast corner (with flat roof), as the primary façades. The Board designated the garage/studio as a non-contributing structure.

In 2023 in Case # 2022-6237-HDRB the Board approved additions to the non-primary east and south elevations, a portal on the south elevation, and a deck and stone planters on the south elevation of the main residence. It further approved the removal of a portal on the south side of the studio with an addition and portal to replace it. During construction, the Applicant made unauthorized changes to the Board-approved design and added items not previously considered or approved. Historic Preservation inspectors issued a Stop Work Order October 25, 2024, to the owner for the unauthorized alterations.

The Applicant now requests approval of the unauthorized and unapproved items, including:

1) Replace the shingle roof with a charcoal-colored standing-seam metal roof. An exception

to SFCC Section 14-5.2(D)(6) for changing the roof material without evidence the new material was a historic feature of the structure.
2) Eliminate the fireplace from the design for the addition design for the studio.
3) Eliminate a bedroom window under the portal of the studio addition.
4) Install a roof-mounted HVAC on the main residence. The HVAC unit will not be publicly visible.
5) Reconstruct the stairs on the north side of the kitchen to bring them up to current code.
6) Install guard and handrails at the stairs.
7) Install skylights. The skylights are not publicly visible.
8) Install exterior lighting.
9) Place 18"-high coyote fencing on top of the existing 4'6"-tall yard wall for a total height of 72" in the rear of the property.
10) Construct coyote fencing along the street frontage to the maximum allowable height of 59". Staff notes that this fence currently stands at 86". The 73"-high metal pedestrian and 69"-high metal vehicular gates along the street frontage, installed in 2020, will be retained in this newer fencing.

The Staff recommends a finding that changing the roof material diverts from the character of this contributing structure, as there is no evidence that the roof material has ever been metal. The dark color of the metal roof is also not present on the streetscape. The Staff recommends denial of the roof-material, noting that no evidence has been provided for the historic existence of a metal roof on the structure. The only evidence available is the 1984 Historic Cultural Property Inventory which reads that the roof had asphalt shingles.

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 has not been met and recommended denial of the exception request to replace the shingled roof with a standing-seam metal roof. Otherwise, Staff recommended approval of the application, Items 2-15, as they comply with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Pursuant to SFCC Section 14-5.2(D)(6), existing roof styles and materials shall be maintained, or replaced in-kind if necessary, and the addition of roof features should only be considered when they are an existing or historic feature of the structure.
9. The Applicant has replaced the roof of a contributing structure with material that is not in-kind where there is no evidence it is a historic feature of the structure. The Staff determined that an exception to SFCC Section 14-5.2(D)(6) would be required for approval of Item # 1 in the application, and the Applicant requested an exception.
10. 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.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has not conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the color and type of roofing material diverges from the type of roof common in the era the structure was built, detracts from the structure's historic character, is out of harmony with the streetscape, and jeopardizes the structure's contributing status;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because there is no evidence of any hardship created by a shingled roof; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(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 a change in the roof material does nothing to promote these objectives.
12. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
13. The Board finds that the existing vehicular and pedestrian gates on the property, at their current height and style, are consistent with Historic Districts designs standards, as they are fully fenestrated.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
16. The information contained in the Staff Report and exhibits, and the testimony and

evidence submitted at the hearing, establishes that all applicable design criteria have been met with respect to the project elements that are approved, but have not been met with respect to the change in the roofing material.

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 denies approval of Item # 1 as set forth in the application.
3. The Board denies the exception requested in the application.
4. The Board approves Items # 2-10 as set forth in the application, with the following additional condition:
    a. The fence shall not exceed the maximum allowable height calculated for the streetscape, which is 59 inches.

IT IS SO ORDERED ON THIS 8th DAY of APRIL, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 224 E. Palace (previously surveyed as 200)

ID NUMBER: 0516 10355

BUILDING NAME: Marian Hall

SANTA FE ID NUMBER: H2859

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SE 1/4 NW 1/4

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

DATE OF CONSTRUCTION:

1910 ESTIMATE 1930 by ACTUAL

SOURCE(S) newspaper / Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman

USE:

HISTORIC: ~~residential~~

OTHER Sanitorium/convent

PRESENT: ~~residential~~

OTHER state offices

SURROUNDINGS: commercial/religious

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? attached by walkway to 820 Paseo de Peralta

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: new doors, windows replaced, door hidden by walkway, porches removed 2nd & 3rd floors

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

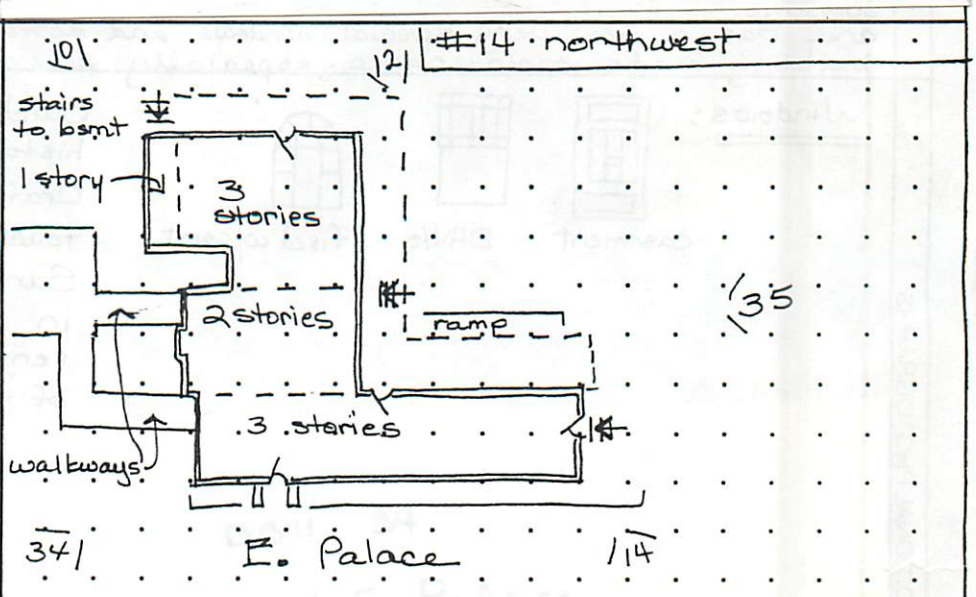
BUILDING THREATENED?

X YES ___ needs maintenance, preservation

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown & Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB11 NEG # 10 ~~#8~~ 12,14

DB11 # 34 & 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped asphalt shingle w/ wide overhang, shaped rafters (orig. roof was tile)
BUILDING WALLS	painted brick – peeling – uncertain when brick was first painted
FOUNDATIONS	not visible
DOORS	N – heavy wood prairie door with 5-light sidelights & 5-light segmental transom, recessed in brick surround; others large light wood (modern) with sidelights & clear transom, oversize wood french with wide muntins
WINDOWS	2/2 & 1/1 wood DHWs with hanging screens, concrete sills; prairie DHWs in trios & bay; prairie casement paired with 4-light transoms; fixed with flanking casements & fanlight
PORCHES OR PORTALES	S & W – flat roofed wood frame porch with wood/metal fascia, square posts, small corbels on low brick wall with concrete cap, concrete steps with brick banisters, pipe banisters, concrete floor (wood needs to be restored – peeling paint, ~~wood damage~~)
BALCONIES	
COURTYARDS	small patio on E surrounded by walkways and building at 820 Paseo de Peralta – obscures E side of this building. Removal of N walkway would correct this problem.
~~FENCES/WALLS~~ FENCES	wrought iron fence along N
ARCH. DETAILS	N – windows grouped in pairs, groups – some set in oriels w/ small balconies on brackets, one group recessed with lintel, one segmental
~~OTHER~~	N door has round hood on brackets – hood extends to tiny arched windows on each side; E – tower with mixtilinear parapet with cap

COMMENTS Renovated in 1984 (plaque) – the building retains overall historic appearance and has a few very special windows and doors that should be preserved. The building needs maintenance, especially on wood porches.

ADDITIONAL PHOTOGRAPHS

Windows:



casement DHWs fixed w/csmt

Building is architecturally and historically significant. Excellent Craftsman example with Mission touches on previous chapel. Survivor of healthseeker era in New Mexico. Building was renovated in 1950s in the "year of the Marian" and so renamed.



#34
northeast (walkway in foreground)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION		
	ADDRESS 224 E. Palace	ID NUMBER: 0516 10355 SANTA FE ID NUMBER: H 2859 SURVEYED/RESEARCHED DATE 7/95 BY DB



#10 south elevation, E end

#12 south elevation, W end



#35
west elevation,
N end

(continuation sheet for additional field notes, ... /notes, map/plat ...)

224 E. Palace

1948 Sanborn

JAN. 1930
SANTA FE
N. MEX.

4

9

OTERO ST.

CIENEGA ST.

AV.

4" W.P. 6" W.P. D.H. 6" W. PIPE

150 210 334 722 928

SANITARIUM BLDG

CHAPEL 2D DINING RM 1ST

HOSPITAL BLDG

SISTERS & NURSES DWELLING ADOBE

ST. VINCENT SANITARIUM & ORPHANS HOME & INDUSTRIAL SCHOOL

NO WATCHMAN. HEAT: STEAM LIGHT: ELEC.

PIERS

CONSTN EXCEPT ROOF FL. SE WOOD RF. STONE WALLS

PIERS ADOBE WALLS

R. C. CATHEDRAL

RED BRICK NURSES QUARTERS

ORPHANS' INDUSTRIAL SCHOOL

HTG PLANT & LAUNDRY CONC. FL.

RECTORY

W. RM ADOBE

ADOBE WALL 6'

ADOBE WALL 5'

MEDICAL CLINIC

ADOBE WALL 6' HIGH

DRIVE

ADOBE WALL 4'

Where are Marian Hall's valuables.

152 where are marion Hall's Valuables? NM 3/26/1981

By DENISE KESSLER
The New Mexican Staff

Marian Hall isn't what it's cracked up to be.

The former sanitarium, standing silently boarded up on Palace Avenue, is headed for certain demolition. But the building doesn't contain historical artifacts it's suppose to house, and no one seems to know where the vanishing valuables are.

Some say the Sisters of Charity, who built the original hospital on the site where Marian Hall now stands, sold the artifacts before vacating the building in 1977. Others say the stained glass, pews and handcarved wooden doors were incorporated in the new St. Vincent Hospital chapel. Still others point to vandals, who apparently entered the empty building and carried off the goods.

Whatever the explanation, historical artifacts listed in a resolution recently adopted by the city council do not exist in Marian Hall. The resolution, which states, "it would be in the traditional heritage of Santa Fe to promote the preservation of these items," counts hand wrought woodwork, the inlaid marble flooring and the unique stained glass decorating this building" among items suitable for preservation.

A thorough inspection of the building failed to turn up the marble floor or stained glass that councilors want preserved. The only resemblance of stained glass that now decorates the building is a glass door covered with colored paper that leads from the kitchen to an outdoor patio. Rather than inlaid marble, the floor of the old dining room is covered with a majestic-looking tile mosaic. While the hand-carved doors seem to have slipped off their hinges, elegantly designed wooden handrails and banisters still line several staircases.

When asked about the artifacts supposedly housed in the building, Tom Chavez, curator of collections for the state Museum's History Division said, "there's no historical value in Marian Hall."

Chavez, who also sits on the city's Historical Styles Committee, said the building's value lies in its architectural style. Marian Hall shows the evolution of [illegible] and extolls Marian Hall as a 19th century structure, the building was constructed in 1910, and was remodeled as late as 1954.

Construction of the original hospital, erected on the site of Marian Hall, began in 1878 by the Sisters of Charity, who had arrived in Santa Fe in 1865 with the intent of opening the first hospital in northern New Mexico.

In 1896, the first hospital was destroyed by fire, although other structures had been erected to house patients. In 1908, another building was begun on the site of the original hospital, and two years later, the new sanitarium opened its doors.

According to "The Hospital at the End of the Santa Fe Trail" by Clark Kimball and Marcus J. Smith, a pamphlet of the day boasted of the structure that later was to become Marian Hall. "Porches for outdoor living," electric lights, steam heat, running cold and hot water, a sanitary kitchen and milk from Jersey cows were announced. No mention was made of marble floors or stained glass.

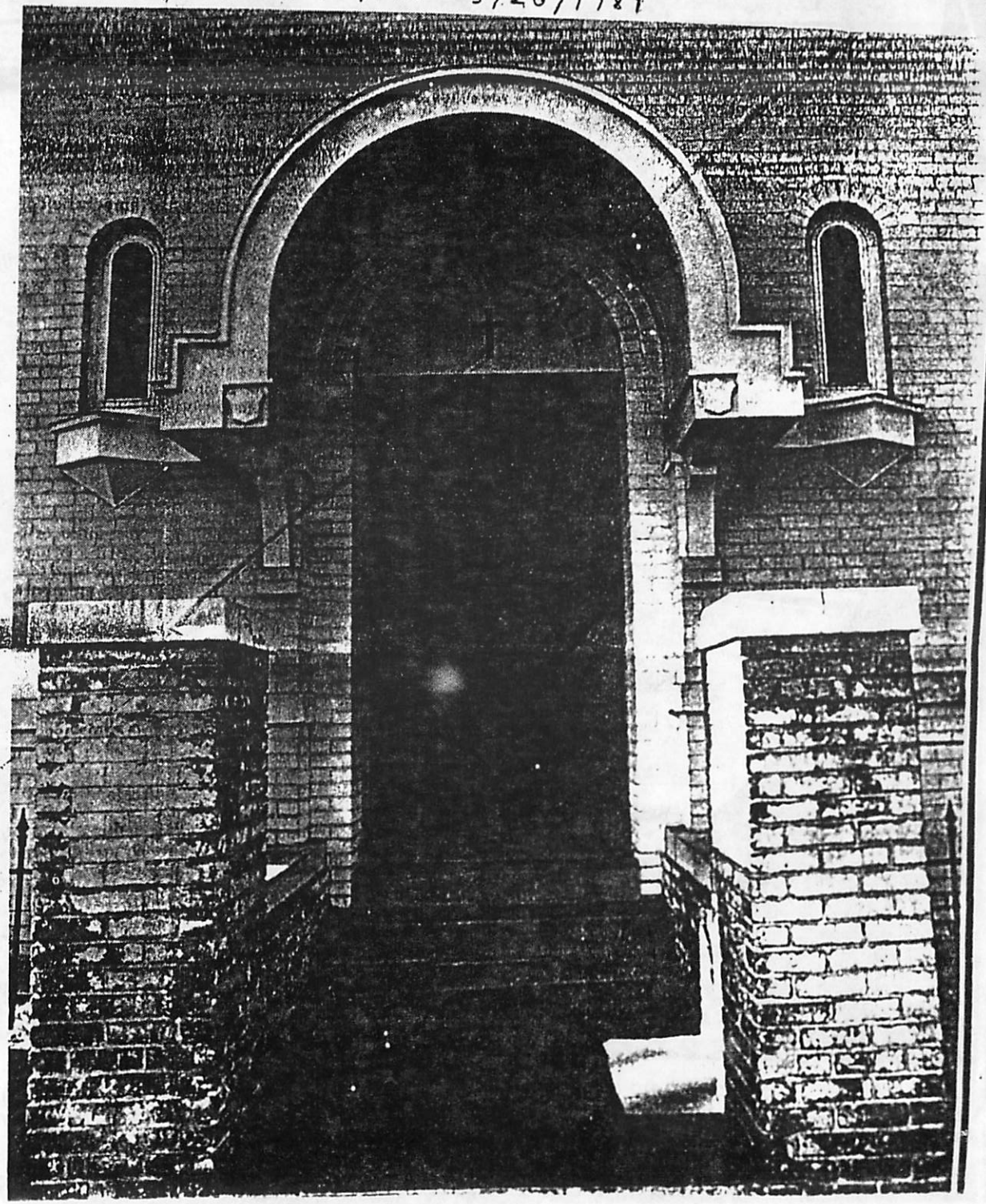
Rooms were rented for $100-160 per month, including food and medical care. In addition to patients, the hospital let rooms to guests, including legislators who came to Santa Fe on business.

In 1954, the structure was remodeled for use as a convent and school for nurses. At that time, the building was christened Marian Hall.

Since St. Vincent Hospital moved to St. Michael's Drive, Marian Hall has remained vacant. A lone guard walks the empty floors with a frisky black puppy, the building's only resident.

Until recently, the building was destined to be razed to make way for an Indian Arts Museum. But during this year's Legislative session, the museum's request for funds to construct the Indian museum on the site was given a thumbs down.

Jim Snead, president of the museum Board of Regents, said he is "very disappointed the Legislature didn't see fit to fund" the proposal. He believes legislators now want the Indian museum built on Caminio Lejo, near the Laboratory of [illegible]



nts the style of architecture of
t period."

To preserve and document the chitectural style, the museum's story Division has photographed interior and exterior of the lding. Chavez also plans to ng segments of the tile floor into collections so that architects d other interested persons can ew and re-create the remarkable nstruction.

Although the city council passed e resolution to alert the Museum id the governor of the need to pre-rve the valuables, Chavez said eservation of Marian Hall arti-cts was initiated soon after the ilding was vacated, and muse-plans call for the work to con-ue before the building is gutted. attributed the council's resolu-on to a lack of information about ork underway. "They didn't ow about this."

Chavez said he does not believe arble floors ever existed in Mari-Hall, but he acknowledged that me of the artifacts disappeared fore the museum could lay its nds on them. He speculated me valuables were moved to the w hospital.

Father Edward O'Byrne, direc-r of St. Vincent's pastoral care, onfirmed that the hospital's new hapel contains some valuables om the old Marian Hall chapel.

O'Byrne, who lived in Marian all and helped the hospital rough the moving transition, id one of the old building's ained glass windows is in the new hapel. He also said some of the ews and small altars from Mari-n Hall now decorate the hospital hapel, and Mass vestments from he old days are used in services in he new building.

The pastoral director said the rge main altar from Marian Hall as given to St. Catherine Indian chool, and many items, including tations of the cross, were sold by he nuns during a sale to benefit he new hospital.

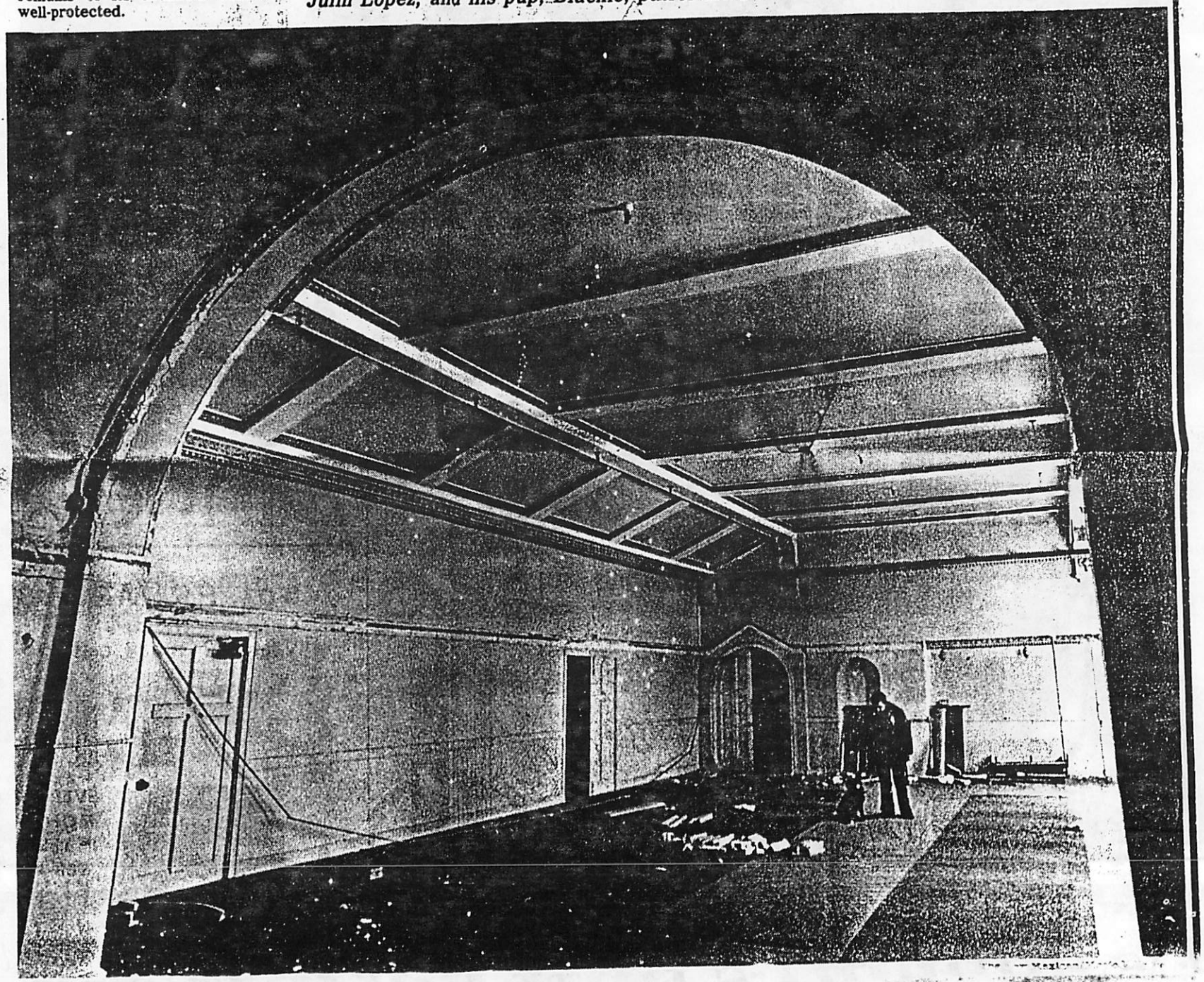
O'Byrne has no idea what hap-ened to the carved wooden doors n the old building. "They were here when we left." He said he has eard that vandals entered the uilding, a rumor that was con-firmed by a guard hired to watch Marian Hall and the old hospital ext door.

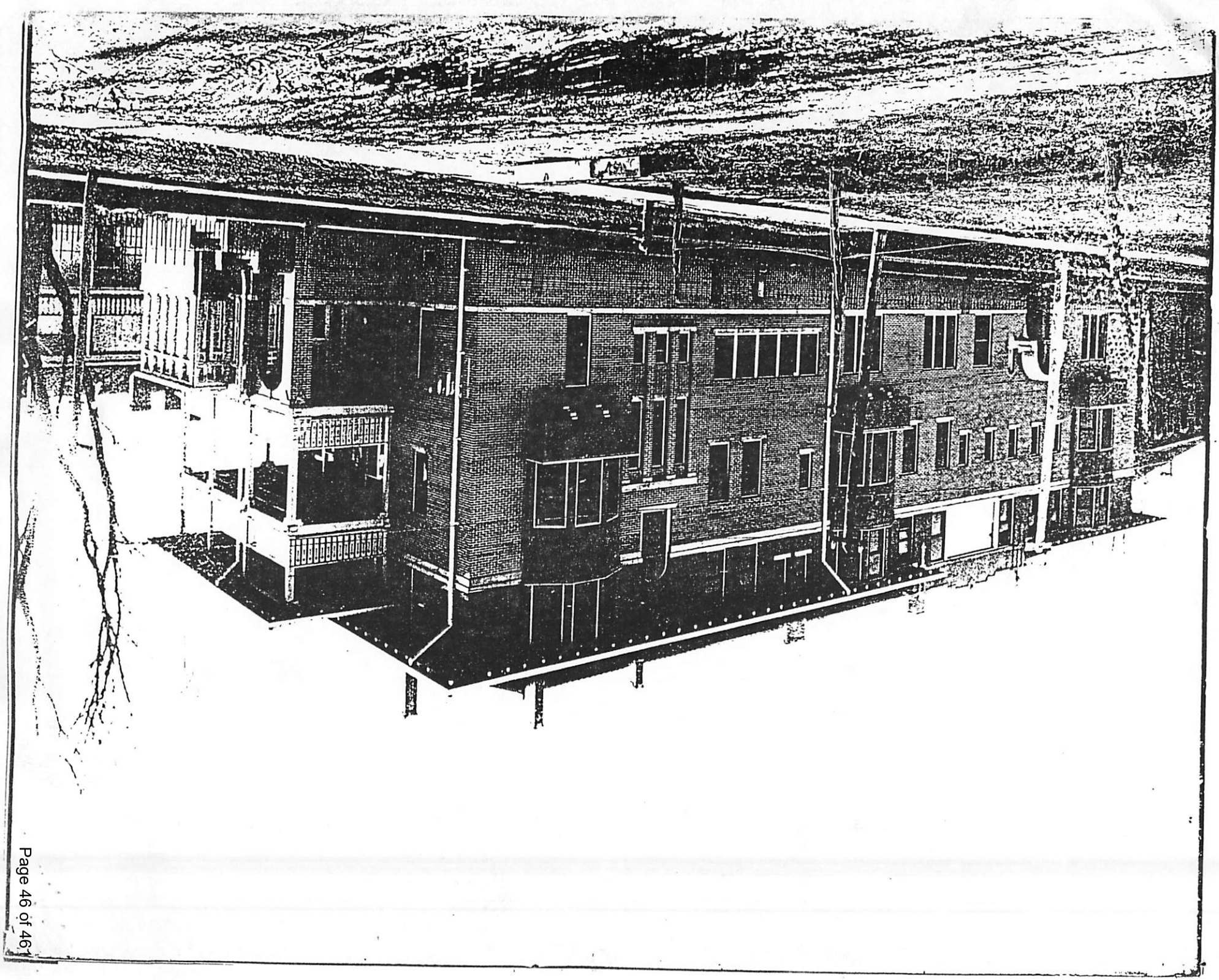
Although the council's resolution

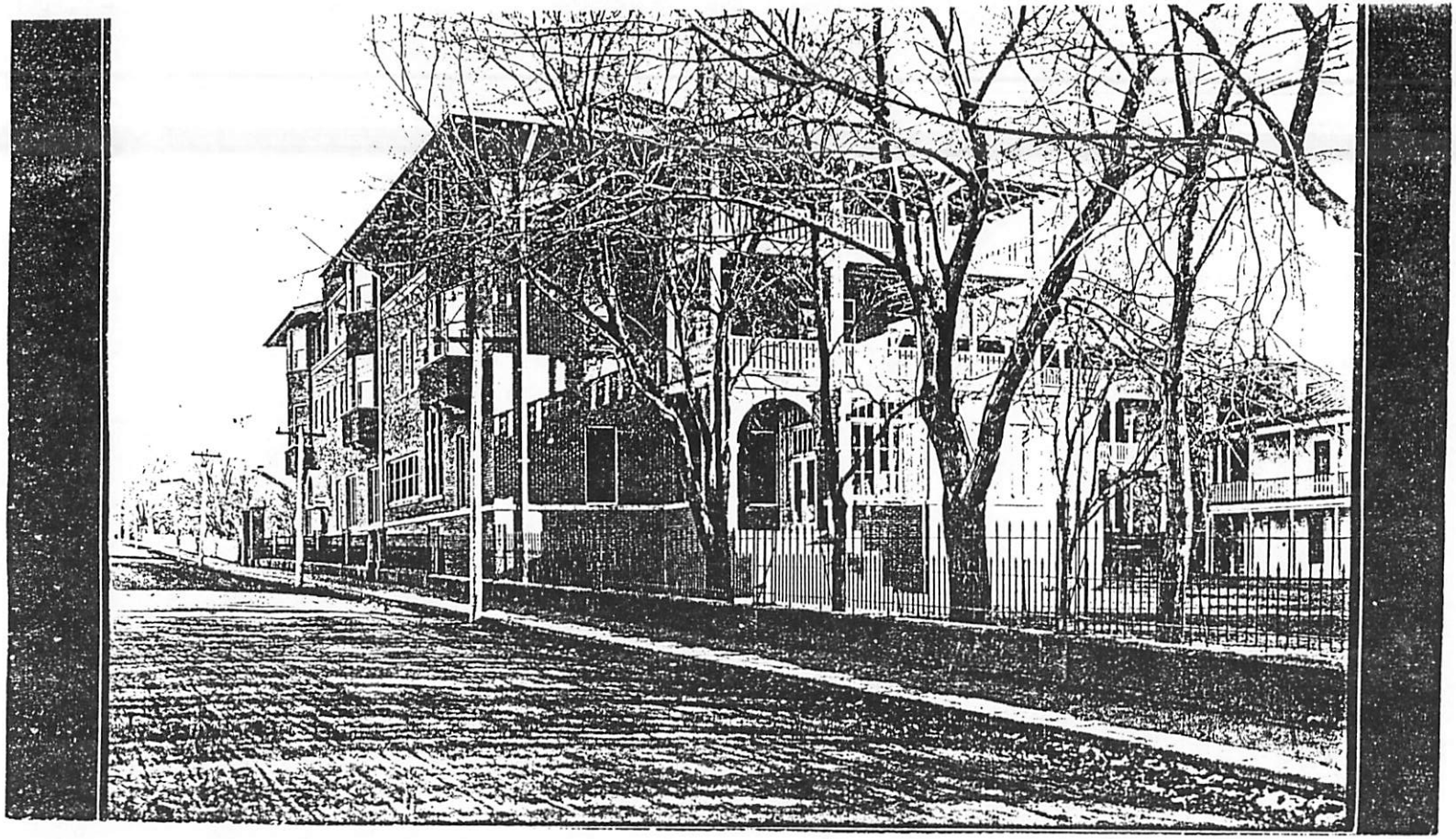
The museum board is expected to discuss location of the Indian museum at its April meeting. In the meantime, the fate of Marian Hall hangs in the lurch, although Santa Feans can rest assured what remains of its artifacts will be well-protected.

The New Mexican/Mario Villafuerte

LOST ANTIQUITIES - Marian Hall stands silently boarded up, above, while a lone guard, Julin Lopez, and his pup, Blackie, patrol the former sanitarium and convent. Valuables listed in a city council resolution have disappeared from the building.







M.M 61371 St Vincent Sanitarium (Marion Hall) 1911
Nusbaum

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2859

building threatened?	surveyed	county	ID no.
yes	date 11/85 by HMW	SANTA FE	051610355

field map	number	UTM reference	easting	northing
SFHD #1	355	zone 12 13		

location description

~~200~~ 224 (?) E. PALACE

city/town: SANTA FE

~~land grant/reservation~~

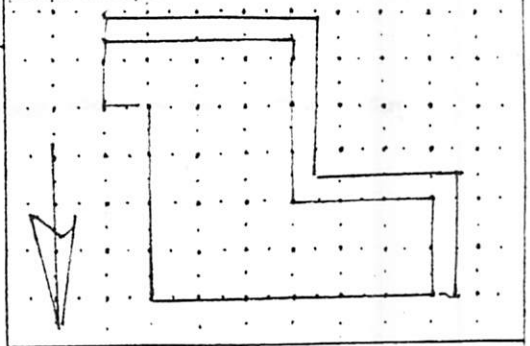
building name: MARION HALL

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

film roll	negative nos.	loc. of neg.
by HMW no. SFHD 17	10	HPB



plan shape



date of construction: 1 estimate 1912 actual

source: C. SHEPPARD.

use

present residential

other STATE OFFICES.

historic residential

other SANITORIUM / CONVENT.

condition

X excellent ___ good

___ fair ___ deteriorating

ARTS & CRAFTS.

CONC.

wall material/surface: BRK / PAINTED BRK & STUCCO

degree of remodeling

X minor ___ moderate ___ major

describe:

architectural features

HIPPED & GABLE RFS - RF PLAN NOT DISCERNIBLE, OPEN EAVE W/ EXP'D DECOR. RAFTER ENDS; EAVE BROKEN ON N W/ RAISED STEP PARAPET.

1/1 D.H. WD WDWS, SGLS, TAND & TRIP W/ CONC (?) LUG SILLS.

3 ORIELS W/ ROUGH STUCCO CARRIED ON 2 HEAVY WD CORBELS.

SILL COURSES (CONC?) @ 1ST & 3RD FLR WDWS.

1 TRIP 2/1 D.H. WDW GROUP N SIDE.

comments FRAME PORCH W & S SIDE HAS OVERSCALED DENTILS. N SIDE ENTRY. RECES'D SGL LF FIRE DOOR W/ STEPS IN RECESS, OPENING COVERED W/ SEMI-CIRC ARCHED HOOD ON BRKTS.

E SIDE: 2ND FLR HAS 3 SEMI-CIRC ARCHED WDWS W/ INDIVIDUAL CABLED PARAPET (CTR ONE W/ CROSS), CONC COPING, & CONC UPPER SURR TYING INTO STRING COURSE.

surroundings: COMMERCIAL / RELIGIOUS

relationship to surroundings

X similar ___ not similar

district potential

___ yes ___ no

significance

X eligible ___ of ___ none

if eligible, interest

why? PRIMARY: STYLE, ARCHT INTEG.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ✓ yes

COMMENTS: RAPP & RAPP, ARCHTS.

MISSION ISAN SERVED AS A T.B. SANITORIUM & LATER AS A CONVENT.

IT ORIG. HAD A 3 STORY GLAZED WARM ARCADED PORCH ON W & S SIDES (WHERE CURRENT PORCH RUNS) AS SLEEPING PORCHES/SOLARIUM FOR PATIENTS.

DATE OF DEMOLITION UNK.

IT RESEMBLES OTHER WORK BY RAPP & RAPP FOR THE SISTERS IN LAS VEGAS.

A GOOD ARTS & CRAFTS/CRAFTSMAN BLDG W/ MISSION REV. OVER TUNNELS IN THE BASEMENTS.

THE CURRENT WINDS ARE REPRODUCTION REPLACEMENTS OF ORIGINALS INSTALLED IN RETROFIT TO STATE OFFICES 1984-85.

ADDRESS: 200 E. Palace **HIST. SURVEY #:** 355

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

NAME: Marion Hall

CITY SURVEY

Area #: 1 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

HSFF: N **HABS:** N

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

DOCUMENTATION

SFHS Inventory: Y

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

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

Historic Photos: Y Museum: 2 Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: NM 3/26/1981 possible dem. Misc. newspaper articles on 1984 renovations.

Bibliography:

Comments:

Clovis News Journal

DEC 21 1983

New Mexico Press Clipping Bureau
Albuquerque, N. M.

Building renovations

152

SANTA FE (AP) — The state Board of Finance has agreed to support legislation to finance renovations of a state office building for the Public Service Commission.

The board voted Tuesday to support legislation in lieu of issuing a $1.6 million loan requested by the state Property Control Division for the renovation.

Division director Mike Trujillo said a loan would allow the project to begin soon with an expected completion date of November 1984, but that waiting for the Legislature to appropriate the funds would delay the project only a couple of months.

After some discussion, the board decided to support a request to the Legislature for a direct appropriation to renovate the former convent in Santa Fe because the loan would have had to be repaid into the Capitol Buildings Repair Fund by legislation anyway.

Gov. Toney Anaya agreed with the decision, saying the PSC has to be moved into more spacious quarters in any event.

"The only question is, if it's an emergency we allocate the money as a loan, or let the Legislature do it directly," Anaya said.

The loan was sought last month after the state fire marshal found overcrowding and other fire code violations in the Bataan Memorial Building, which houses the PSC, the Economic Development and Tourism Department and other smaller agencies.

Marian Hall is located west of the newest state office building, La Villa Rivera, which is the former St. Vincent Hospital. La Villa Rivera now houses the Office of Indian Affairs and some divisions of the Office of Cultural Affairs.

Trujillo told the board some of the smaller agencies now located in the Bataan Memorial Building will have to be moved out in any case because of the overcrowded conditions cited by the fire marshal. He said he would seek from $126,000 to $155,000 from the board next month for moving and rental costs in other buildings for those agencies.

The Economic Development and Tourism Department and the Regulation and Licensing Department are slated to move into the new state office building under construction and scheduled for completion in mid-1986.

•• THE NEW MEXICAN ••
SANTA FE N M

DEC 13
New Mexico Press Clipping Bureau
Albuquerque, N. M.

Marian Hall fix-up OK'd

Marian Hall will be getting a new roof, new paint and new landscaping in preparation for its new role as the home of the state Public Service Commission.

152

The city Historic Design Review Board on Monday approved the remodeling plans presented by Steven Day, an architect for the state.

Day said Marian Hall, built in 1910 as a hospital at Otero and Palace Avenue, was remodeled in the early 1950s by architect John Gaw Meem for use as a convent and for classrooms. At that time, balconies on the west side were removed and its clay tile roof replaced with shingles.

He said few changes are planned for the building's exterior, although no decision has been made on whether to keep the pink color.

The first-floor dining room and second-floor chapel will be remodeled for PSC hearing rooms, while the third-floor dormatories will be used for staff offices, he said. Parking spaces will be added on the building's south side, along with an entry ramp for the handicaped, he said.

1953?
rehab was done in
"year of the Marian"
a special type of
devotion = so structure
renamed to reflect
that devotion
from Stan Hordes TLS
7-16-85

Journal North 8/4/1984

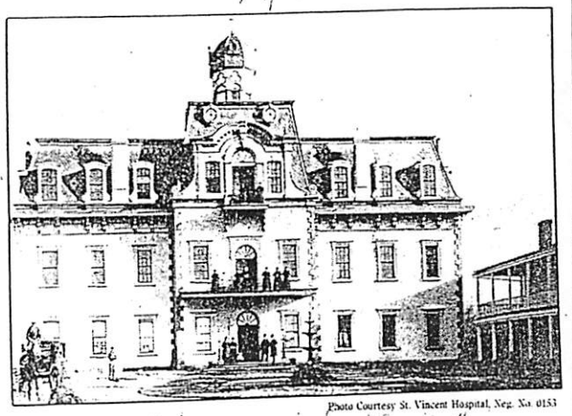


Photo Courtesy St. Vincent Hospital, Neg. No. 0153

Original St. Vincent Sanatorium in 1885

Old Sanatorium Being Nursed To Recovery

By JOHN SHERMAN
Journal Correspondent

MARIAN Hall, a landmark Santa Fe building on East Palace Avenue, is slowly being nursed back to good health.

Built in 1910 by the Sisters of Charity as St. Vincent Sanatorium, it's being renovated to open next January as the new office of the state Public Service Commission.

The tile floors with their colorful designs, the dark woodwork on the walls and ceilings and the brick fireplace in the visitors room will be retained, according to contractor Robert L. Doose of Albuquerque.

Only about 25 percent of the decorative plaster-of-paris trim remainded in the second-floor Sacred Heart Chapel when reconstruction began, Doose said. The workers were instructed to pick up, wrap and box all that could be her house.

According to Clark Kimball and Dr. Marcus J. Smith, authors of "The Hospital at the End of the Santa Fe Trail," a pictorial history of St. Vincent, the 1910 sanitorium contained an elevator, hot and cold running water, electric lights and modern surgical facilities on the third floor.

Monthly rates, payable in advance, were $100 to $160 for private rooms and suites. This included "food, nursing, and medical care, pneumothorax, and fluoroscopy."

There was a "certain air of elegance" about the place, said Mrs. Claffey. Patients were served with silverplated water pitchers and coffee pots. A look at the old photographs of the patient's rooms shows attractive fixtures, wicker rocking chairs and colorful rugs.

The elevator did not work for many years, according to Kimball and Smith, and a surgeon, Dr. LeGrand Ward, and a nurse had to

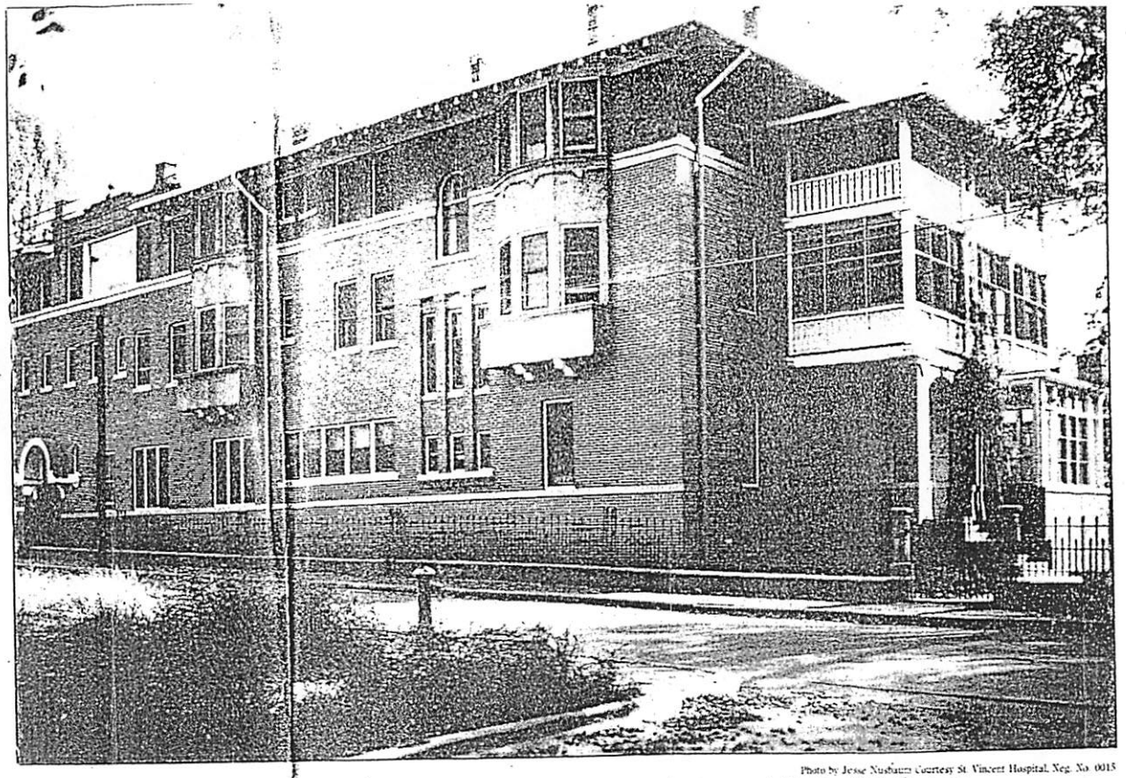
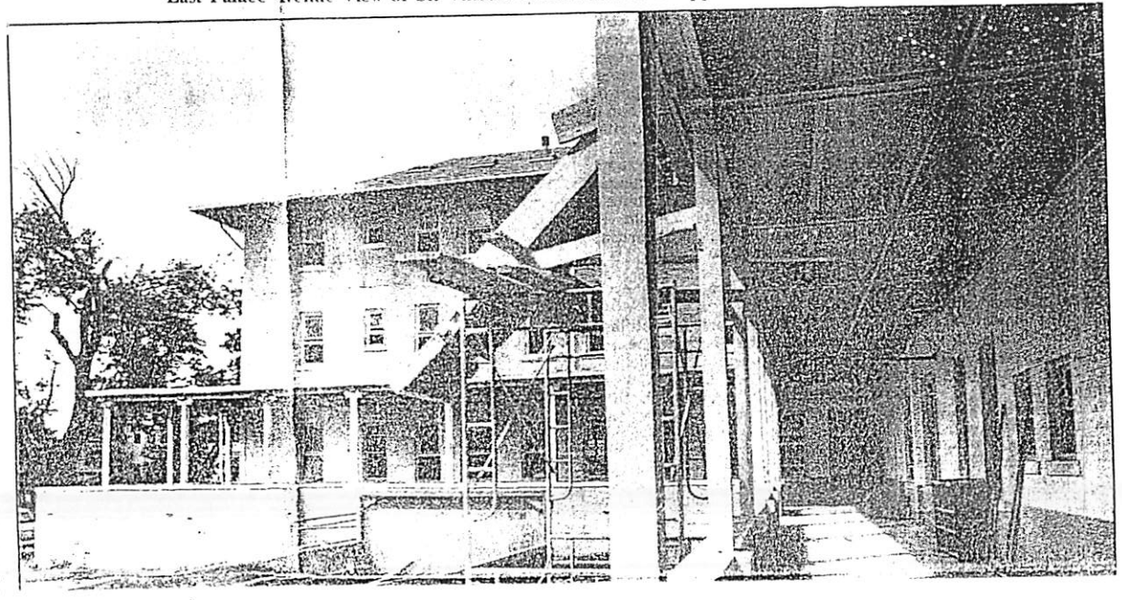


Photo by Jesse Nusbaum Courtesy St. Vincent Hospital, Neg. No. 0015

East Palace Avenue View of St. Vincent Sanatorium as It Appeared Earlier This Century



up, wrap and box all that could be found in order to restore it to the walls of the room where daily mass was said for many years.

Marian Hall has been vacant since St. Vincent Hospital moved in 1977 from its next-door location to the present site on St. Michael's Drive.

In December 1910, the sanitorium was dedicated and the public had a chance to see the latest in medical apparatus, enjoy a "Spanish supper" and a military band for 50 cents, and purchase "fancy work," candy or ice cream from a booth, according to *New Mexican* reports of that week.

Amalia Sanchez, 91, is one of the few people around who attended the opening festivities. Not only does she recall the first days of the sanitorium, she also remembers when its precedessor, the first St. Vincent's Sanatorium, called "the old San" by some oldtimers, burned down in 1896.

"I was 4 years old," she said. "We climbed up on the roof of Sena Plaza (her family home) and watched the blaze" until adults in the family made her and the other children get down. She believes the fire started because the slate roof of the building got too hot.

That first sanitorium served the community from 1883 until the fire. Between its demise and the opening of the second, other buildings at the site were used for the patients.

Like its precedessor, the second sanitorium was used not only for medical purposes but as a hotel of sorts, as well. It was common practice for visitors to Santa Fe to board at the sanitorium, and poker-playing legislators frequented the rooms, including the billiard room off the lobby, when the Legislature was in session.

Marguerite Claffey, a longtime employee and volunteer at St. Vincent, remembers running up and down the tile floors with other children when her mother and grandmother took out rooms in the sanitorium during the legislative sessions.

Her grandfather, Thomas D. Burns, represented Rio Arriba county in the Legislature. He and the other men in the family stayed at the DeVargas Hotel, another gathering spot for legislators. The children made so much noise they were banished to the old seminary building, attached to St. Francis Cathedral, where, Mrs. Claffey recalled, most of the people were deaf.

She also remembered sending unexpected out-of-town guests to the sanitorium during Fiesta week in the late 1930s when too many other guests already filled LeGrand Ward, and a nurse had to carry anesthetized patients down the stairway after their operations.

One of the other doctors to work out of the sanitorium was a Sister of Charity, Sister Mary de Sales, who was granted her M.D. in 1901 by the state of New Mexico. She was believed to be the first woman doctor in the West. She had come to Santa Fe in 1880 in the last years of the Santa Fe Trail.

Some of the chapel's stained-glass windows have been preserved and are now in the chapel at the current St. Vincent. Prominent residents, such as the Luna family, donated the windows for the 1910 opening.

Looking around the room that was once the chapel, now filled with construction equipment and debris, Mrs. Sanchez said, shaking her head, "Oh, this was so beautiful." The former chapel, like the former dining room directly below it, will become a hearing room for the commission.

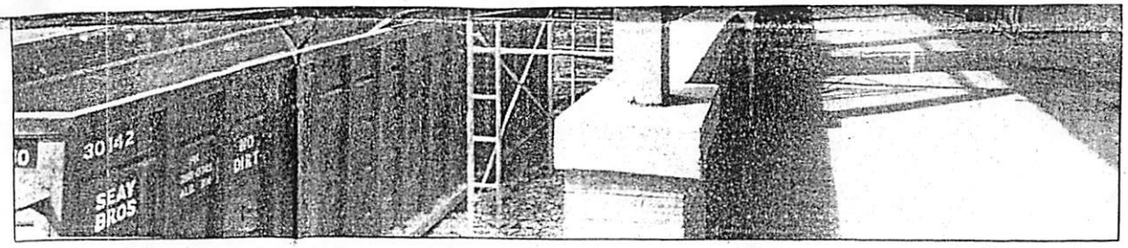
The white altar that was used for so many years for patients and visitors alike is still in use in a Catholic institution in Santa Fe, St. Catherine Indian School.

For 43 years, the second sanitorium served as Santa Fe's sole public hospital. After World War II, a growing community made a larger hospital necessary and, in 1953, St. Vincent's Hospital opened next to the sanitorium. That building is now called La Villa Rivera, and is known to many residents as "the old hospital."

The sanitorium was remodeled and renamed Marian Hall. According to Sr. Mary Joaquin Bitler, administrator of St. Vincent's from 1960 to 1976, who was in Santa Fe a few days ago for a brief visit, the sisters moved to the second floor (their old dormitory was razed). The Regina School of Nursing, a joint effort by St. Vincent and St. Joseph Hospital in Albuquerque, occupied the other two floors.

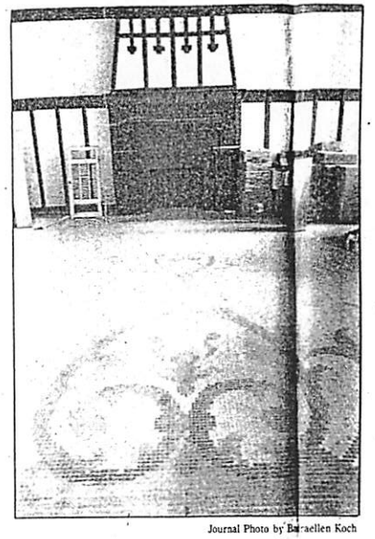
St. Vincent became a community-owned hospital in 1973, although Sister Mary Joaquin remained as administrator for three more years at the request of the board. Once the sisters moved out of Marian Hall and the other school of nursing was transferred to the College of Santa Fe, according to Mrs. Claffey, various departments of the hospital moved into the building.

Four years later, the building was vacated when the hospital moved to St. Michael's Drive. The state purchased the former hospital and Marian Hall.



Journal Photo by Barbaraellen Koch

Marian Hall Undergoes Reconstruction for Its Reopening in January as State Offices



Journal Photo by Barbaraellen Koch

Dust Covers Dining Hall Floor Tiles

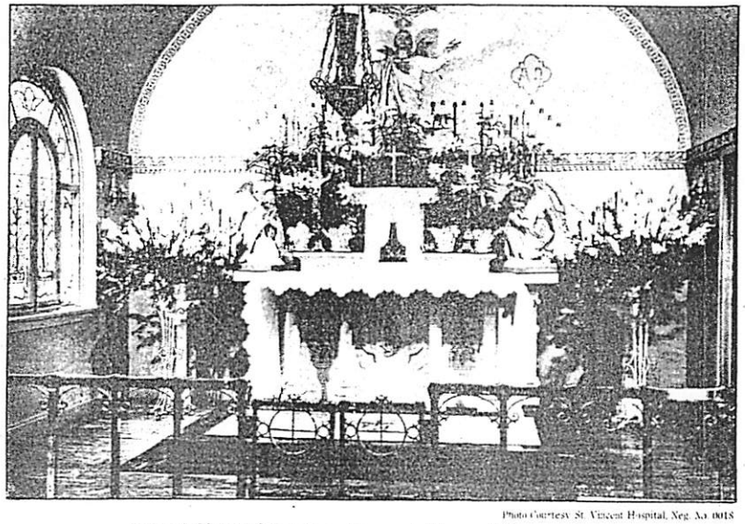
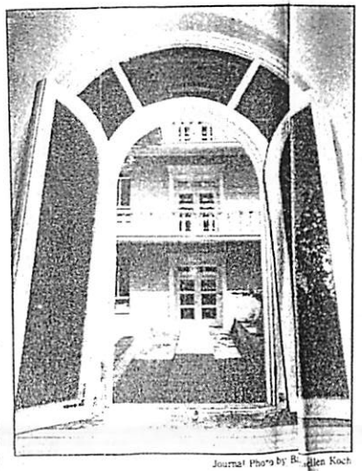


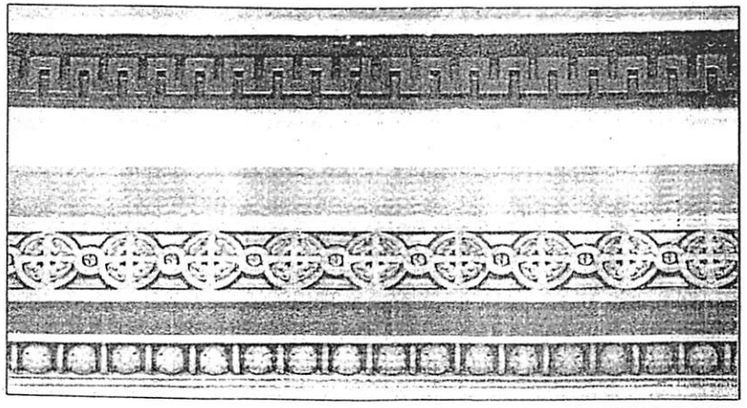
Photo Courtesy St. Vincent Hospital, Neg. Xa 0018

Sacred Heart Chapel on Second Floor of Sanatorium



Journal Photo by Barbaraellen Koch

Chapel Windows Were Once Stain Glass



Journal Photo by Barbaraellen Koch

Plaster-of-Paris Decorations in Chapel

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3026

building threatened? yes	surveyed date 2/85 by HMW	county SANTA FE	ID no. 051610354
field map SFHD #1	number 354	UTM reference zone 12 13 easting	northing

location description
~~820 Pº de PERALTA~~ 228 E. Palace Ave
SW CORNER AT PALACE

city/town SANTA FE

land ~~grant~~/reservation

building name ST. VINCENT'S HOSPITAL
LA VILLA RIVERA BLDG. ('84)

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

film roll by HMW no. SFHD 17	negative nos. 18	loc. of neg. HPB



plan shape

date of construction
1951-52 estimate ___ actual
source

use
present residential
other OFFICES / CLINIC
historic residential
other HOSPITAL

condition
___ excellent ___ good
___ fair ___ deteriorating

style

wall material/surface

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features

surroundings
COMMERCIAL / RELIGIOUS

relationship to surroundings
___ similar X not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of X none
if eligible, interest "Cont."
why? N.C. DATE 7/28/98 HDRB

comments
JOHN GAW MEEM, ARCHT.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

DATE: 28 July 1998

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Acting Planning Division Team Leader CS

FROM: Heather L. Pierson, Historic Preservation Planner HP

ITEM & ISSUE:

Consideration of a "*Contributing*" Status ADDRESS 228 East Palace Avenue

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__ Case Synopsis

__ District Standards

X State Historical Survey Sheet

__ Minutes of _____

__ Other _____

APPLICANT SUBMITTALS

X Proposal Letter

X Vicinity Map

X Site Plan/Floor Plan

X Elevations

X Photographs

__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the requirements for a designation of "contributing" have been met. Staff recommends that the subject building be designated as "contributing."

BACKGROUND & SUMMARY:

The subject building was constructed by 1952 as a hospital, and was designed by John Gaw Meem, a preeminent architect in 20th Century Santa Fe. The hospital is one of the few hospital buildings designed by Meem. Much of the architectural integrity has been retained.

It is the opinion of Staff that the building, under the provisions of Section 14-70.71 SFCC 1987 and Section 14-70.72 SFCC 1987 meet the requirements for a "contributing" status.

b:sr\hp\villarivera.mem

COPYRIGHT © SANBORN
MAP & GEOGRAPHIC INFORMATION SERVICES
THIS SANBORN MAP IS A CERTIFIED
PRODUCED BY SANBORN FROM ITS ARCHIVES
INFORMATION ON THIS MAP IS DERIVED FROM
SANBORN FIELD SURVEYS CONDUCTED IN
1948
(year)

8

JAN. 1930
SANTA FE
N. MEX.

OTERO ST.

CIENEGA ST.

D.H.

4" W.P. 6" W.P.

E. PALACE AV.

150 210

330 222

SANITARIUM BLDG

CHAPEL 2D DINING RM

HOSPITAL BLD

SISTERS & NURSES DWELLING ADOBE

ST. VINCENT SANITARIUM & ORPHANS HO.
INDUSTRIAL SCHOOL
NO WATCHMAN. HEAT: STEAM LIGHT: ELEC

TOWER 75'

CONC. PIERS

FIRE PROOF CONSTN EXCEPT WOOD FL. CONC. RF. FALSE WOOD RF. STONE WALLS

CONC PILASTERED PIERS WALL

TOWER 75'

ST. FRANCIS R. C. CATHEDRAL
HEAT: STEAM. LIGHT: ELEC

RED BRICK

ADOBE NURSES QUARTERS

ORPHANS' INDUSTRIAL SCHOOL

RECTORY

W. RM ADOBE

ADOBE WALL 5'

44

ADOBE WALL 5'

MEDICAL CLINIC

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2001- 16

INTRODUCED BY:

A RESOLUTION

CALLING FOR A JOINT MEMORIAL OF THE STATE LEGISLATURE DIRECTING THAT THE SALE OF THE MARIAN HALL BUILDING AND LA VILLA RIVERA BUILDING BE NEGOTIATED TO ENSURE THAT ANY REDEVELOPMENT OF THE PROPERTY IS IN THE PUBLIC INTEREST, CONSISTENT WITH THE HISTORIC CHARACTER OF THE BUILDING AND THE AREA IN WHICH THEY ARE LOCATED AND MAXIMIZES MIXED USE AND ECONOMIC DEVELOPMENT IN THE SANTA FE DOWNTOWN AREA.

WHEREAS, it is in the public interest to encourage diversity of housing types and opportunities for small local business in the core urban areas of the City of Santa Fe; and

WHEREAS, the Marian Hall Building and La Villa Rivera Building, located on East Palace Avenue, and Paseo de Peralta, in Santa Fe, New Mexico, (also known as the old St. Vincent Hospital) are presently owned and utilized by the State of New Mexico; and

WHEREAS, the City of Santa Fe has designated Marian Hall a significant building and La Villa Rivera a contributing building to the Downtown and Eastside Historic District; and

WHEREAS, the State of New Mexico has thus far sought and failed to identify a purchaser for said buildings; and

WHEREAS, the State of New Mexico now has the opportunity to ensure that if said buildings are sold they will be redeveloped in a manner that will encourage diverse uses and mixed use development in the downtown area of the City of Santa Fe; and

WHEREAS, the City wishes to ensure that the redevelopment of the property is consistent with the important historic character of the buildings; and

WHEREAS, the City wishes to encourage the use of local, state and federal tax incentives for historic preservation, affordable housing, economic development, Community Economic Development Plan adopted by the City, and other uses consistent with this Resolution; and

WHEREAS, the City wishes to ensure that the redevelopment of the property also helps diversify the downtown area's economy and provide for mixed uses within the downtown area; and

WHEREAS, the Governing Body of the City of Santa Fe wishes to urge the State of New Mexico to adopt a joint memorial consistent with the foregoing objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the City Manager is directed to seek support in the form of a joint memorial from the state legislature attaching conditions to the sale of the property in question so that the eventual redevelopment and use of the property will be a mixed use residential and commercial development that maintains the historic character of the property.

PASSED, APPROVED and ADOPTED this 31st **day of** January **, 2001.**

Larry A. Delgado

LARRY A. DELGADO, MAYOR

ATTEST:

Yolanda Y. Vigil

YOLANDA Y VIGIL, CITY CLERK

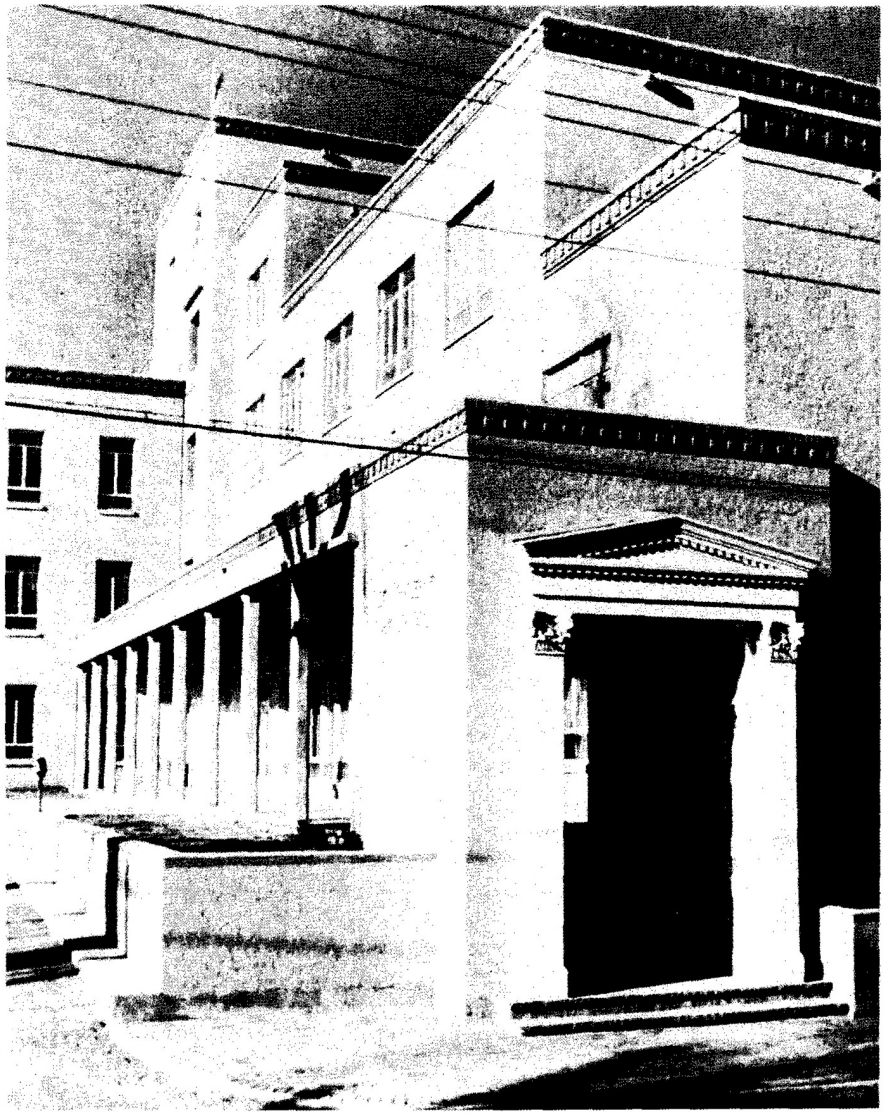
APPROVED AS TO FORM:

PETER A. DWYER, CITY ATTORNEY

Patty-Resolution-MarionHall-LaRiveraBldg2-27-01

An Assessment of Facades:

Old St. Vincent Hospital
Santa Fe, NM



By: Gayla Bechtol, AIA

March 24, 2009

Assessment Outline

I. Introduction 2

II. Conclusions & Executive Summary 3

III. Findings & Supporting Arguments

A. Brief History 5

B. General Description & Visual Record 7

C. Architectural Understanding 20

D. Original Importance & Contemporary Uniqueness 32

IV. Postscript 37

V. Sources 38

I. Introduction

At the request of Drury Southwest, I've conducted an independent assessment of the Old St. Vincent Hospital facades designed by John Gaw Meem between 1948 and 1950. The assessment includes consideration of the Boiler Building originally built in 1904 but later modified to match the Territorial Architecture of Meem's hospital design.

The purpose of the analysis is to identify those facades that are "Primary" as required by the City of Santa Fe's code for "Contributing" structures. It is also intended for use by Santa Fe's Historic Design Review Board in their consideration of Drury Southwest's redevelopment proposal for the Old St. Vincent Hospital site.

The report is largely organized into two major sections: Section II is an Executive Summary covering my conclusions and a concise version of the supporting evidence; and Section III which contains a visual record of the site and an in depth discussion of findings and arguments in support my conclusions.

The analysis in this report offers a visual record in an effort to catalog *what of the building's integrity is still intact*. It contemplates the *architectural design techniques employed* by Meem, his *intentions for experiencing the building*, and the *context* in which the hospital interacted *with the surrounding townscape*. Finally, it examines the *importance and contemporary uniqueness* the hospital structure presented to the City of Santa Fe.

II. Conclusions & Executive Summary

After a thorough analysis of the Old St. Vincent hospital's architectural features, original design intent, historic use, and place in the Santa Fe community; I have concluded there are two primary facades associated with this building:

Primary Façade 1: The Northern most face of the building closest to East Palace Avenue
Primary Façade 2: The Eastern face of the North wing with Entry Portal and Tower Element

(See Figures 3,4,5,6,7)

A professional analysis of the Old St. Vincent Hospital clearly suggest these two facades as framing the main entry and entry sequence as designed and intended by John Gaw Meem. By design, Meem communicated his vision for the hospital entry by applying unique architectural details found only on these faces. These details include a sizeable portal with entry (off the prominent East Palace Streetscape) that incorporated columns with decorative capitals and ornate fenestrations; a tower element with cruciform; stepped massing, and a window detail with a specific trim, brick relief, and patterning combination.

In addition to these two Primary facades, my findings conclude there are two more faces that are important as they play a role in supporting the Primary facades along Palace Avenue but do not rise to the level of Primary themselves:

Supporting Façade 1: The East Wing's Northern face (East Palace Ave. side)
Supporting Façade 2: The West Wing's Northern face (East Palace Ave. side)

(See Figures 11,12,13)

Meem intentionally designed these faces to mark a visual transition along the East Palace Streetscape by embellishing them with only two of the details found on the Primary Facades – namely a variation of the brick relief and window patterning themes. This resulted in a subtle but understood transition in importance from the primary facades. By design this subordination technique, essentially created a funnel effect, increasing façade interest along Palace from the East and from the West until it peaked at buildings center and main entry.

My findings support the belief that Meem intended the building to be experienced primarily from Palace Avenue. This is clear by the attention paid to the design of the entry sequence and the architecture that created/framed the sequence. It is also very understandable as Palace Avenue was arguably one of if not the most prominent Santa Fe streets at the time.

In addition, the Palace (North) side of the building presents itself well to the pedestrian streetscape and adjacent Palace Avenue community with features designed to soften/relieve the structures height. Conversely, the height on the South facades of the building are left sheer and unmitigated.

It is important to note that after its purchase by the State, the building saw a ~~serious~~ series of unfortunate façade modifications in the mid 1980's. These included: the bricking up of the main portal entry, the relocation of windows and doors on the South faces of the building, the addition of a portal on the Southeast façade, the addition of stair/elevator towers, and the establishment of multiple entrances to serve multiple tenants.

These changes when viewed in the context of Meem's original intent have not served to enhance or elevate the importance of any particular building face. In fact the opposite is true as these largely insensitive modifications were purely utilitarian in nature. Although most of Meem's original North side design detail can still be found, it has been obscured by the State's confused/decentralized and poorly re-designed entry sequence. The bricking up of the Palace portal entry alone has greatly diminished the urban connection and relationship the building was designed to have with the Palace Streetscape and surrounding community.

Finally, in assessing the hospital building and its relationship to Marian Hall, I have also concluded the connecting links between Marian Hall and the hospital are an unimpressive fit architecturally. The East façades of Marian Hall (revealing the first story dining hall bay windows and the second/third story chapel façade detailing) are hidden by these added links. Although these connecting links do serve to form a courtyard, it is difficult to find the space in harmony with either Marian Hall or the St. Vincent Hospital (Figure 14).

III – A. Brief History

The Sisters of Charity opened the St. Vincent hospital in 1953. It was built to replace the outdated facility housed in what is now Marian Hall which served Santa Fe well for 45 years (after its 1908 opening). The Marian Hall structure occupies the same location on which the first Sanatorium was built by the Sisters in 1883 but tragically destroyed by fire just 13 years later.

The new St. Vincent hospital, built during the post WWII era, was attached to the old facility (Marian Hall) which was remodeled to accommodate living quarters for the Sisters as well as a nursing school. Both the new construction and remodel projects were designed by most noted Southwestern architect John Gaw Meem with partners Edward O. Holien and Hugo Zehner. This St. Vincent hospital building is an example of Meem's Territorial Revival style. Meem often employed the Territorial style on institutional buildings which demanded a more modern appearance. Although budget constraints dictated a modest and focused use of decorative detail, the St. Vincent hospital building remains an important example of Meem's regional use of the Territorial Revival style.

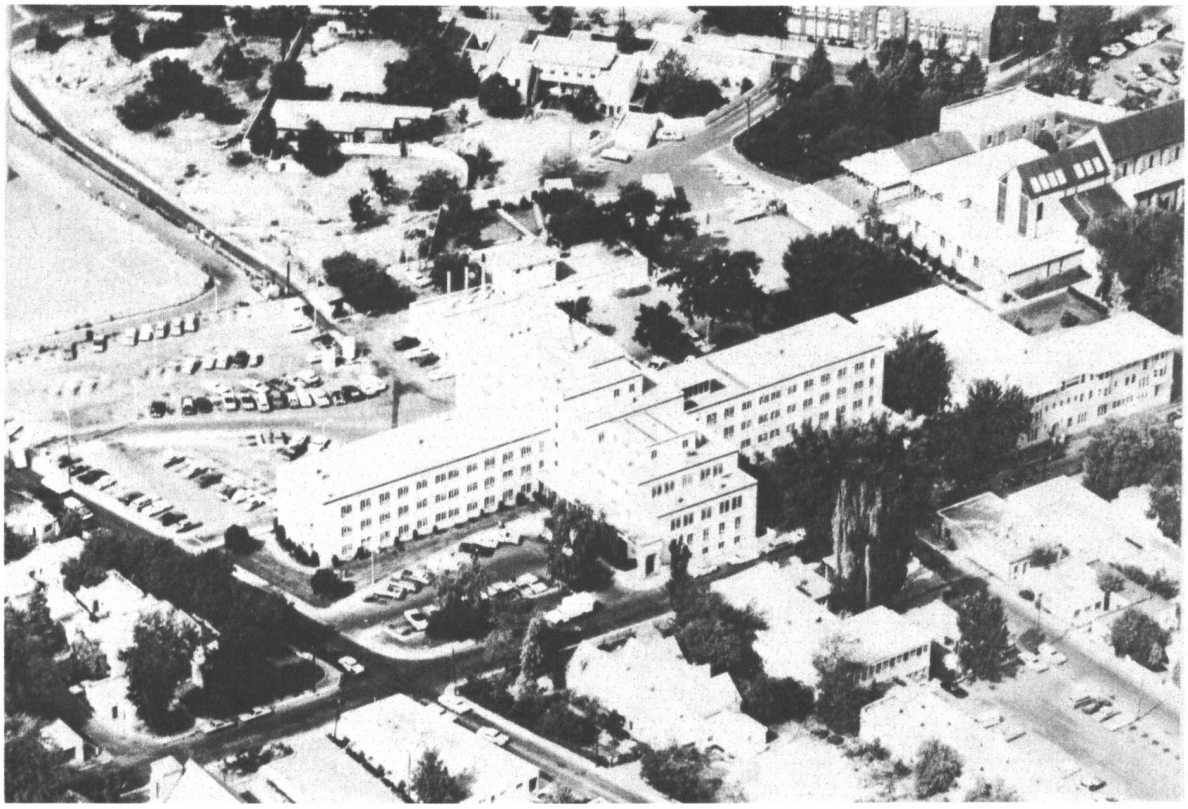


Figure 1: A bird's Eye View of St. Vincent's looking South West. Note the symmetry developed on the North facing facades, that the face closest to Palace is the same height as Marian Hall, and the Main Entry and Visitor Parking is at the corner of Palace Ave and Castillo.

The new St. Vincent hospital was located on Palace Avenue, arguably THE most important avenue in Santa Fe at the time. By 1890, Palace saw the first Sanatorium, the County Courthouse as well as large residential properties. This prestigious avenue was anchored to the West by the Palace of the Governor's and the Santa Fe Plaza. When the St. Vincent hospital was built the Plaza was still the cultural and functional center of the community (as suburban growth was still several years into the future). To the East, Palace Avenue connected a neighborhood with homes originated by prominent American merchants in the late nineteenth century. In between, one could find vibrant shops and businesses housed in restored courtyard buildings such as Sena Plaza.

In 1970, Paseo de Peralta was built replacing Castillo Street. The street has been characterized as a new auto-age townscape, from which windshield views are available of many historic quarters and landmarks, as well as distant views of mountains.

At the time of Old St. Vincent's construction, other large scale structures in the neighborhood included the Cathedral, the newly built St. Francis Cathedral School, and the Post Office across the street from the Cathedral. Other buildings in the area were the inn where La Posada is now, the Holy Faith Episcopal Church, and the large residences up and down Palace Avenue. These buildings were of various styles then acceptable in Santa Fe. The Cathedral School, also designed by Meem, was a Spanish Pueblo revival with very simple massing and few details.

The St. Vincent Hospital building was used as a hospital for only 24 years as the demands of modern medicine and expanded services overtook the facilities capability and Sisters of Charity resources. After the hospital moved to its current location in 1977, the State of New Mexico acquired the building putting it to use for State Offices, a nursing home, and out patient treatment center.

In the mid 80's, the State made several facade alterations in an effort to bring emergency exits into compliance with current code requirements and offer its multiple tenants separate and distinct points of entry into the building.

These alterations had the net effect of seriously diminishing the entry sequence as designed and intended by Meem.

III – B. General Description & Visual Record

What is the remaining integrity of the building?

The building is four to six stories when including the mechanical penthouse, with flat roof, concrete frame and floors, and 16" brick walls. The structure has simple massing in a radial, cruciform plan that forms four wings (Figure 2). The Northern wing has a massing that steps down to two stories at Palace Avenue (Figure 10). Meem used this strategy to soften the impact of the buildings large scale at the streetscape. The height of the immediate Palace Avenue elevation is roughly the same as Marian Hall.

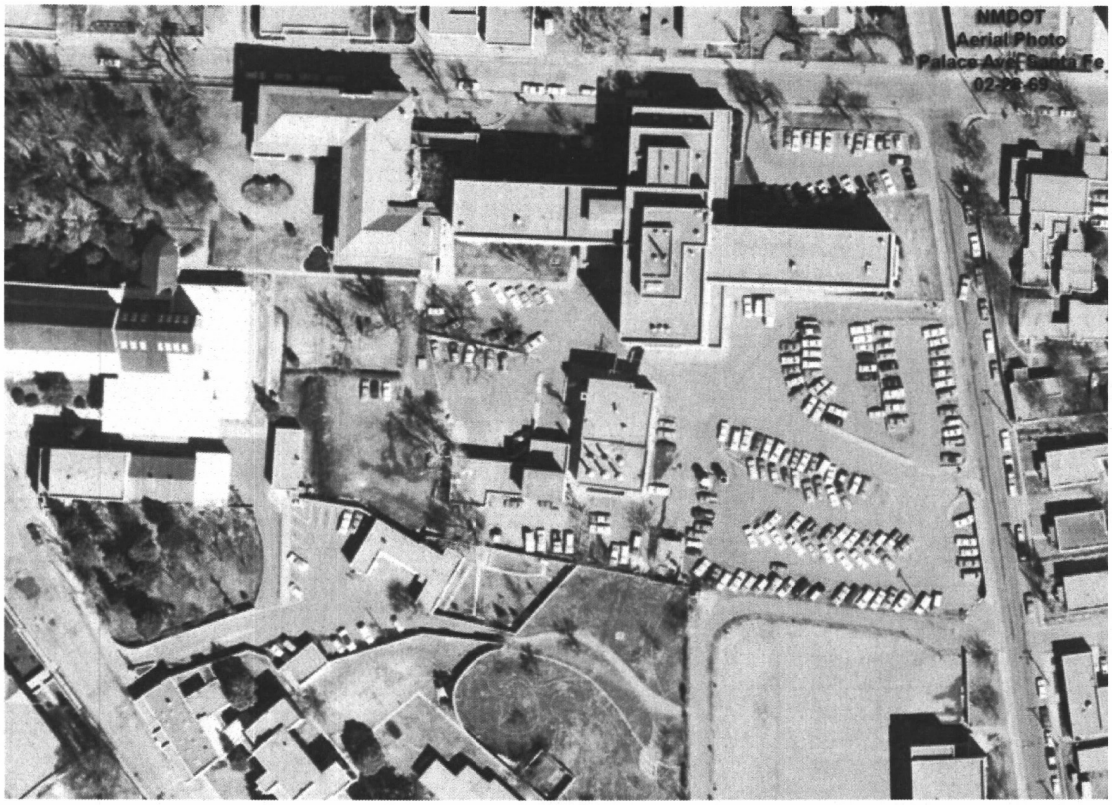


Figure 2: Aerial Photograph of Site, 1969

On the Northeast side only three stories are visible because of the downward sloping grade change from East to West. A full four stories is gradually revealed at the building's connection with Marian Hall as the grade gradually slopes downward. The painted brick walls are made of Common or American Bond with every sixth course a header course, capped with an unpainted decorative brick parapet, and topped with a natural concrete coping. The elevations are largely planar and with regular window spacing.

The windows are two-double steel casements with a single fixed panel above and awning window below, and incorporate a pre-cast concrete sill. On the North facing elevations only selected windows are ganged and employ the decorative brick relief detail with a continuous concrete sill, eliminating the lower panel (Figures 3,13). Key accent windows and the original portal opening on the North wing's Palace facing façade are trimmed in a Territorial Revival wood detail (Figure 7).

The doors at the main entry and end of the East & West wings were originally wood and glass with three divided lites, a divided lite transom (above each pair of doors), and trimmed with a wood Territorial Revival detail (Figure 15). This door detail was also originally used on the Southeast façade under the former cantilevered canopy and in the enclosed courtyard between St. Vincent hospital and Marian Hall. At the end of each wing a pediment arch was used above the recessed door openings. Some of the doors still survive while others have been replaced with aluminum and glass doors.

The original Meem design employed only a single portal as a linear element to help define and emphasize the main entry. Meem's skilled use of recessed doors, ornate balustrades, Territorial Revival detailing, and stepped massing visually suggested a tower element on the East façade at the juncture of the North and East wings. This served to further define the primary entry of the building as defined by Meem (Figure 3).

As previously noted, the Old St. Vincent hospital building underwent several alterations by the State in the 1980's. These included:

- Bricking up the main portal entry off East Palace (Figure 7)
- Addition of two external towers to accommodate two new stairs and an elevator (Figure 18,21)
- Replacement of a Southeast side cantilevered overhang with a portal (Figures 16,17)
- Modification/Relocation of windows & doors on the South side (Figures 19,20)
- Removal of the East Palace/Paseo de Peralta drop-off and parking (Figure 2)

As a result of these modifications, the crispness and clarity of architecture as Meem intended was/is compromised. The strong entry sequence as designed by Meem is no longer clearly legible. Much of the wood architectural details are still intact, but now have lost meaning because they are not collectively rooted in a well defined purpose as the original entry sequence offered.

For this late example of Meem's institutional work to have any integrity, the portal entry off East Palace should be opened and re-established. The building as it stands reads as a degraded, obsolete structure that has been mistreated over the years. The fine architecture that remains is muted by the State's practical minded, yet architecturally insensitive modifications.



Figure 3: A 1950's photo of the tower element visible at the corner of Palace and Castillo. Most of the defining elements are visible: the ornate classical details with brick parapet, the brick relief pattern and ganged windows, the portal with natural concrete columns, the development of the tower element accentuated with the voids leading up to the cross.



Figure 4: The Primary entry to hospital core as designed by Meem and with associated tower element. The wood entry doors have been replaced with Aluminum, some trim has been removed, light fixtures have been added, and the former parking lot is replaced with lawn.

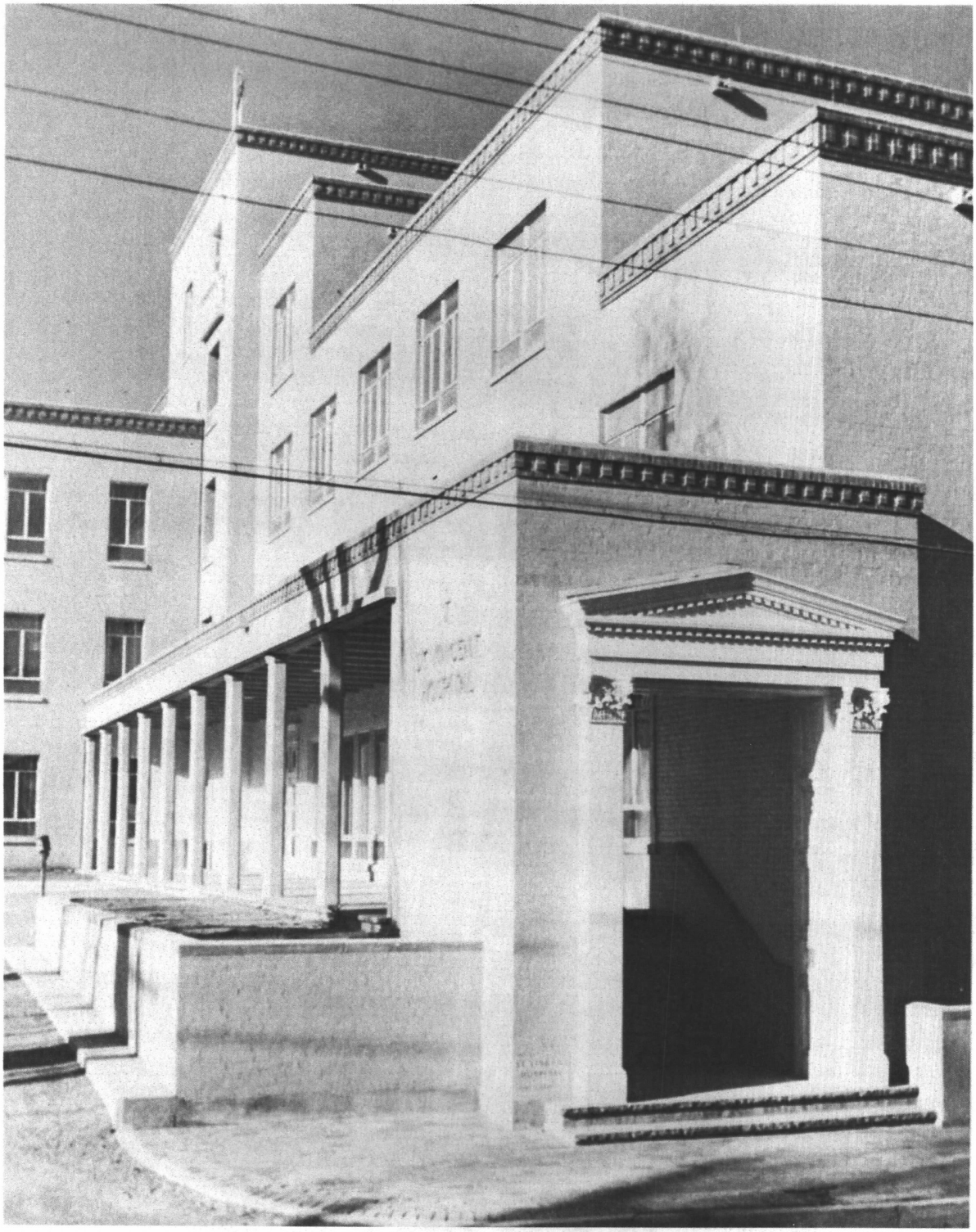


Figure 5: The primary entry as designed by Meem and viewed from the entrance to the portal off Palace Avenue. Note the keystone on the lower left of the portal entry was removed during the State of New Mexico's remodeling project in the mid 1980's. This portal entrance was also bricked shut as part of the same project.



Figure 6: The Northeast corner of the North wing at Palace Avenue. These are the two primary facades of this building. Note the detail of the windows on the North façade, the decorative capitals at the now bricked in portal entry, the natural concrete columns at the portal leading to the main entry that faced the former parking lot/drop-off. Note the absence of the sign (See Figure 22) that used to be on the east wall, the missing cross at the top of the bricked up portal entrance pediment and the missing cruciform on top of the tower element.

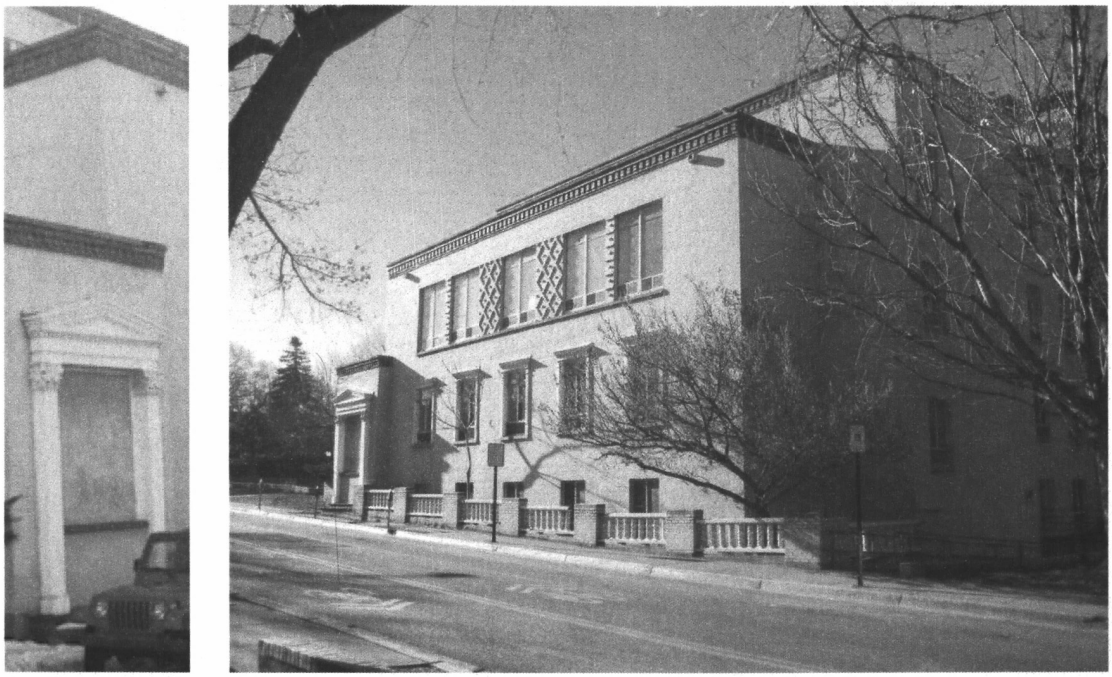


Figure 7: On this most public façade fronting Palace, ornate detailing is used at the portal entry, classical detailing on the lower windows while the upper windows are ganged with a brick relief pattern. This elevation also benefits from the stepped massing and the balusters at the sidewalk.



Figure 8: The entry portal. The columns, capitals and the beams are natural concrete, a traditional form in modern material selection at the time.



Figure 9: The entry portal at the entry off Palace. Note the chamfered capitals and columns, the natural concrete sills on the Windows (a detail found throughout the building), and the classical detail topping the windows.



Figure 10: The view from Palace Avenue and Paseo de Peralta. From a distance the same as Meem designed although the cruciform is missing atop the tower element. Note the stepping down of mass toward Palace Avenue.



Figure 11: View from Palace Avenue of the Eastern Supporting Façade generating interest from the East toward the building center and main entry. Note the window patterning in the center of this East wing is modulated with a common sill (A detail repeated on the West wings Palace facing façade).

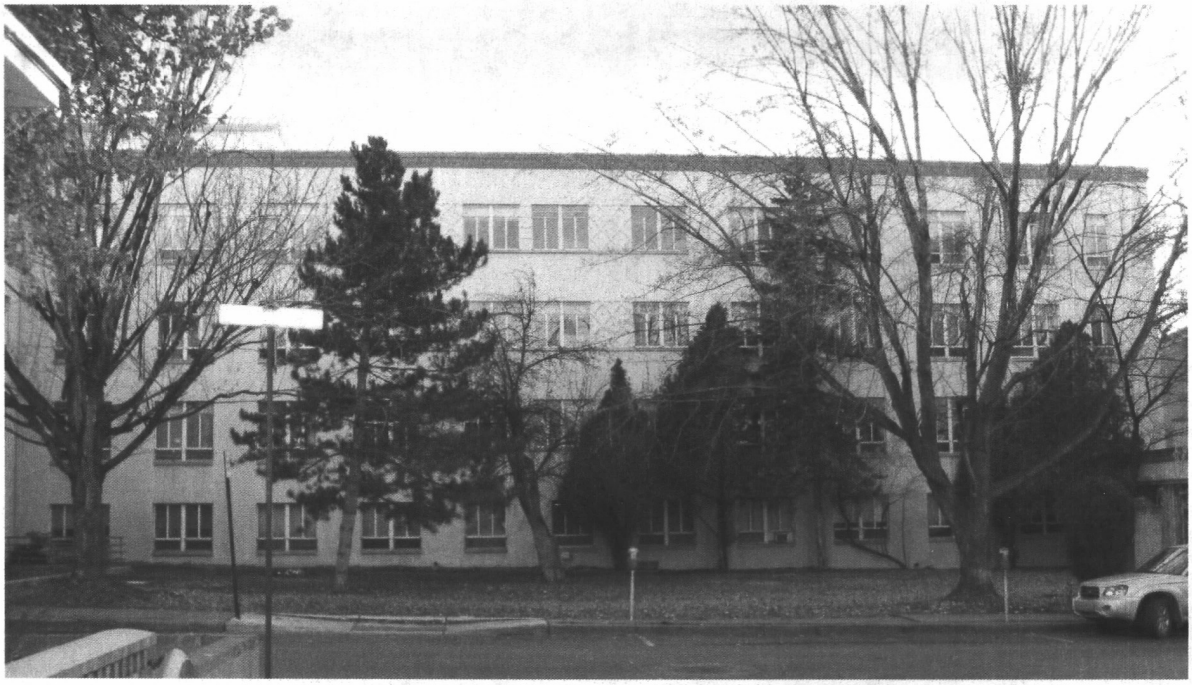


Figure 12: View from Palace Avenue of the Western Supporting Façade generating interest from the West toward the building center and main entry. Note the window patterning in the center of this West wing is modulated with a common sill (A detail repeated on the East wing's Palace facing façade).

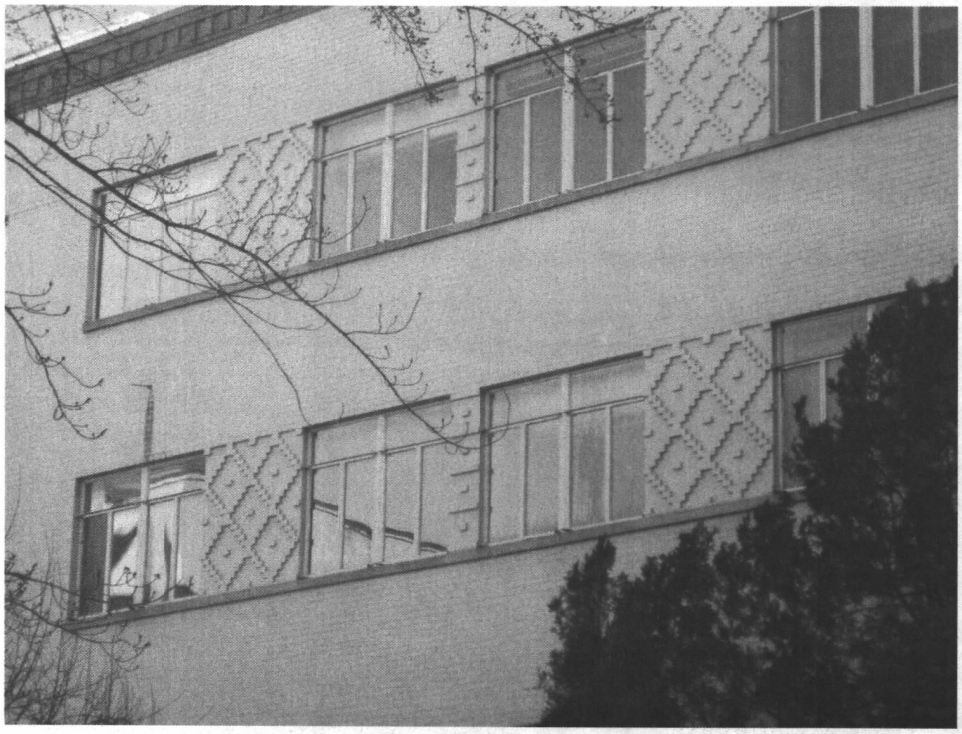


Figure 13: The ganged windows on the North supporting facades with brick relief and common sills. Meem added these for interest and placed them symmetrically in the facades that flank/support the Primary Façades visible in Figures 4, 6, and 7.

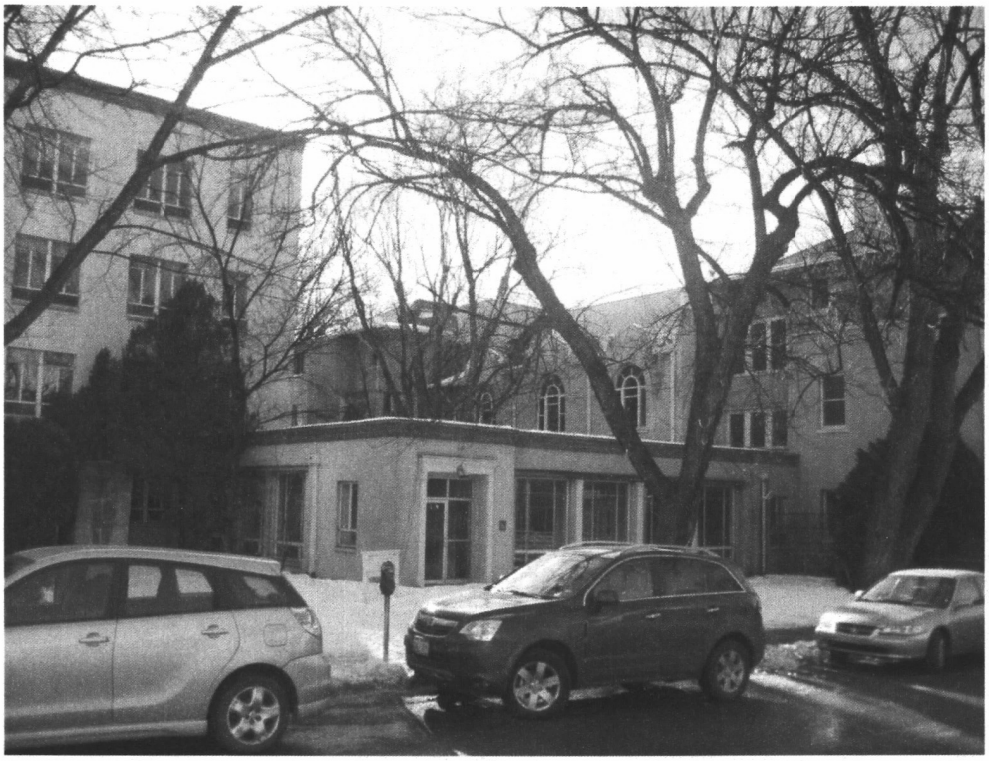


Figure 14: The connection to Marian Hall on Palace Avenue. Is it a breezeway? …a portal? …a secondary entrance? …an enclosed courtyard? This element does not seem to be architecturally clear or function as intended. Note there was a drop off here originally for ambulatory patients that remained until the late 70's. The connection effectively serves to obscure the elevation of Marian Hall (a significant structure) where the dining room and chapel window detailing is located.



Figure 15: A 1950's photo of the Castillo facing façade with the classical details at the doors and balconies contrasts with the simple planar quality of the South. Note the cantilevered canopy, now a portal with brick parapets.



Figure 16: A 1950's view of the South wing with classical details on the upper floors that unify this elevation. Note the canopy connecting the Boiler Building now also serves as pipe rack for the steam heating system.



Figure 17: A similar view as Figure 16 as photographed in 2009. Note the added portal on the East wing.



Figure 18: This is the cover sheet from the 1980's remodel package executed by the State of NM. This is the South façade. Note the repetitive windows and the new stair/elevator tower. Compare this with Meem's rendering of the North side in Figure 22, 22a, and the experience that he created. The building is called St. Vincent Hospital even though the hospital moved 7 years prior to this renovation. The architectural expression is muted and utilitarian in nature as compared to the North façades thoughtful design.



Figure 19: One of the south facing entrances showing the changes made to this façade in the 1980's that diminished the integrity of Meem's back of house entry originally created with a short cantilevered canopy.



Figure 20: Another South facing entrance modified in the 1980's. There is little architectural merit in either this or the entry depicted in Figure 18 as compared to the original entry Meem created on the North.



Figure 21: The West face of the North wing showing the addition of the stair tower which dilutes the development of a three-sided courtyard opportunity between Marian Hall and the hospital structure. It also serves to obscure the stepped massing from the West.

III – C. Architectural Understanding

What was the intention of the builders?

A primary or principal façade's function is to convey the functional, social, emotional, and spiritual values of the builders reflecting the time and place of their making. This is done by making connections and relationships, so that levels of meaning may be established. How might they by analyzed, perceived and experienced? How are buildings transformed into coherent, useful and meaningful structures of space and enclosure?

*"Architecture is generally conceived, designed and realized -**built**- in response to an existing set of conditions...it is assumed the existing set of conditions -**the problem**- is less than satisfactory and that a new set of conditions - **a solution**- would be desirable. The act of creating architecture, then, is a problem-solving or design process."*
Francis D. K. Ching, Form, Space, Architecture

Architects use detail to convey value to the architecture of buildings. Architecture is a reflection of our times, culture, and institutions. An architect's job is to create a building that reflects the values of the institution and communicate that to the public/user, while also expressing the values of the time he or she lives. The building also must be clear how it is to be used. How do I get in? Where do I park? Where is the visitor desk? Etc.

The Old St. Vincent Hospital building expresses the typical use of Territorial Revival style where the classical details are reserved for the entries, with different orders used at different locations. For example, the modified, more decorative order is used only once at the North and East entry facade just off Palace Avenue. This approach draws the public to the open portal which leads to the entrance at the center of the building, the most important place in a radial plan. The most decorative window details are also reserved for the windows on this portal. Meem made use of brick relief, ganged windows with a continuous sill, stepped massing, and the suggestion of a tower element to further establish the primary entry to the building. Examples of Classical detail can also be found at the balconies defining the end of the East, South, and West wings. Other building entries use a simpler, more modest detail that is utilitarian in nature.

The entry sequence that Meem designed addresses the challenge of fitting the radial plan of a modern hospital onto a street corner site (Palace and Castillo, now Paseo de Peralta). Instead of using an L-shaped design similar to his layout for the St. Francis Cathedral School (1948), Meem employed the radial plan with building corridors that all begin or end at the center (or common core), which is the logical place to enter.

At the time of this building's construction, the natural pedestrian entry urbanistically was off of Palace Avenue, the intended front of the building. However, the common structural core was setback from the corner and more specifically Palace Avenue some 90 feet as a result of the radial design. In addition, space for vehicular drop off and parking impacted the Northeast corner. The solution Meem employed was the use of a formal Portal running

North – South to address the drop off (See Figures 2,5,6). However, he cleverly designed and ornately embellished a North Portal entry that was directly on Palace Avenue. The result was a primary and formal entry on Palace that naturally drew the public to the main interior entry at the building's inset core.

The connecting links between Marian Hall and the "New" St. Vincent Hospital were needed to facilitate the Sister's of Charity movement between the two structures. Marian Hall was converted from a hospital itself to a convent and nurses' school after the "New" hospital was complete. Due to the change in site grade, the connection is a full story below the hospital's main entry off of Palace.

Examination of Meem's site plan sketches (Figures 24,25,26) show arrows pointing to the entrances – one off of Palace and one off of the former Northeast drop off/parking lot labeled "visitor" (at the corner of Palace Avenue and what was then Castillo Street, now Paseo de Peralta). The Site Plan also shows a second drop off at the North connection between Marian Hall and the new hospital. This connection has a developed floor pattern and symmetry, labeled patio on the drawings. Meem used concrete columns with abstracted capitals at the portal and engaged similar columns at the drop off entrance to Marian Hall.

The Territorial Revival style is based on the Territorial precedent that has flat roofs, stucco walls, and decorative brick coping along the parapet, elaborated entry, pediments on doors and windows, and multi-paned window sashes. Classical details were used to signal the importance of the agency or institutions of civic buildings. Meem used these details in combination with the modern materials of brick and concrete throughout his career, calling this style "a variant of our regional style". The modest but strategic use of detail on this building illustrates the intention of the architect to establish clear connections and context, transforming an ordinary brick building into a meaningful regional style on a very prominent street in Santa Fe.

The visual scale of the elevations that are at the four story height are alleviated on Palace Avenue by the grouping of the windows and some added brick relief symmetrically located and found on only the North faces. Conversely, this detail was not used on the South and the windows merely repeat. Because of the large size of the building Meem used architectural devices to reduce scale in targeted areas: stepping the upper stories back and using human scale architectural elements such as doors, windows, columns, portals. Again these devices were only used on the North side of the building leaving the South faces to reveal the full and unmitigated impact of a five story structure.

There can be little doubt Meem made a deliberate choice to develop the entrance at the corner of Palace and Castillo in a manner allowing the "New" hospital its own identity that was separate from the "Old" structure, now Marian Hall. The connecting links to Marian Hall were perhaps minimized out of respect for Marian Hall's own unique architecture (by Rapp and Rapp) and a desire to keep the "New" separate from the "Old".

The partial wrapping of the Boiler Building with the same brick walls, similar windows and parapet used on the hospital somewhat unified it with the hospital, consolidating a regional architectural identity of an important Santa Fe institution and site.

In this analysis two anomalies present themselves: the connection to Marian Hall and the wrapping of the Boiler Building.

In the design of the "New" St. Vincent Hospital building the intention of the architect is clear. However, his design intent regarding the connection to Marian Hall is more obscure. The courtyard formed by the connecting links is formal on three sides, with the same columns and capitals used at the entry portal off of Palace but engaged with walls that are mostly glass and steel. Similar to a breezeway, yet not clear in that capacity, the connections result in an uncertain/slightly confused effect. In addition, there is a discomfort in the courtyard itself because the fourth side is bordered by a light well open to the basement of Marian Hall. The connection design offered in Meem's sketches seems practical enough, however its reality was never resolved architecturally. Even though the connection architecture has similarities to the hospital building, this component struggles to belong easily to either building.

The Boiler Building is a Victorian-Era structure originally built in 1904 as a laundry facility (Figure 30). Likely an Italian Renaissance (or possibly a simplified Italianate Style) when built, the structures design employed exposed red brick with a low to medium hipped roof, quoins, an arched doorway, paired and single double hung windows with masonry lintels. During the St. Vincent hospital project in the early 1950's, the Boiler Building underwent major alterations as well as received additions on the East and South sides. The North exterior stair at the main entry was removed. The arched doorway was also removed and replaced with solid wood doors, the sandstone rusticated belt course, walls, and window lintels were painted pink, the same color as the then new hospital. The hipped roof and eaves were removed and replaced with a decorative brick parapet and concrete coping matching the hospital. The East and South additions used the same brick, similar steel casement windows and an exposed brick parapet. It's understood Meem's intention was to unify the site with the new identity of the Modern Hospital and propagate/establish the Santa Fe style. However, its reality is again confused as both the remaining original Italian Renaissance fabric can be read right along with Meem's regional territorial style. In trying to establish the relevance of the structure both can be represented with equal cause and both are historic. The resulting palimpsest is instructive to the history of the site and historical architectural styles that exist in Santa Fe.

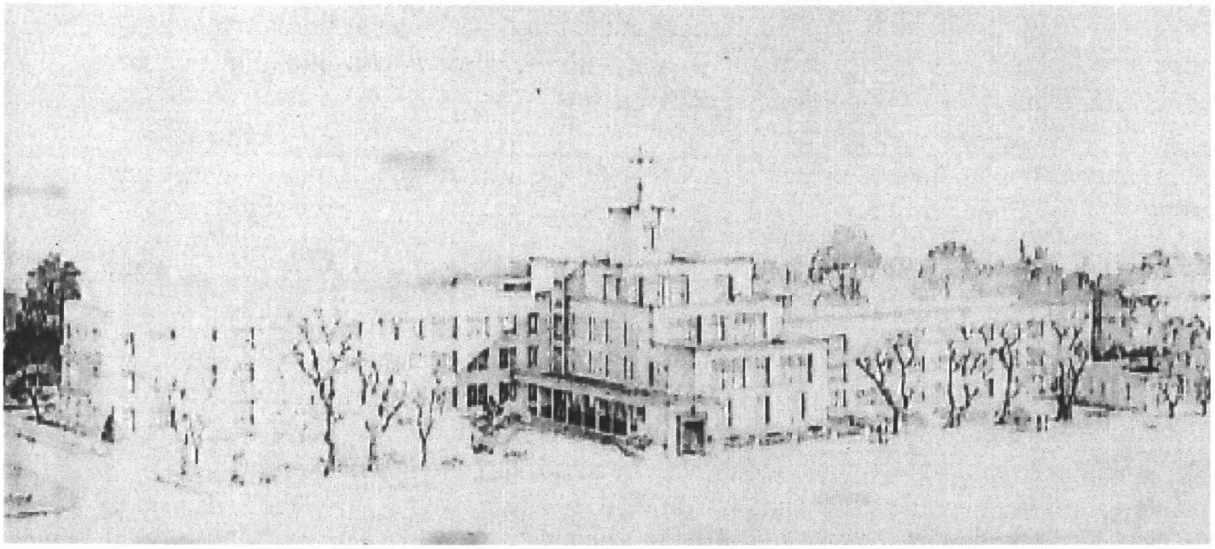


Figure 22: From Meem's Sketch of the North face of the building shown on the title page of his 1950's design package. He clearly applied the most detailing at this section of the building

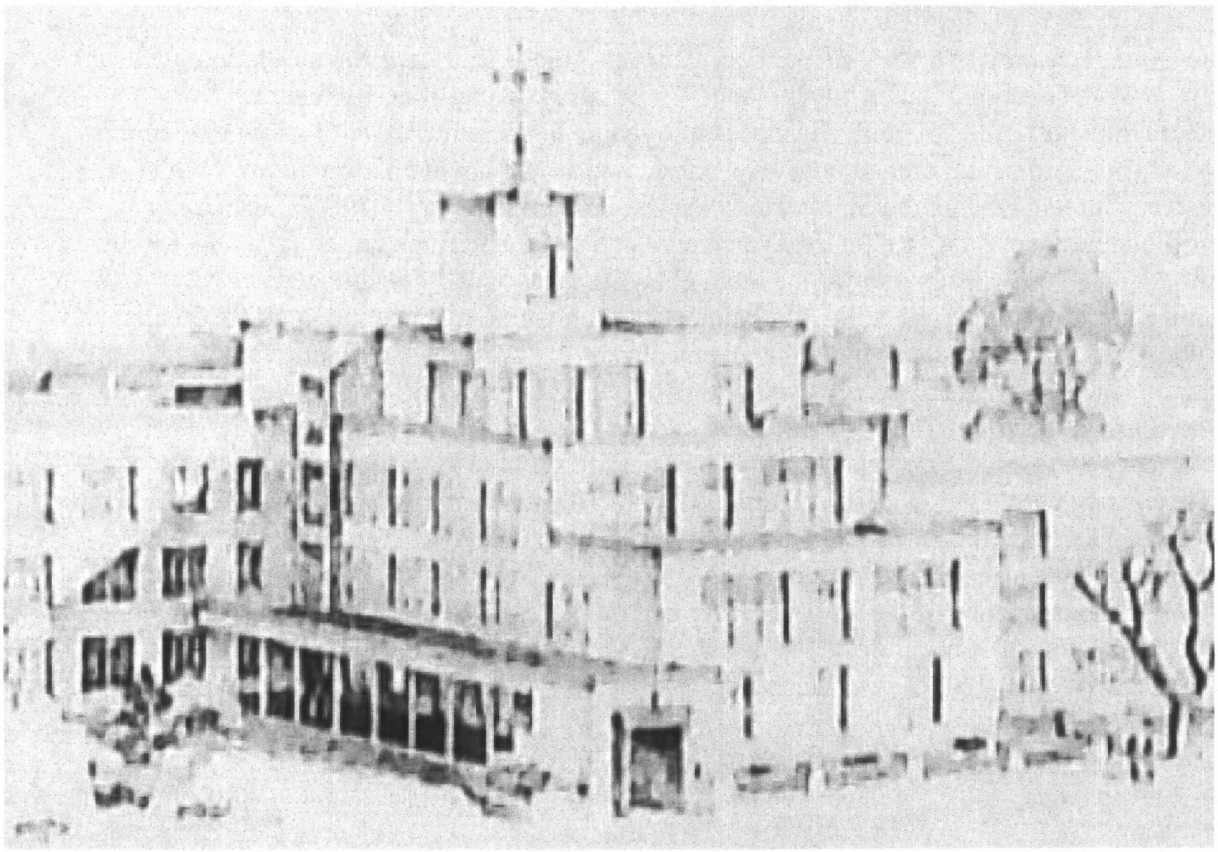


Figure 22a: A blow up of the main entrance and Primary facades from Meem's North face sketch.



Figure 23: The Main Entry Portal. Note the St. Vincent Hospital sign literally faces East, but metaphorically faces Palace Avenue.

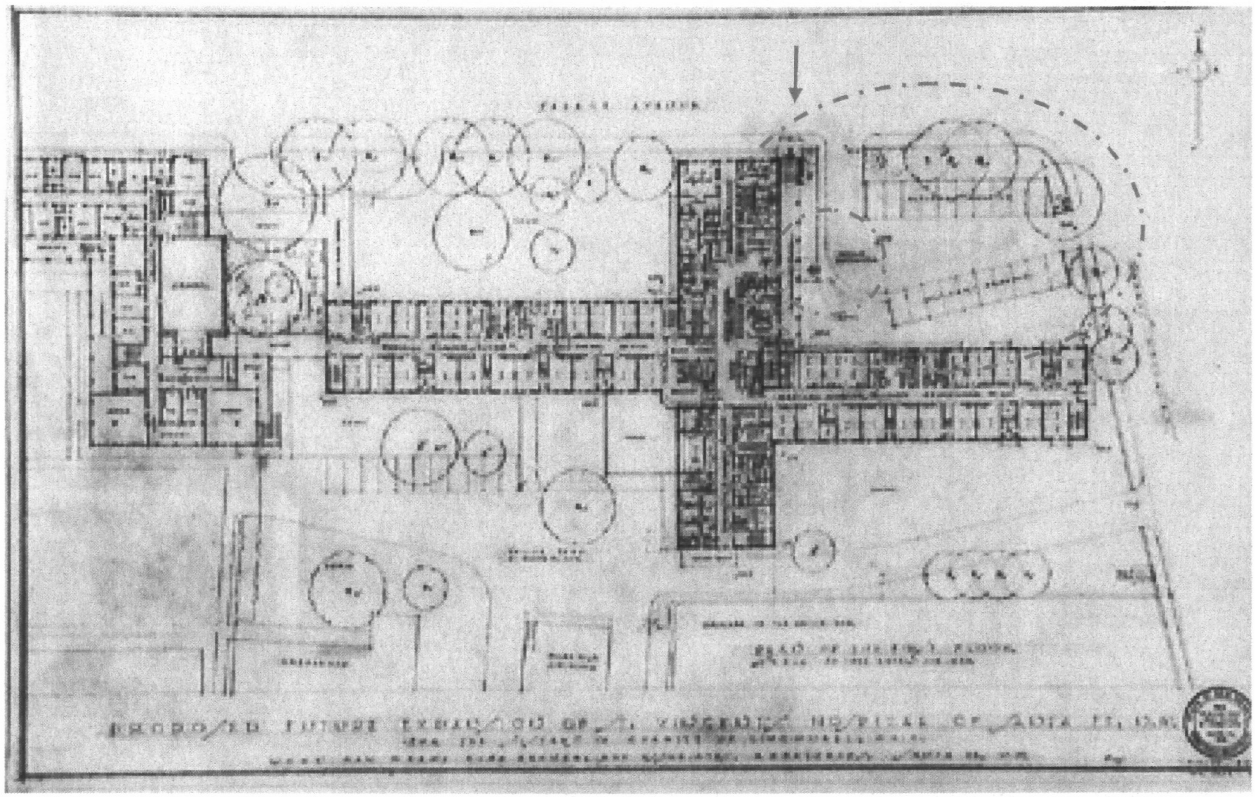


Figure 24: A proposed first floor plan for the hospital. Note the parking lot at the corner, the portal and the North entrance off of Palace Avenue. Close observation will reveal an arrow by Meem noting the main visitor entry into the core of the building.

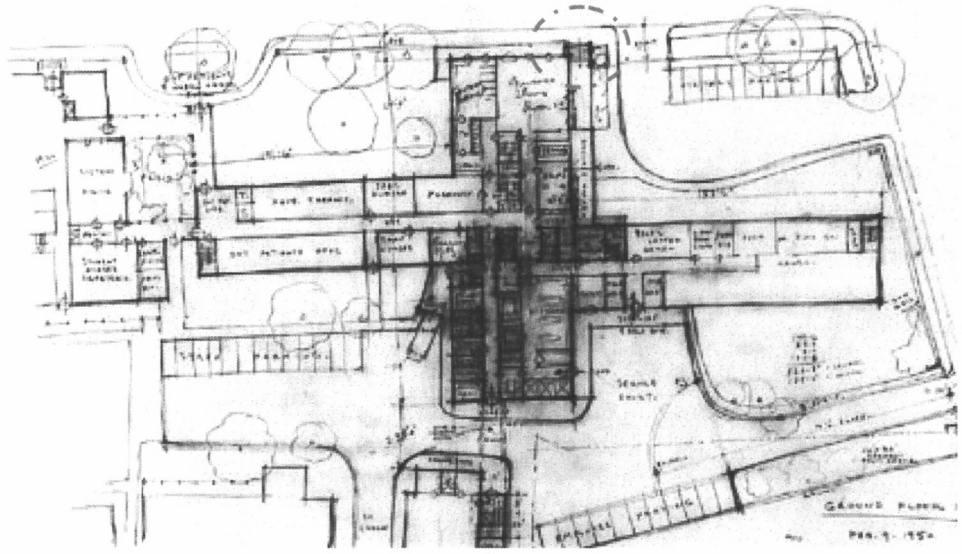


Figure 25: A Meem sketch of the ground floor (A pre-curser to Sketch 25 below). Note again the main portal entry off Palace Avenue.

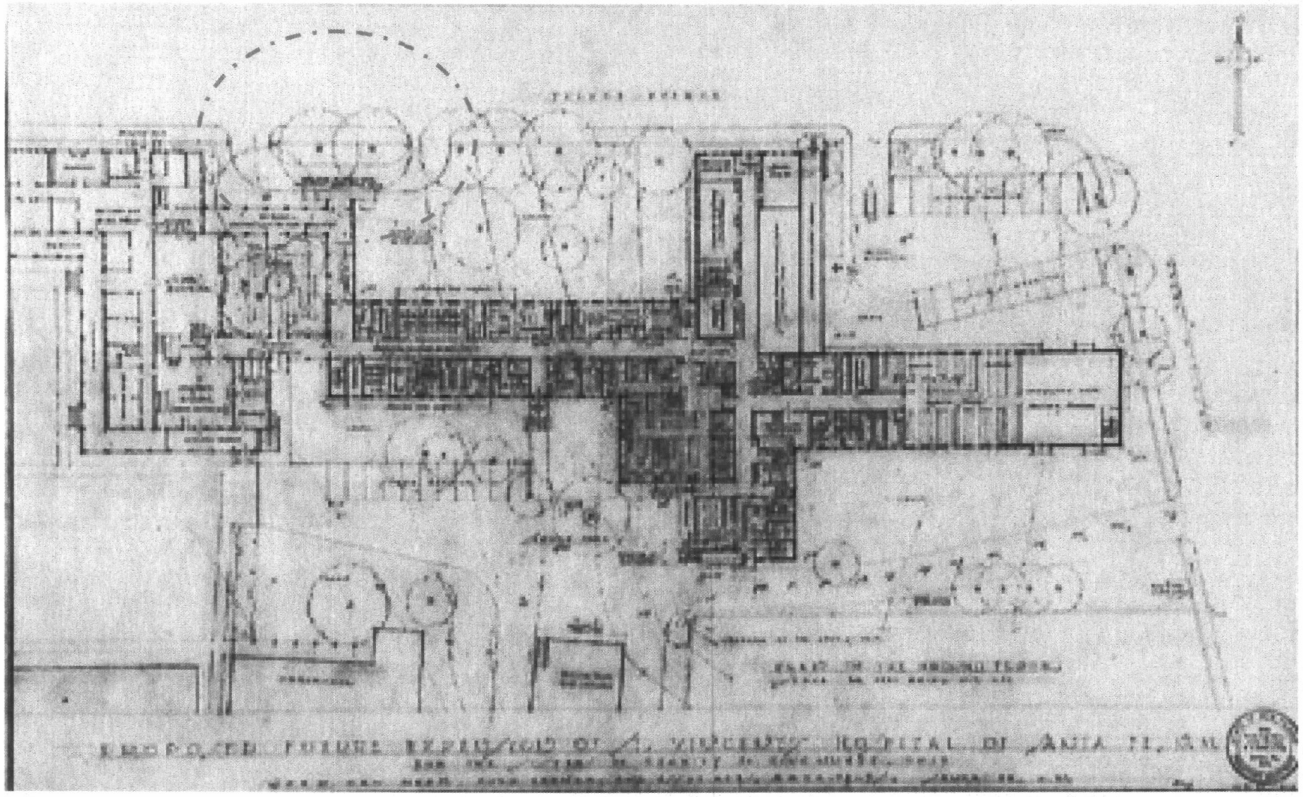


Figure 26: Ground floor proposed plan. This plan is at the same grade as the east side of Marian hall. Note the second drop-off North of the connecting link between Marian Hall and the hospital (which lines up with the door to the West edge of the hospital).

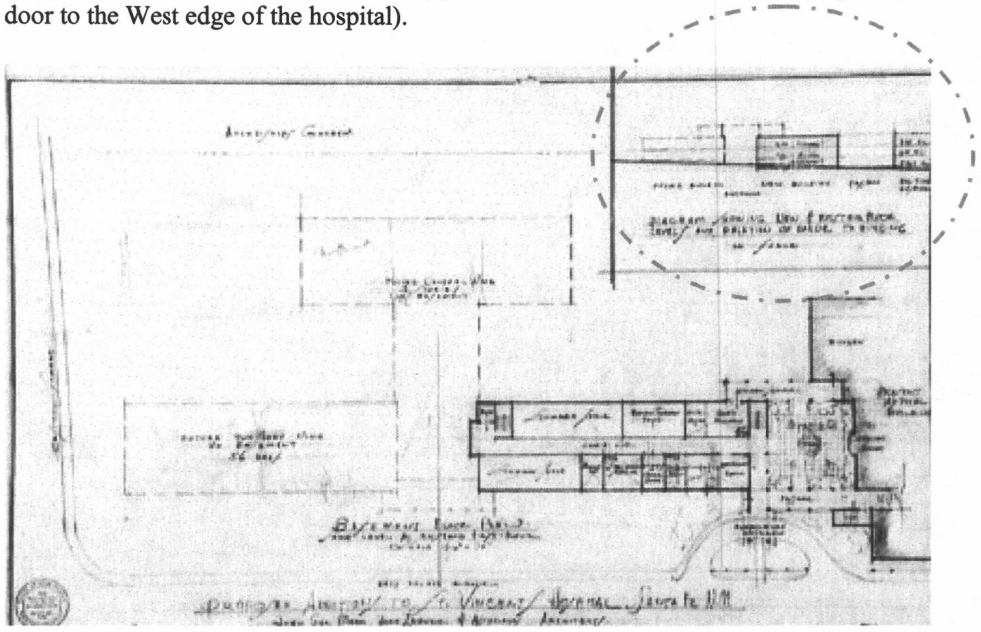


Figure 27: A proposed plan conceiving the new hospital as being built in distinct stages with a connection to the old hospital "Marian hall". Note the section showing the grade change and relative heights of the new hospital to Marian Hall. Also the orientation of the drawing is North down, not a usual drawing convention but sometimes used to facilitate communication of what is important, i.e. Palace Avenue. This plan shows a different connection to the hospital than what was built.

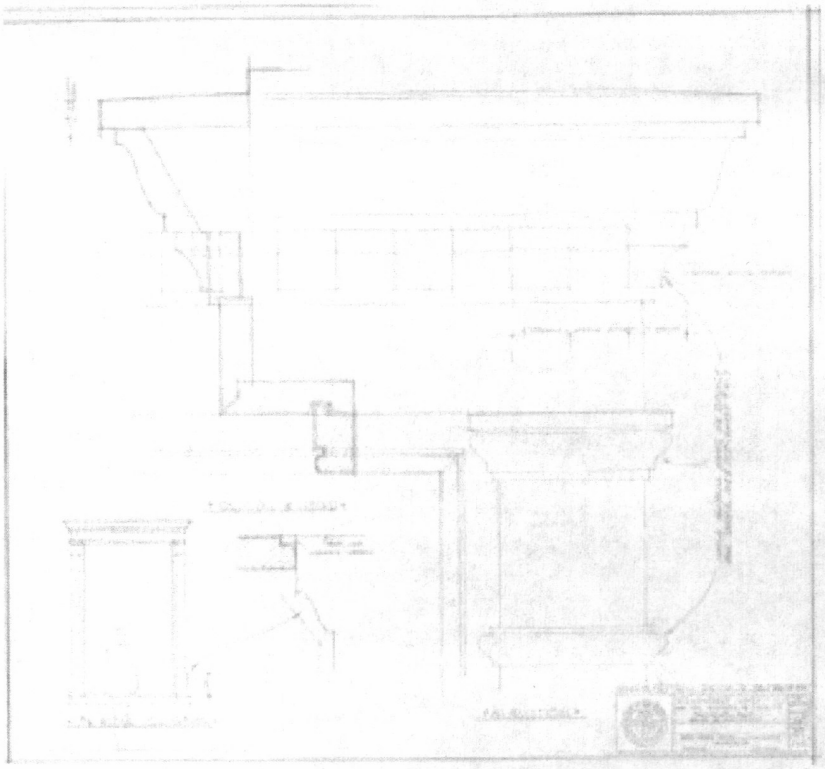


Figure 28: Details from Meem's drawings for the hospital showing the window treatment at the portal and on the Northern most façade fronting Palace Avenue.

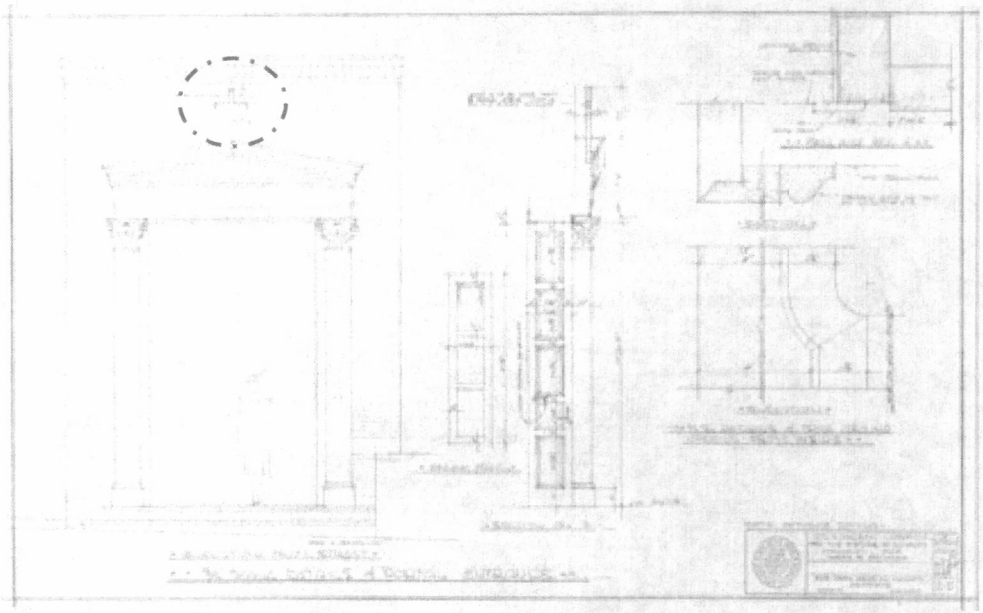


Figure 29: Drawing of the ornate entry detail at Portal Entry off Palace Avenue. Note the cruciform at the pediment peak. As far as we know, this cruciform was never actually installed.

BOILER BUILDING PHOTOS



Figure 30: A 1951 photograph of Boiler Buildings North face. Note the pitched roof and Victorian detailing. Also note the entry stair had just recently been removed in preparation for the "New" hospital construction.

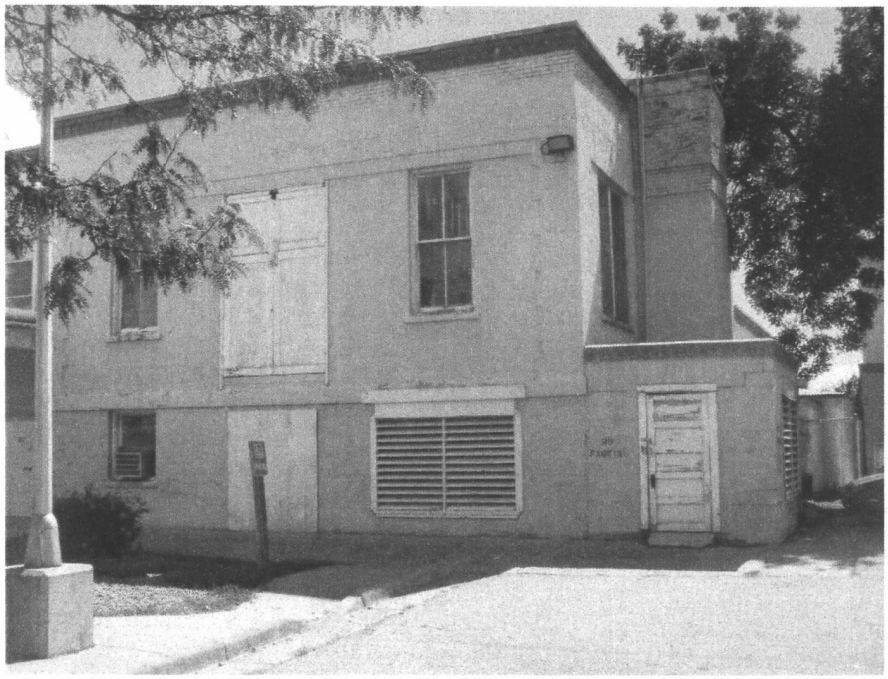


Figure 31: A 2008 photograph of North face. Even with the changes the original building can be read.



Figures 32 and 33: Drawings of Boiler building, North and East Elevations

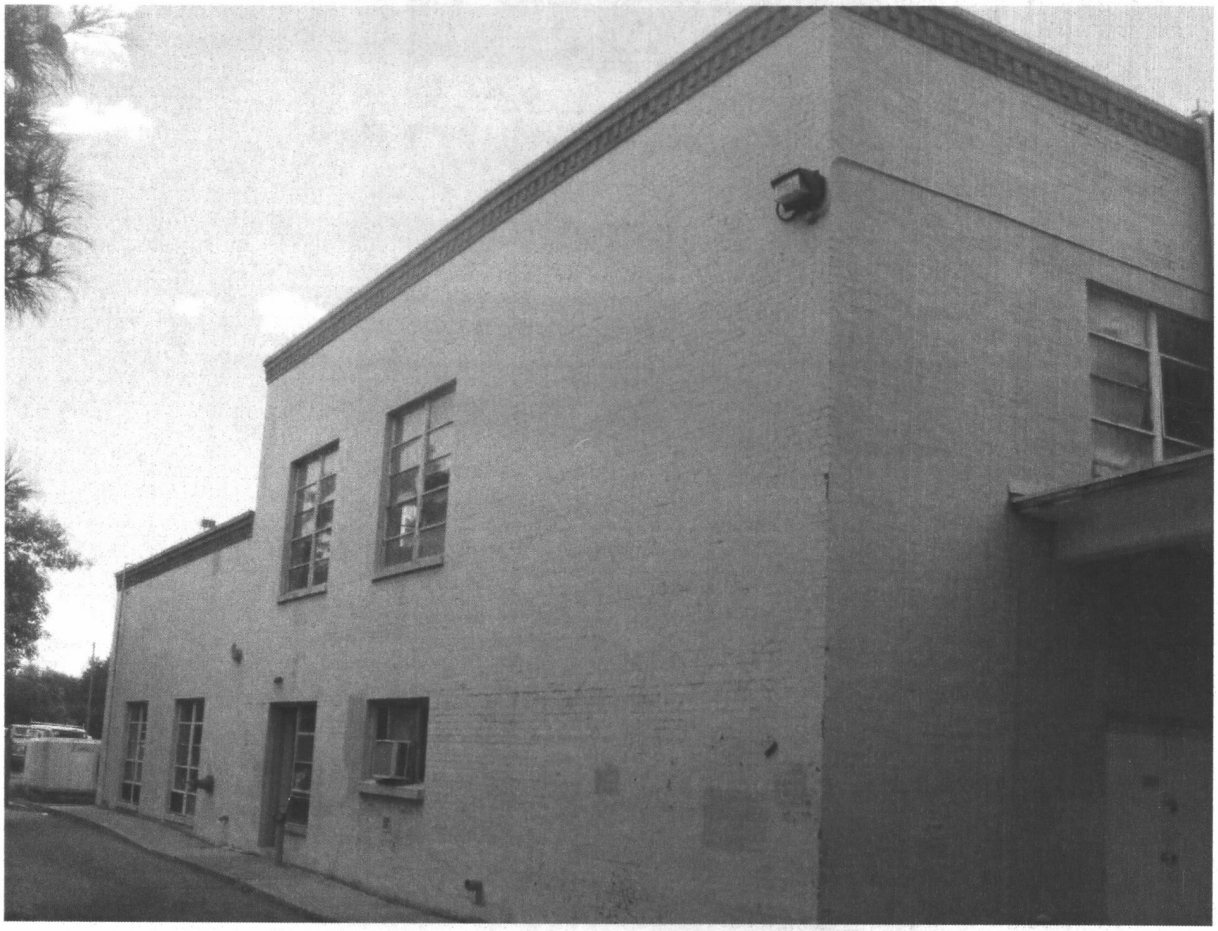


Figure 34: East Elevation and addition as designed by Meem

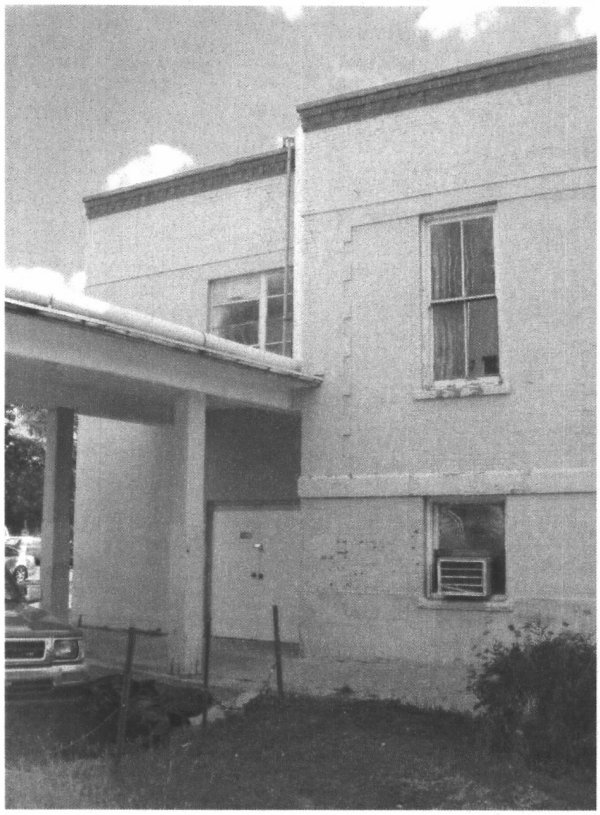


Figure 35: Connection of Meem design and original boiler building with canopy/pipe rack that connects to the hospital structure.



Figure 36 and 37: West elevation. The original Boiler building can still be read through the Meem modifications.

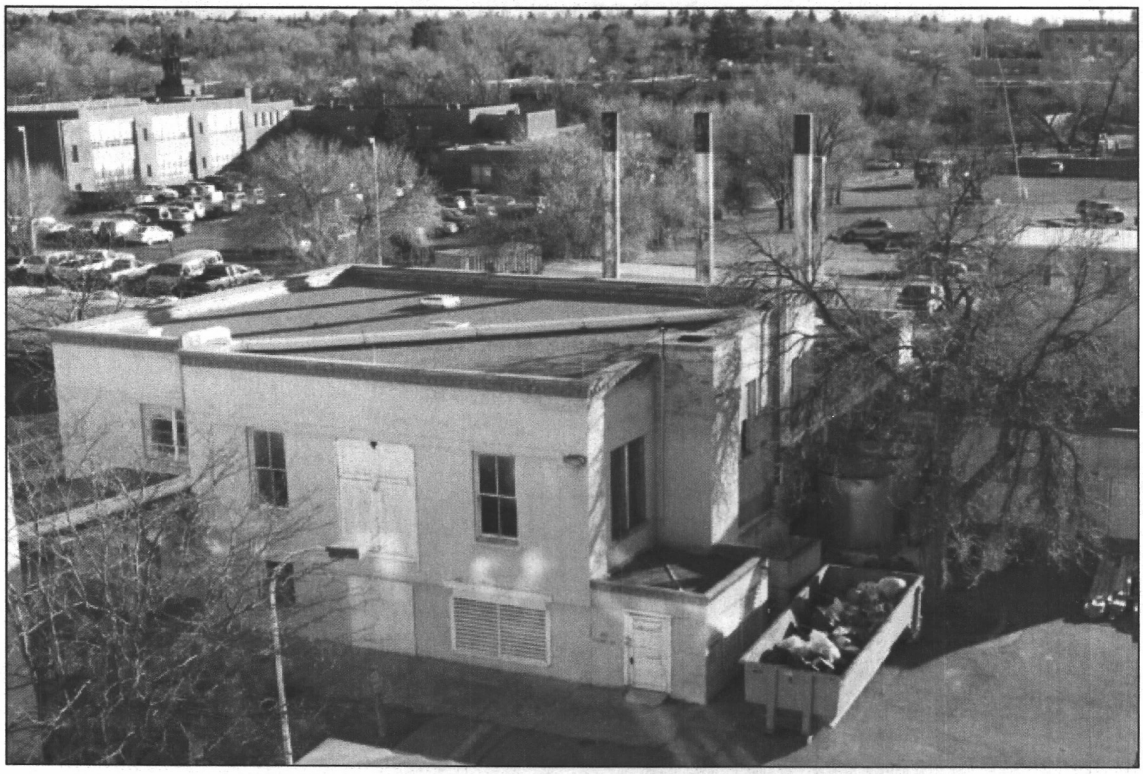


Figure 38: Bird's eye view of the Boiler Building from the Northwest



Figure 39: The South Elevation of Meem's addition

III – D. Original Importance and Contemporary Uniqueness

How will the adaptive reuse affect the integrity that remains?

He asserted that Southwestern architecture 'reflects our history' having both American and regional origins...this broader perspective reflects Meem's efforts to include the bricks and millworks as well as the paints that became available following the opening of the Santa Fe trail and the subsequent occupation and creation of the Territory of New Mexico during the 19th c. combining traditionally used materials such as adobe with newly available brick used as coping to waterproof cornices and milled lumber used around windows and doors to replicate Greek Revival details then popular in the eastern United States...newcomers created the Territorial style. Terming it a "variant of our regional style, which is in wide use today," Meem began as early as the Manderfield School (1928) to adopt some of these details to his regional design vocabulary....the style seems more pertinent to the requirements of civic or institutional buildings. In those buildings, where design, in part, conveyed the prestige of the institution it housed, the often imposing formality of Classical details signaled the importance of a government agency, educational facility or religious body. ....the final phase of his career reflects his efforts to adapt his embrace of regionalism to a rapidly changing design world in which new building technologies, new materials and changing cost structures posed new challenges to designers....St. Vincent's Hospital (1950) is lacking the enriching detail that had permitted his earlier buildings to employ "symbolic forms to provide an additional emotional or spiritual value," that suggested the increasingly apparent incongruity that existed between modern building practices and those of the past."
New Mexico Office of the State Historian....by David Kammer on John Gaw Meem (State Records Center and Archives)

Other buildings of the Territorial Revival style in Santa Fe by Meem include: The Villagra Buildng (1934), originally the NM Public Welfare building built during the New Deal and recently restored after an emergency save by the Cultural Properties Resources Committee of the State Historic Preservation Office; The Manderfield, Kaune, Salazar, Carlos Gilbert, Gonzales and Acequia Madre Schools, and The Santa Fe Main Public Library. Some of these buildings are shown in subsequent pages as photographed in 2009 (See page 35).

"....A shift from Pueblo to the Territorial Revival style for large scale government buildings in New Mexico occurred in fact with the design of the NM Public Welfare Building followed by Gordon Street's (a former employee of Meem's) 1937 Supreme Court Building...these two state owned buildings had set the standard for the design of large public buildings, especially those that would make up the State Capitol Complex in the 1940's and 1950's....it synthesized the stripped-down classicism of New Deal architecture....the Villagra Building (formerly the NM Public Welfare Building and headquarters for FERA) represents the mature formation of Meem's Territorial Revival work, and is an important influence in the development of the Territorial Revival style for

state and public architecture... " from John W. Murphey's essay on the 1935 Public Welfare Building on the website of the New Mexico Office of the State Historian.

John Gaw Meem's legacy in New Mexico remains largely summarized by this definition. His work brought important refinements to the Spanish-Pueblo Revival style and broadened the definition of historic regionalism to include a revival of the Territorial style.

The best buildings adjust and adapt to changing users and changing needs. They are never torn down, never erased; instead they are always embellished, modified, reduced, enlarged, and improved... Adaptive use is often the only economic way in which old buildings can be saved, by adapting them to the requirements of new tenants. James Marston Fitch, Historic Preservation, Curatorial Management of the Built World

Through my study and analysis of this building and its related history, my conclusion is that there are two Primary façades on this building:

(1.) The Northern most face of the building closest to East Palace Avenue as it has the most detailed elevation (Figures 3,4,5); and
(2.) The Eastern face of the North wing with Entry Portal (the main/primary entry by design) and Tower Element (Figures 5,6,7)

These two faces are clearly the most important and unique facades on the building. The other North facing elevations are important and architecturally function in support of the two Primary facades. They have symmetrically organized window patterning and brick detailing that contribute to the formality of the architecture by supporting the entry experience. Although the East face of the Eastern wing does not rise to the level of Primary, it fronted directly onto Castillo (now Paseo de Peralta), and is an example of the Classical detail Meem used in this building. Both the North face of the West wing and the connecting links to Marian Hall are important for their function and because Meem used the same pre-cast concrete columns and capitals as for the portal entry giving the message that this is important. However, as stated earlier the connecting link is an anomaly, not quite convincing in its architectural form or intention, and has the negative affect of obscuring the East façade of Marian hall, a significant structure. Each one of these facades contributes to the expressions developed to engage the neighborhood and streetscape. It is the façade that ultimately communicates the values and rhythms of the institution to the City and its residents.

Conversely, the South side is purely functional and could only have been considered important after the state modified the North entrance off Palace Avenue to the South parking lot entrances in the mid 1980's. Even then these entrances do not face a street, do not contribute to any streetscape except from afar, and do not incorporate any of Meem's architectural detailing found on the North faces of the building.

The top of the building can be seen from many vantage points downtown. The South facades expression is seen related as purely utilitarian in nature. The only classical details found on

the South occur on the upper two floors of the Southern wing which employ balustrades similar to that found on the Eastern and Western most faces of the structure. These Southern balustrades serve to unify the back of the building with the rest of the structure. The balustrades also balance this elevation with its sheer height and irregular windows. This is clearly the back of the building as it does not face a street, does not denote an entrance, and does not incorporate architectural detail unique to the building face. It therefore cannot be considered Primary in nature. The entry at the Southeast façade saw an increase in use after the State of New Mexico remodeled it in the 1980's to accommodate multiple building tenants and uses. However, it is important to note these changes are not historic and do not embody architectural detailing that rises to the level of expression still found on the North side of the building.

This building is a decent example of Meem's later work as seen in context of the other institutional buildings he designed in this style. The building is a tribute to Meem's lexicon of Territorial Revival Style buildings, and exists as an important part of Santa Fe's downtown identity, streetscape, and history.

Although the architectural expression and integrity of the hospital building has been compromised, it could be rehabilitated through a responsible and carefully considered adaptive reuse project.

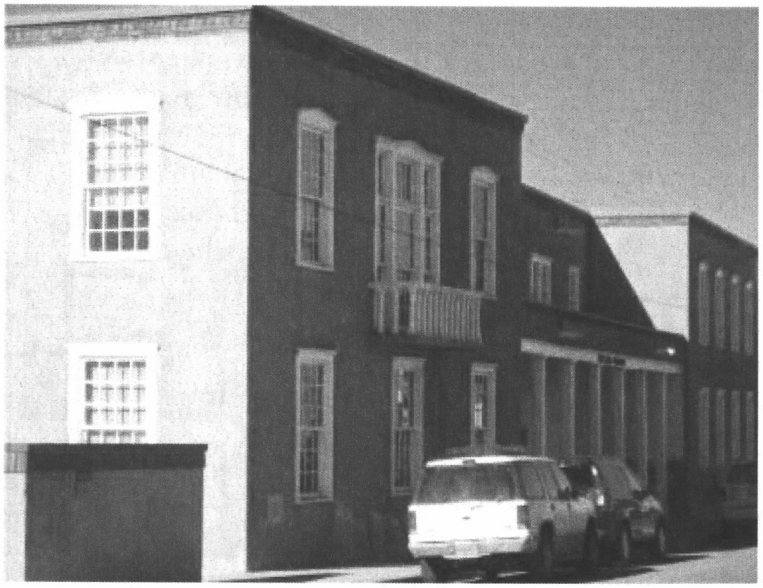


Figure 40: Villagra Building, 1934



Figure 41: Manderfield School, 1928

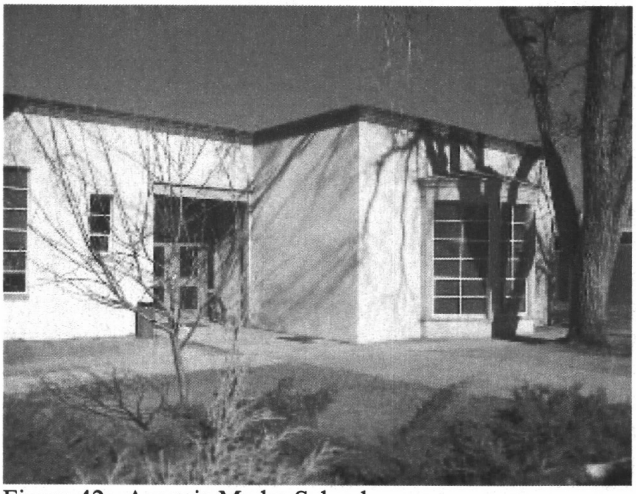


Figure 42: Acequia Madre School

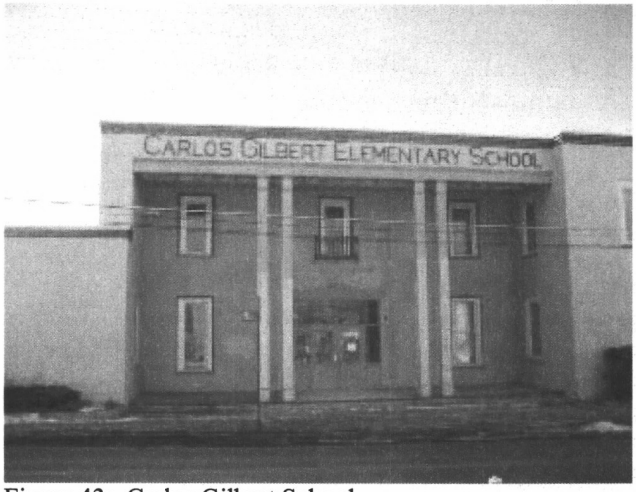


Figure 43: Carlos Gilbert School

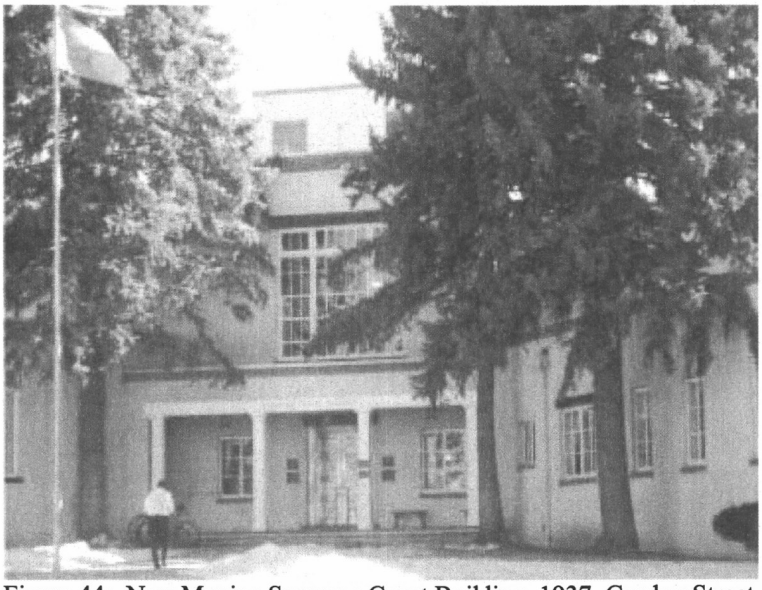


Figure 44: New Mexico Supreme Court Building, 1937, Gordon Street, Architect

IV. Postscript

Definitions of primary façade gathered from different sources provided as food for thought....

City of Santa Fe:

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

Encyclopedia of Architecture:

> The front of a building or any of its sides facing a public way or space, especially one distinguished by its architectural treatment.

Definitions from a Historic Board at large with oversight of a program to distribute city funds to Main Street businesses for restoration/renovation purposes (they actually want to limit what was considered Primary to prevent misuse of the funds):

> The side of the dwelling containing the front door or main entryway....
>
> Funds are available only for the rehabilitation and improvement of a primary façade of a building which is defined as the vertical face of a building that fronts directly on a public street...

V. Sources

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- Design and Preservation in Santa Fe: A Pluralistic Approach, 1977
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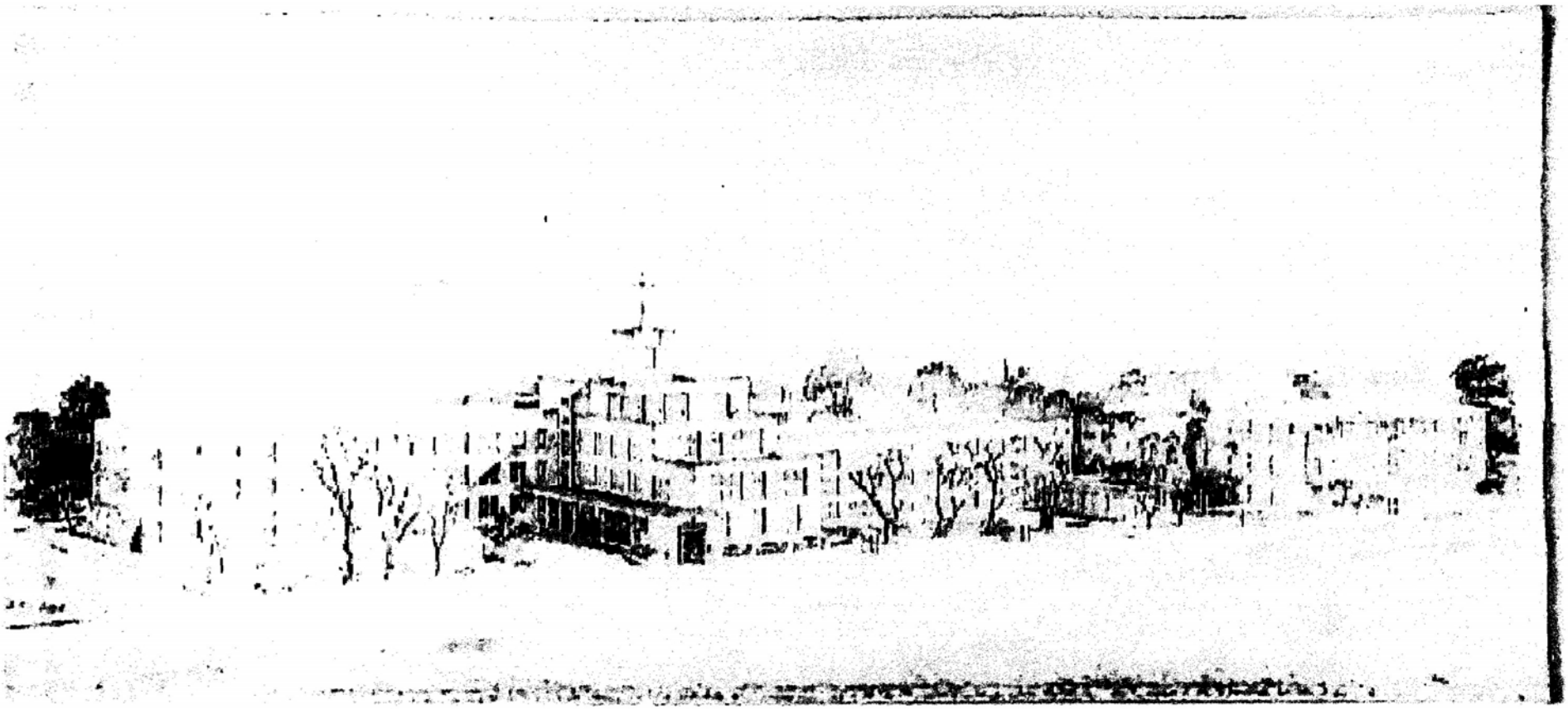
- Eastside Historic Streetscapes by Marlys Bush Thurber, 1989
- Historic Districts Handbook, A Guide to Historic Preservation and Design Regulations in Santa Fe, 1996

Photos were collected at the courtesy of Drury Southwest. Specific citations not immediately available are from public collections at the University of New Mexico, and the State of New Mexico, Fray Angelico Library

Old St Vincent Hospital

Inventory and Consideration of Facades



…John Gaw Meem sketch of North Elevation fronting East Palace

Definitions; *SFCC 14-12*

Façade:

One whole exterior face or elevation of a structure, from grade up to and including the top of the parapet. An individual façade is defined as including at least an eight-foot width that is offset from an adjacent plane by at least four feet.

Primary Façade:

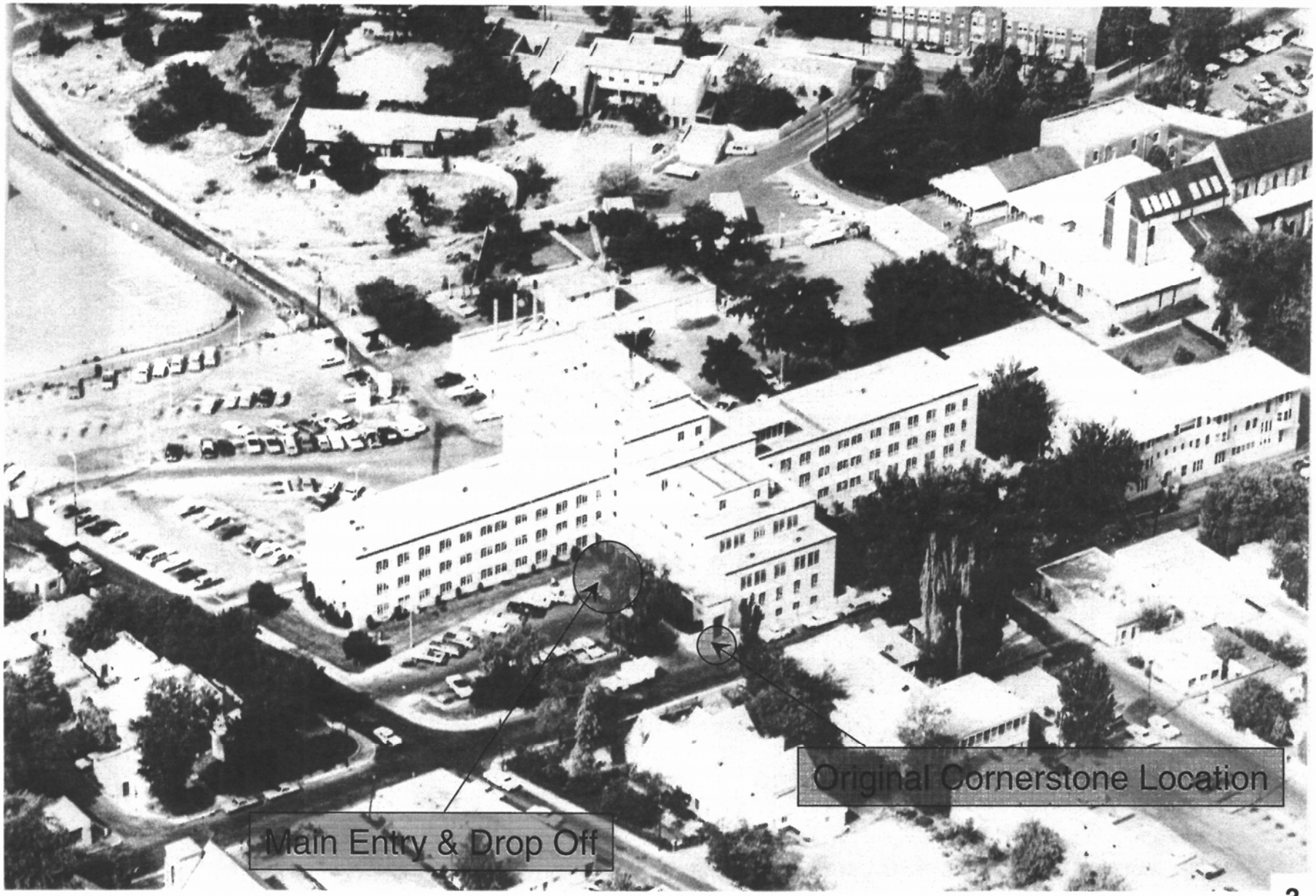
One or more (1) ***principal*** faces or elevations of a structure (2) ***with features that define the character*** of the structures architecture.

Definitions; *Webster*

Principal:

1. most important, consequential, or influential **: chief <the *principal* ingredient> <the region's *principal* city>**
2. of, relating to, or constituting principal or a principal

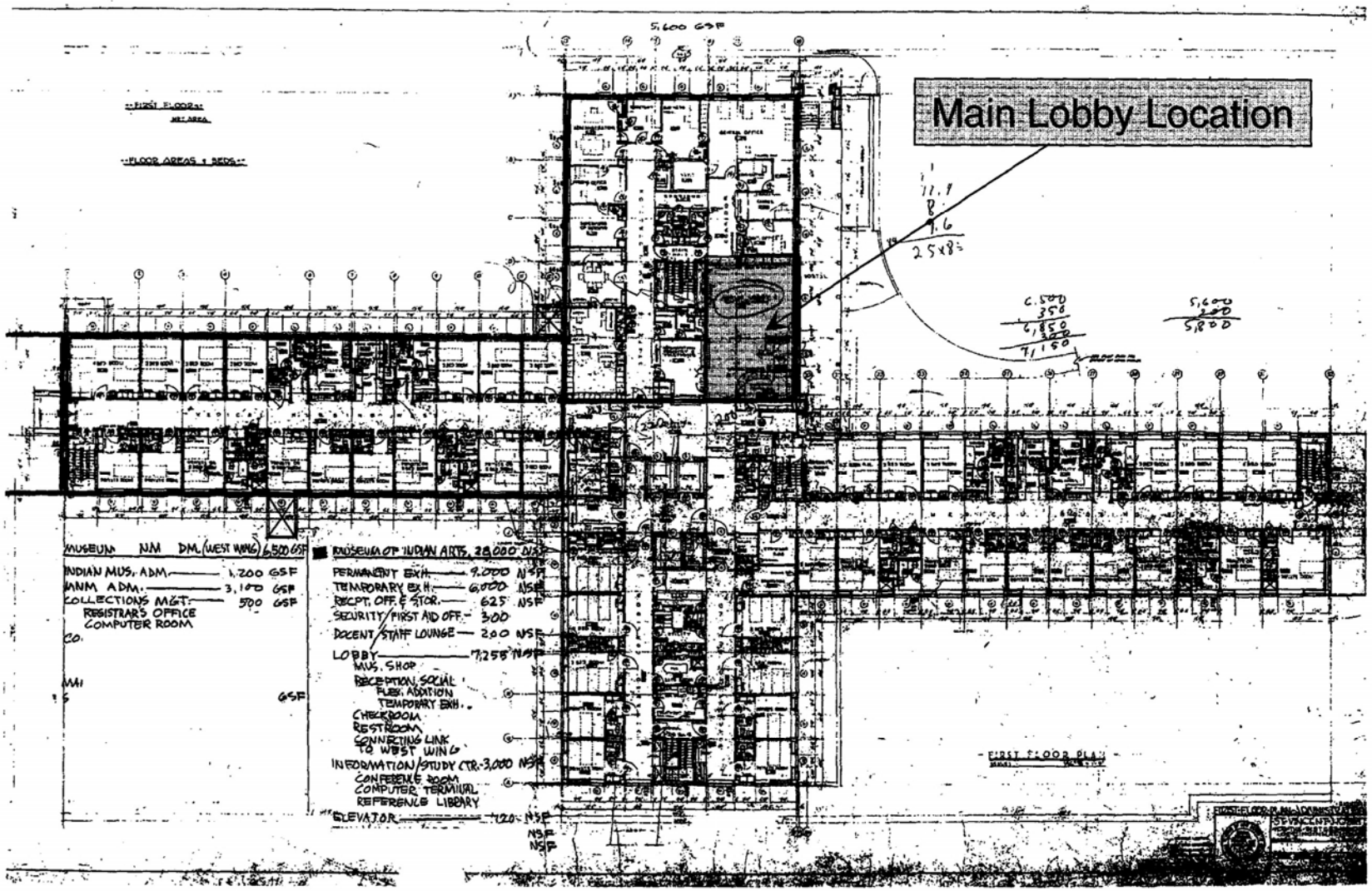
1960's Aerial Photograph - Old St. Vincent Hospital



3

Meem First Floor Plan - Old St. Vincent Hospital

East Palace Ave



Paseo de Peralta

Main Lobby - Old St. Vincent Hospital



5

Features that define the character of the structure's architecture

The defining architectural features, as detailed below, are consistently present on street facing facades where public interaction is respected by the architect and absent on the back side of the structure where public view is not emphasized.

1. Territorial Style

- Brick parapet coping
- Neo-classical building elements including:
    - Columns with detailed capitals
    - Window frames with base, column and capital
    - Ornate railing and balustrades
    - Portal used to emphasize main entry

2. Developed Massing

- Massing is used to develop interest and break down the scale on street facing elevations especially at the main entry elevation.
- Massing is used to create prominence at main entry by developing a vertical element or tower, completed by a cruciform element at the top.

3. Brick Detailing and Window Patterning on Elevations

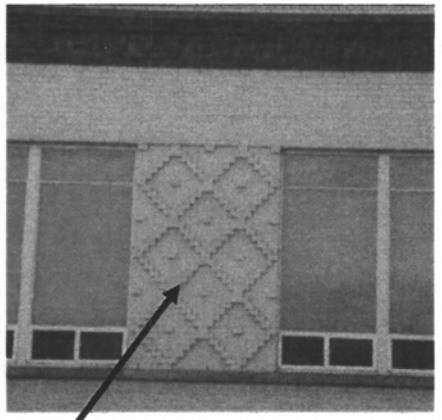
Meem emphasized the importance of individual building facades by providing added architectural details to selected elevations including:

- added brick detailing between windows
- modulated window patterning

Character Defining Features - Old St. Vincent Hospital







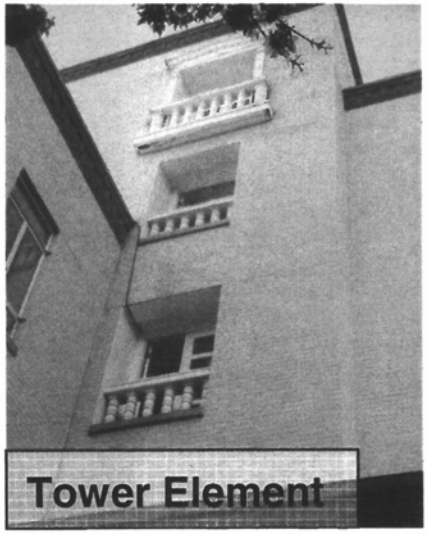


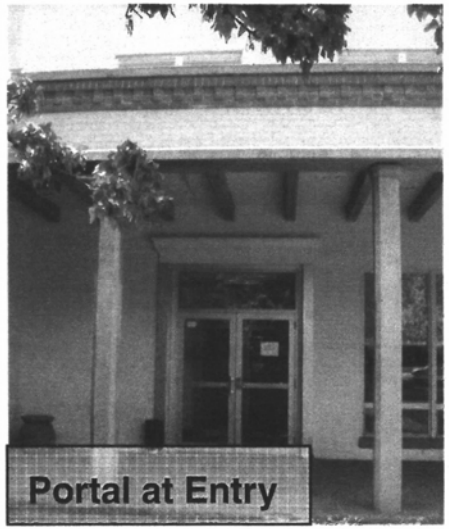
Developed Stepped Massing

Modulated Window Patterning

Brick Detailing to Break Façade

Classical Details on Facade









Facade: #1 – North Facing

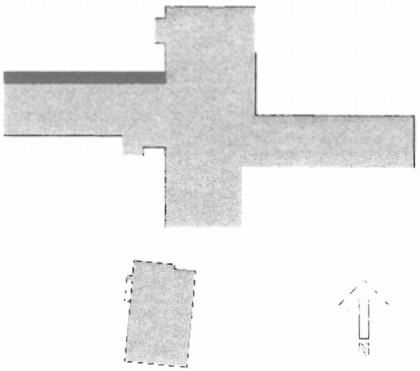
Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☑	☐
Modulated Window Patterning	☑	☐
Primary Facade as Defined	☑	☐

Note: Brick detailing is unique to North street facing elevations







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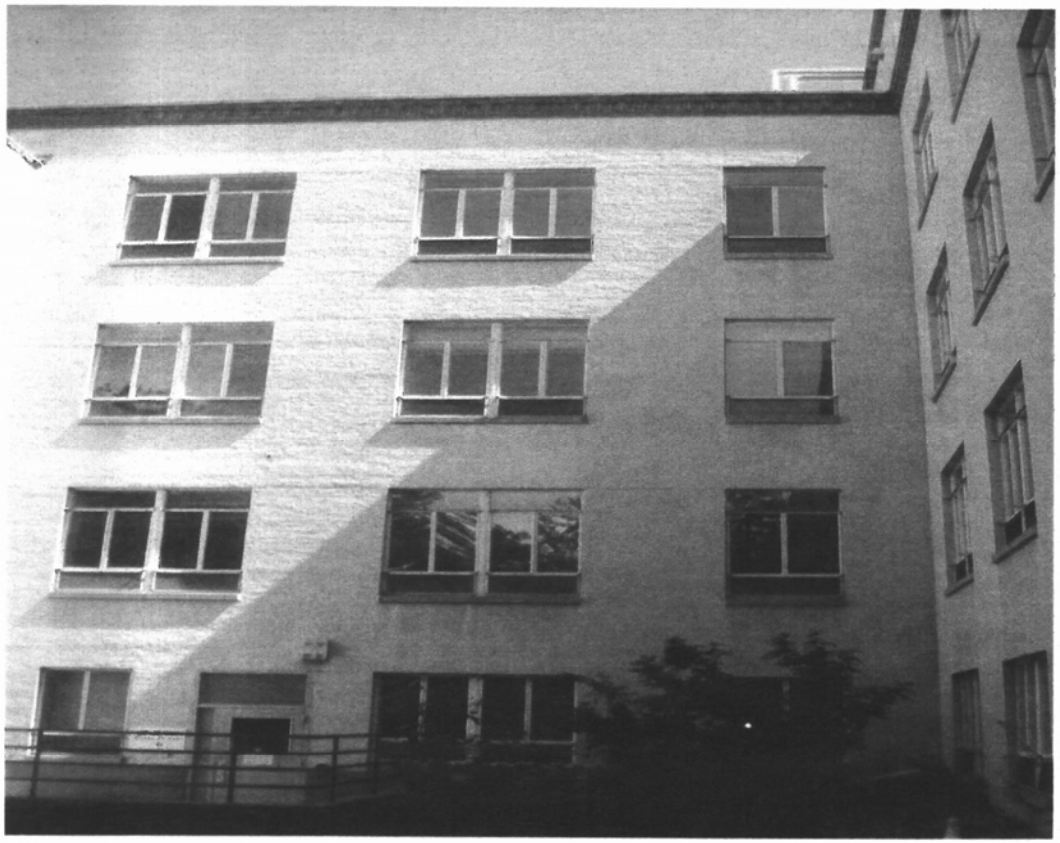


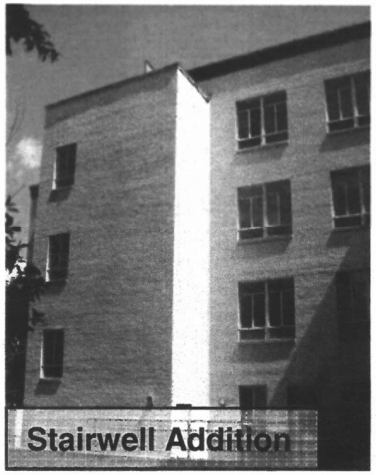
Facade: #2 – West Facing

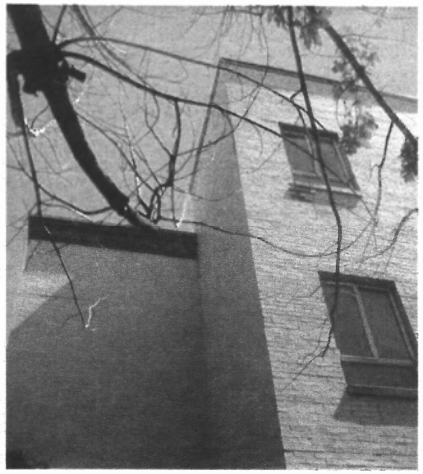
Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑

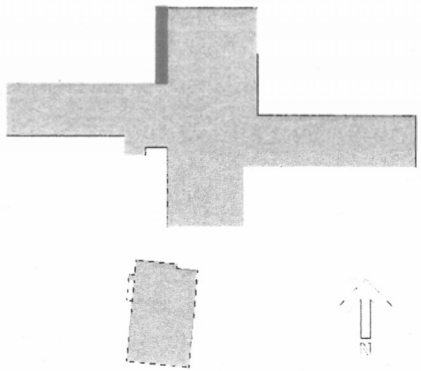
1982-83 Façade Modifications

1. Exterior Stairwell was added









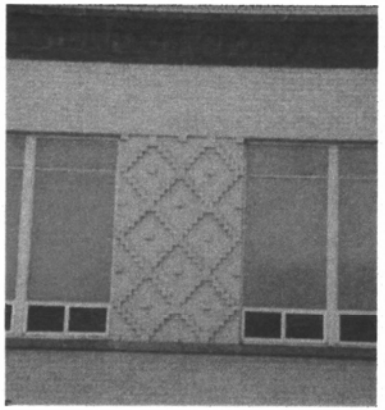
9



Facade: #3 – North Facing

Architectural Features:

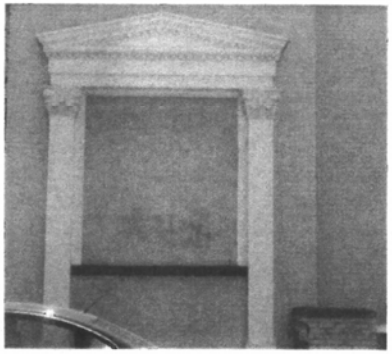
	Yes	No
Developed Stepped Massing	☑	☐
Classical Details on Facade	☑	☐
Brick Detailing to Break Façade	☑	☐
Modulated Window Patterning	☑	☐
Primary Facade as Defined	☑	☐

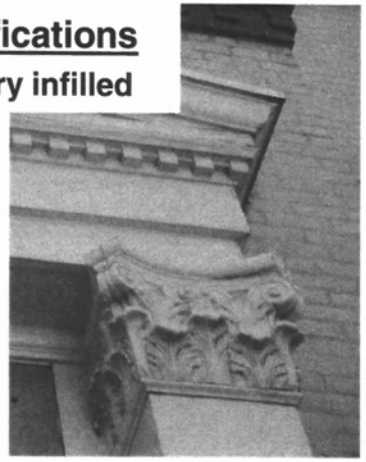


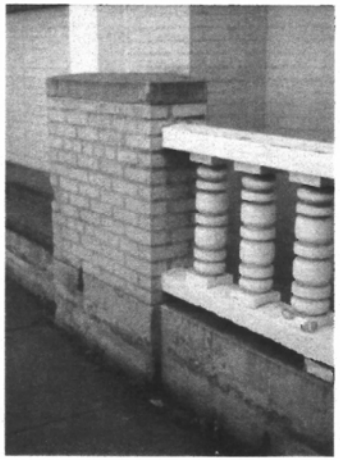


1982-83 Façade Modifications

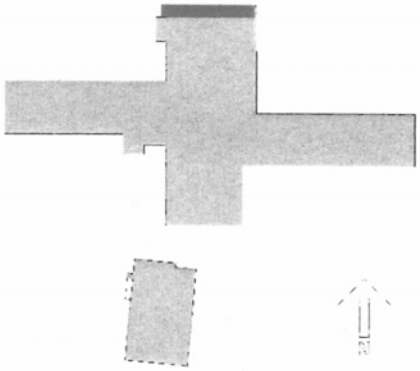
1. East Palace portal entry infilled



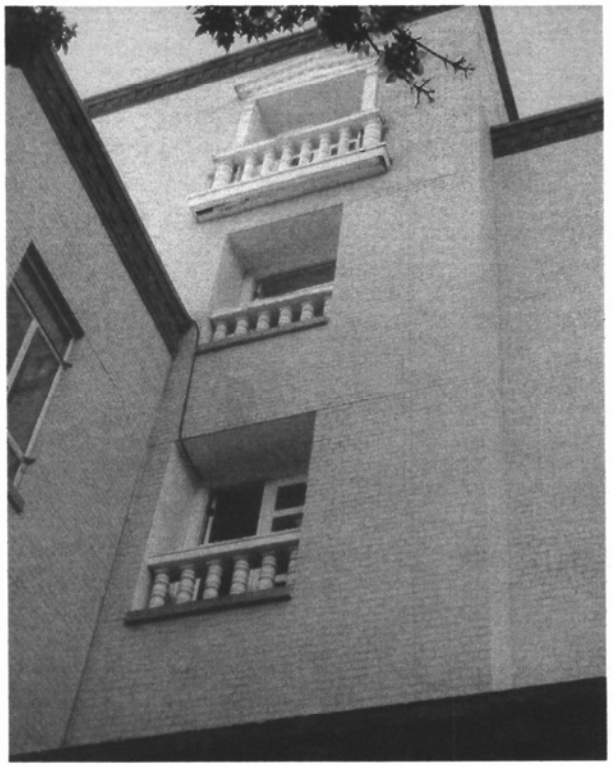




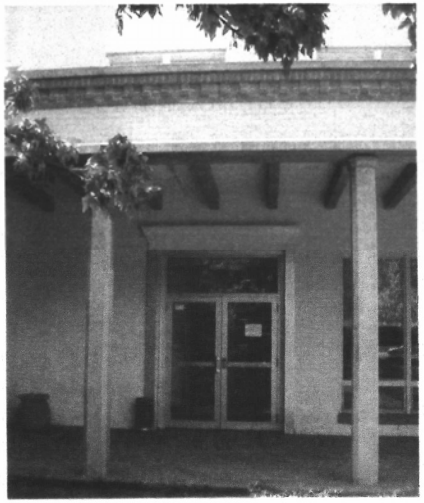
Note:
Brick detailing is unique to North street facing elevations









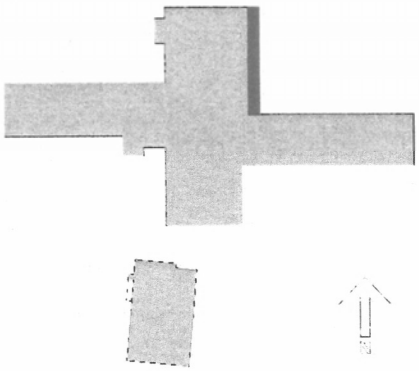


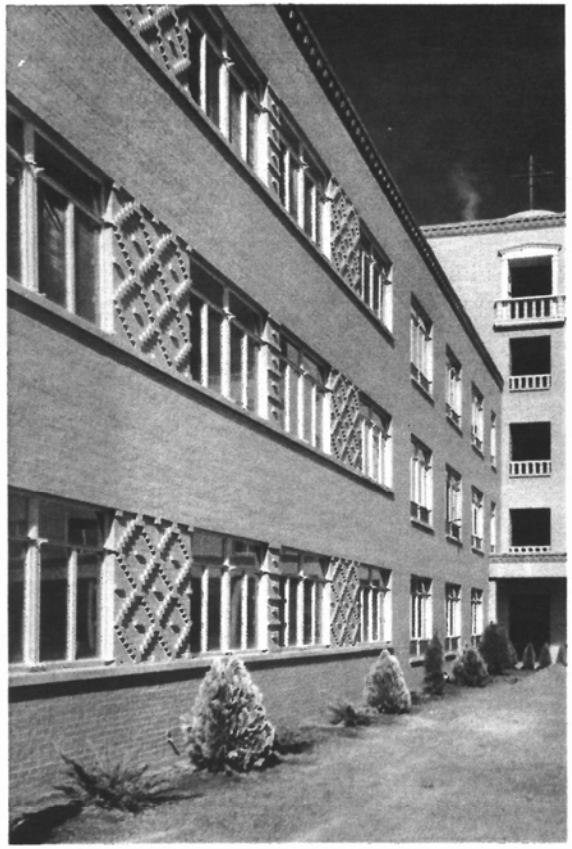


Facade: #4 – East Facing

Architectural Features:

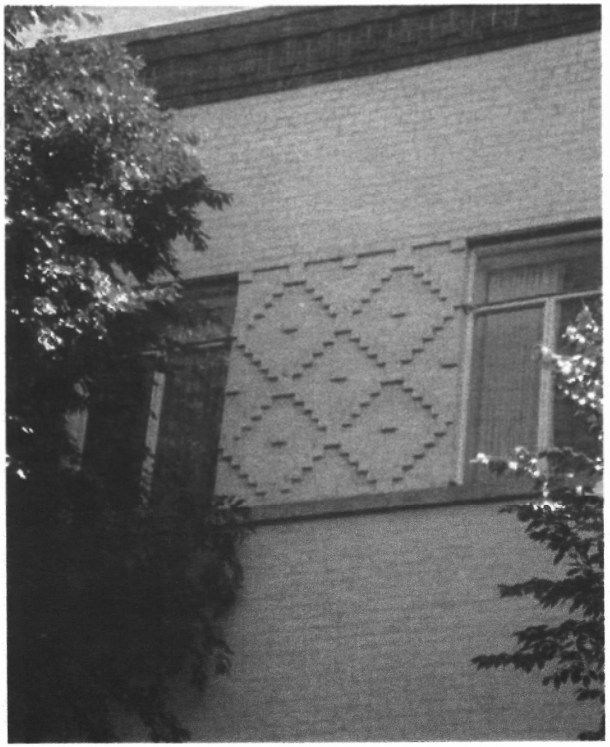
	Yes	No
Developed Stepped Massing	☑	☐
Classical Details on Facade	☑	☐
Brick Detailing to Break Façade	☑	☐
Modulated Window Patterning	☑	☐
Primary Facade as Defined	☑	☐









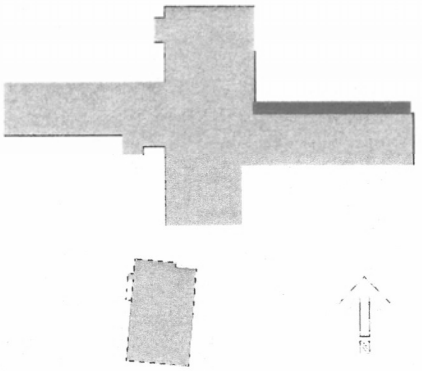


Facade: #5 – North Facing

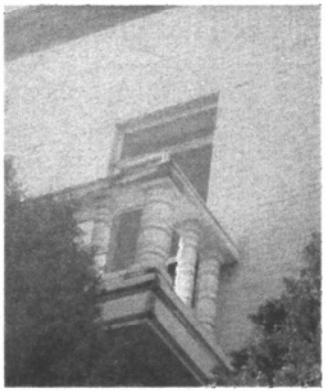
Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☑	☐
Modulated Window Patterning	☑	☐
Primary Facade as Defined	☑	☐

Note: Brick detailing is unique to North street facing elevations



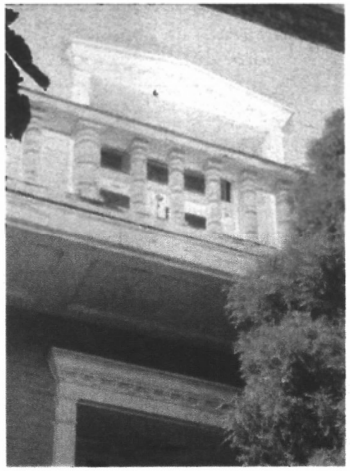


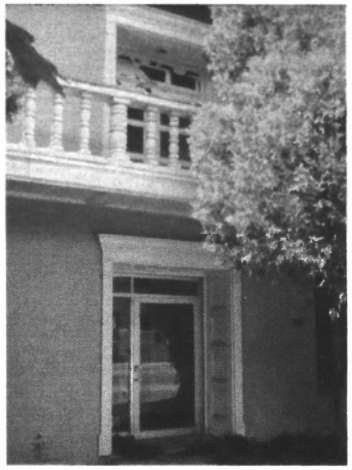


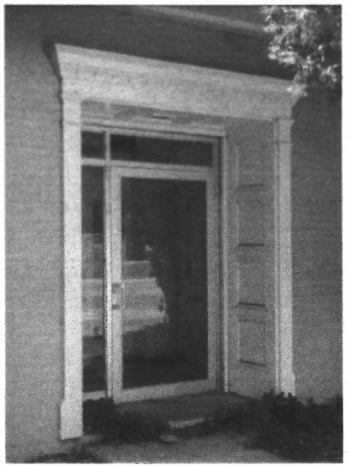
Facade: #6 – East Facing

Architectural Features:

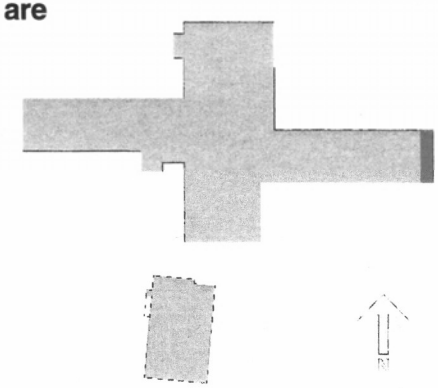
	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☑	☐
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☑	☐







Note: Classical Details and arrangement are unique.







Facade: #7 – South Facing

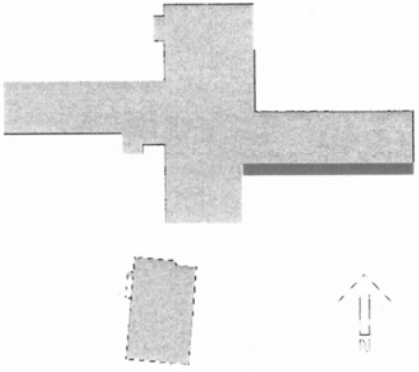
Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑

1982-83 Façade Modifications

1. Two ground level windows replaced with entry doors
2. One ground level door replaced with window
3. Shallow canopy replaced with portal

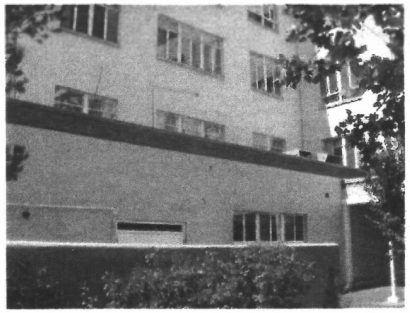








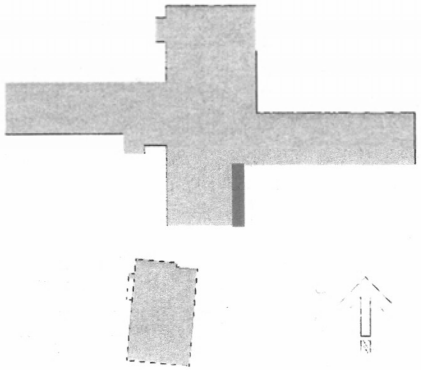




Facade: #8 – East Facing

Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑







Facade: #9 – South Facing

Architectural Features:

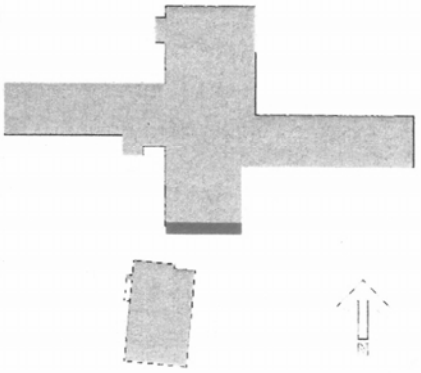
	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☑	☐
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑







Note: Classical details are not unique to this facade.





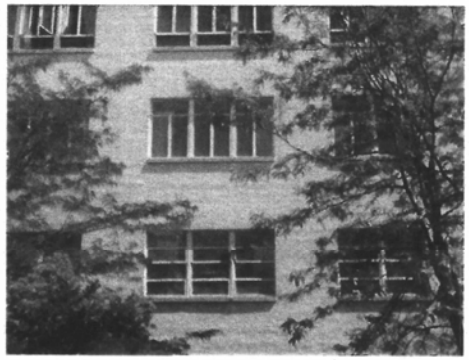


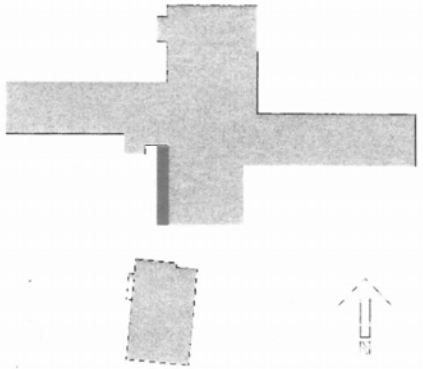


Facade: #10 – West Facing

Architectural Features:

	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑





17



Facade: #11 – South Facing

Architectural Features:

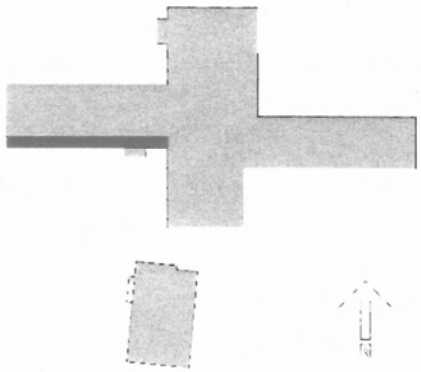
	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☐	☑
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑

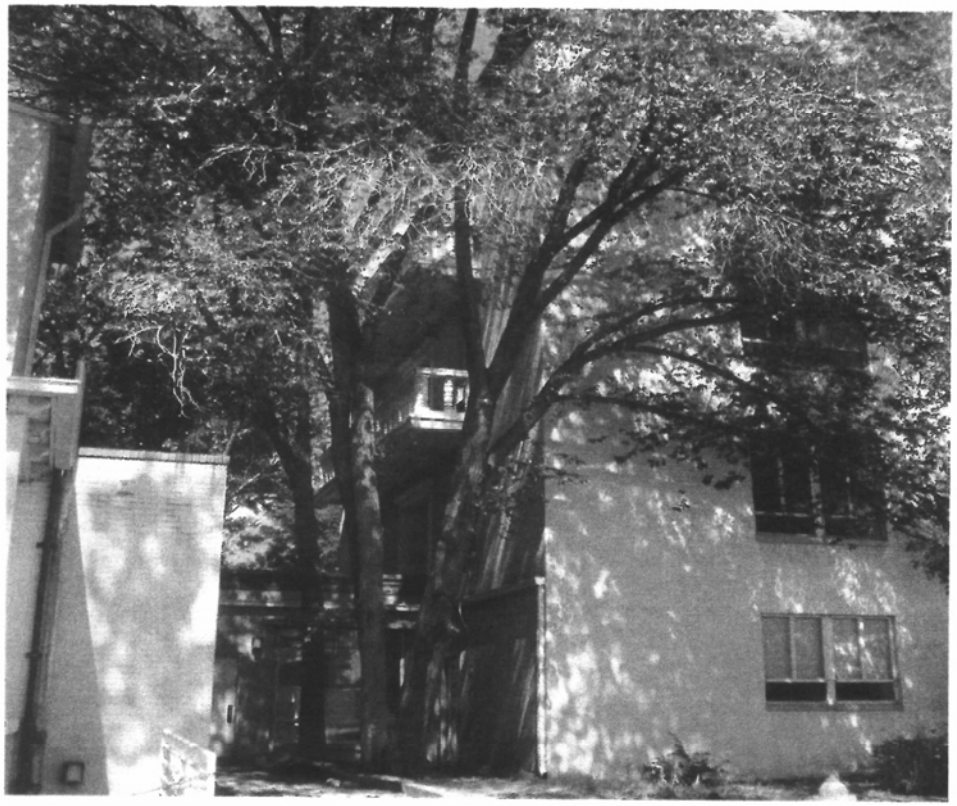
1982-83 Façade Modifications

1. Exterior Stairwell & Elevator Shaft added
2. Double entry doors moved to West
3. Ambulance garage & canopy removed









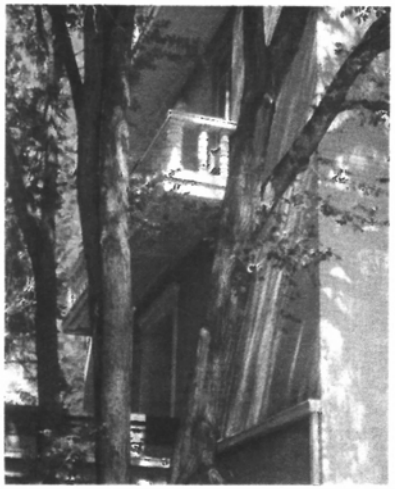
Facade: #12 – West Facing

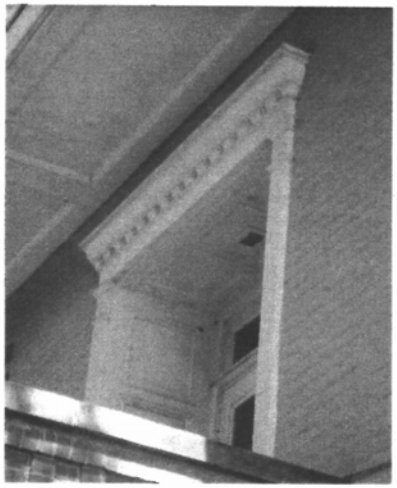
Architectural Features:

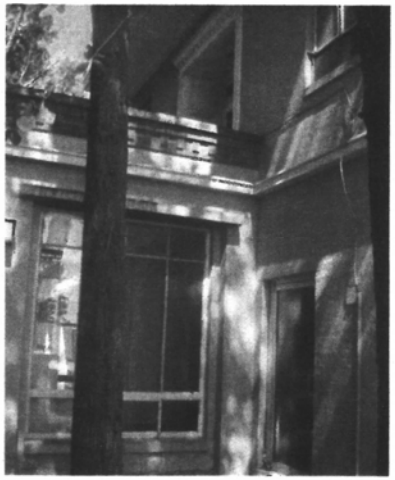
	Yes	No
Developed Stepped Massing	☐	☑
Classical Details on Facade	☑	☐
Brick Detailing to Break Façade	☐	☑
Modulated Window Patterning	☐	☑
Primary Facade as Defined	☐	☑

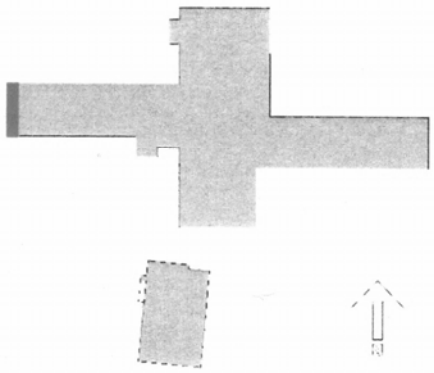
Notes:

1. Classical details and balustrades are not unique to this facade.
2. Modifications to facade addition of connecting halls to Marion Hall.



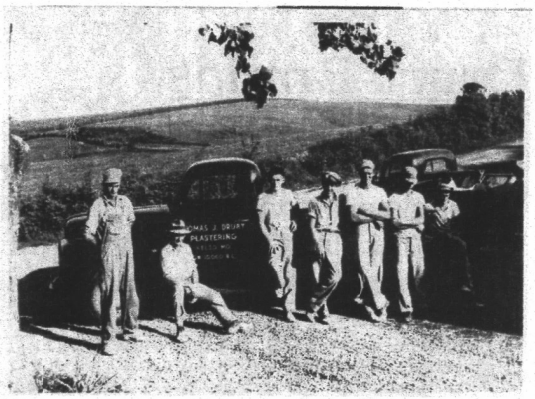






DRURY HOTELS

Drury History



The Drury family business was established in the 1940's as a plastering company in Kelso, Missouri. In 1962 Drury entered into the hotel business when they opened a 108-room Holiday Inn in Cape Girardeau, Missouri. Drury expanded its operations in the early 1970's with the addition of two, full-service, Ramada Inns in Nashville, Tennessee. To allow for freedom in hotel operations and development, Drury created its own brand and built the first Drury Inn in Sikeston, Missouri in 1973. Since then Drury Hotels has grown to 120 Hotels with nearly 16,000 rental units in 19 states. Drury Hotels remains a family owned and operated corporation committed to good business ethics and customer satisfaction. Owners, Bob and Charles Drury remain actively involved in the continued development and expansion of the company.

Company Overview



Drury Hotels is an aggregate of three companies that carry out the hotel development, construction, and operation functions of the organization. Drury Southwest, Inc., Drury Inns, Inc., and Drury Development Corporation currently employ and staff approximately 4,000 team members. This group provides a broad range of expertise supporting a strong Architectural, Engineering, Construction, Operation, and Marketing capability. In order to consistently furnish our hotels with quality products Drury also maintains its own Supply and Furniture Company. Being a privately owned company, with the in-house capability described, has allowed Drury the flexibility to take on a variety of challenging, yet unique projects.

DRURY HOTELS

Drury Brands

Drury Plaza Hotel is an upper end hotel product that offers a first class environment, enhanced meeting space, and on-site dining. The Drury Plaza competes with the Up-Scale Hotel Market while continuing to offer the exceptional value Drury is known for.

Drury Inn & Suites is an award winning hotel concept at the top end of the Limited Service hotel category. The product offers a wide range of room types and amenities. The Drury Inn & Suites has proven to be one of our most successful brands.

Drury Inn, was the first Drury hotel concept. This product offers the same great quality found at the Drury Inn & Suites.

Drury Suites, is an all suite hotel product, upholding the same standard of excellence and value that put Drury Hotels at the top of the Limited Service Market.

Pear Tree Inn by Drury provides a balance between quality, amenities, and value for the price-conscious traveler. Pear Tree Inn is an extension of our efforts to provide each customer with a product that will meet their needs and make their Drury experience an excellent one.

Franchises; Drury has purchased franchises from Hampton Inn, Holiday Inn Express, Staybridge, and Best Western hotels. By operating these hotels we're able provide the same level of service found at Drury hotels while maximizing the benefits of the markets where these hotels are located.

Historic Renovations

In an effort to provide our guest with a matchless traveling experience and preserve our cities history Drury Hotels has taken on a number of historic building renovations. These historic renovations are some of our most unique properties allowing us to demonstrate our capability in delivering an exceptional product. Listed below are the historic renovations we've had the privilege of developing, followed by a few pictorial illustrations.

St. Louis Railroad YMCA Building, St. Louis – 1907
Drury Inn & Suites, St. Louis Union Station, Opened 1988

Union Market Building, St. Louis – 1925
Drury Inn & Suites Convention Center, Opened 1990

City Public Service Building, San Antonio – 1921
Drury Inn & Suites River Walk, Opened 1999

Cumberland Phone Building, New Orleans – 1917
Drury Inn & Suites, Opened 2000

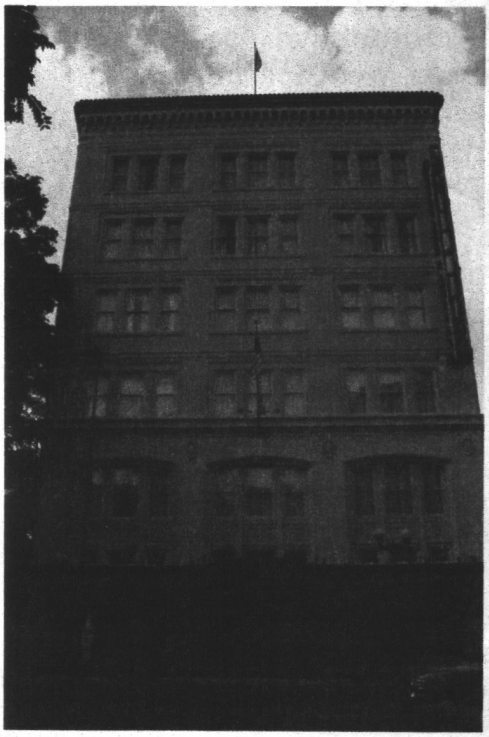
International Fur Exchange Building, St. Louis - 1919
Drury Plaza at The Arch, Opened 2000

Aztec Theater, San Antonio - 1926
Aztec on The River, Opened 2006
Future home of San Antonio Rose Live

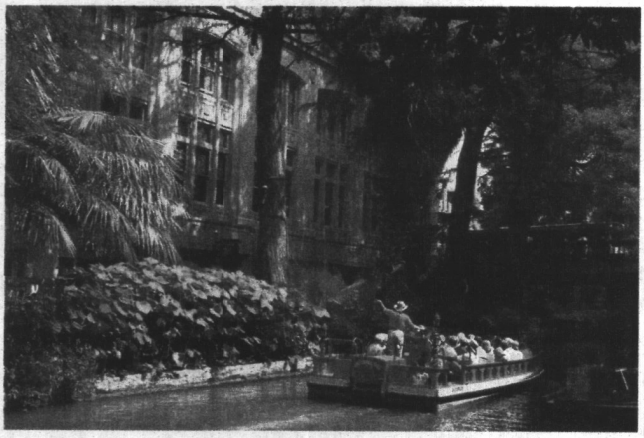
Alamo National Bank Building, San Antonio - 1929
Drury Plaza River Walk, Opened 2007

DRURY HOTELS

Drury Inn & Suites, San Antonio – River Walk







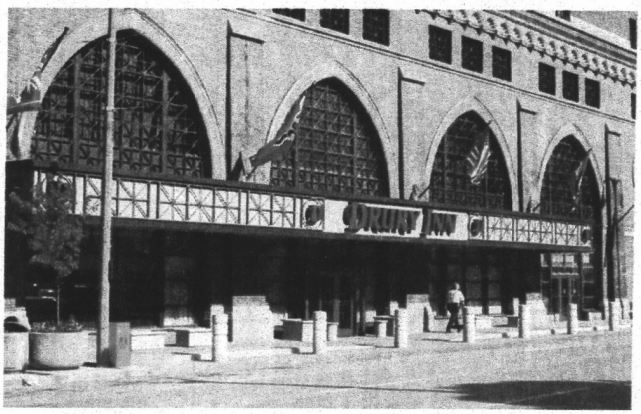
Drury Plaza at The Arch, St. Louis



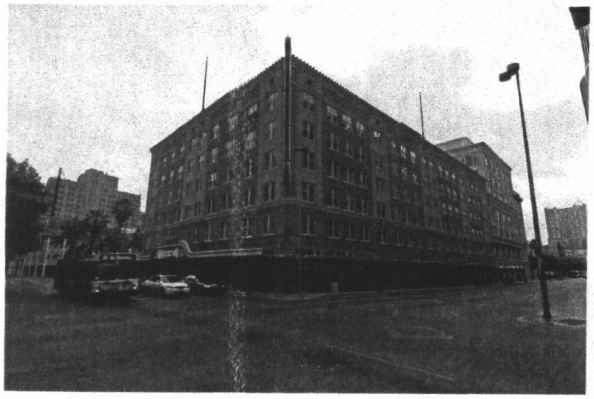


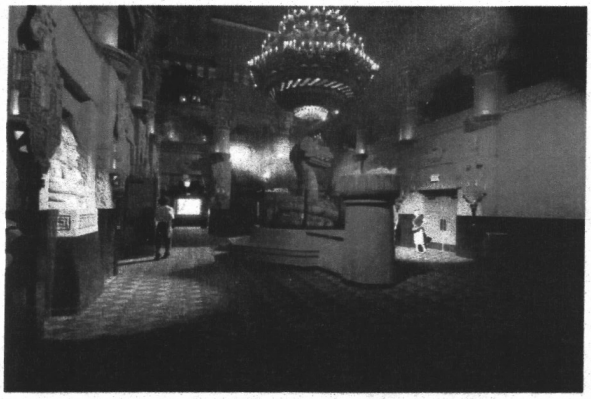
Drury Inn & Suite Convention Center, St. Louis



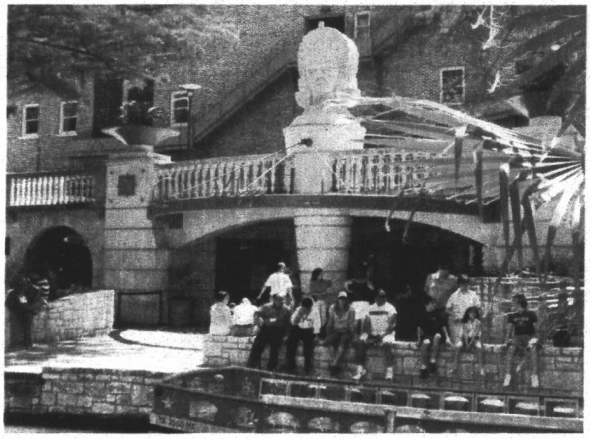


Aztec Theater, San Antonio – River Walk





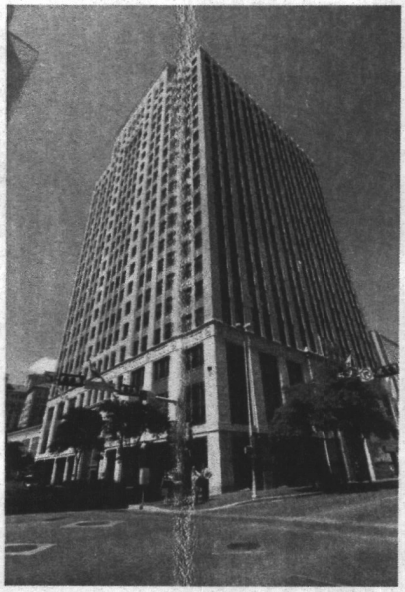




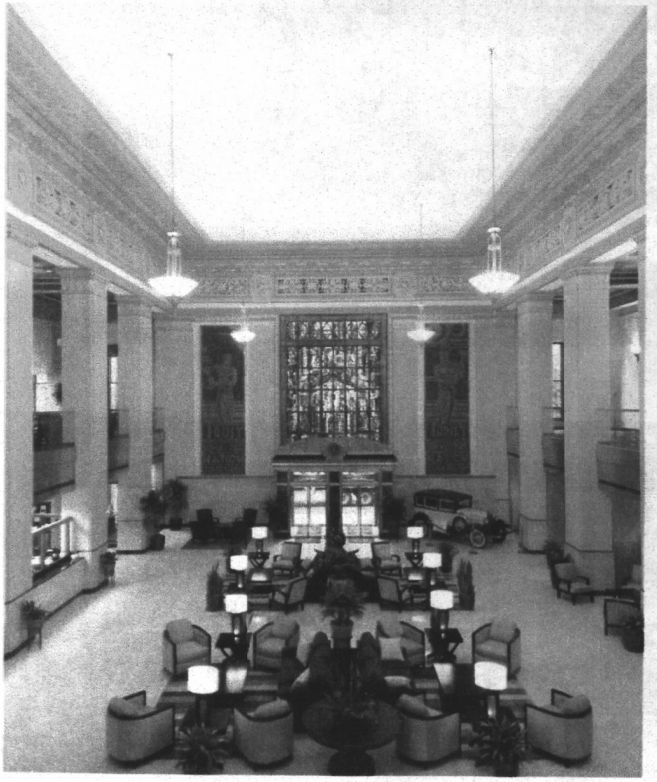
DRURY HOTELS

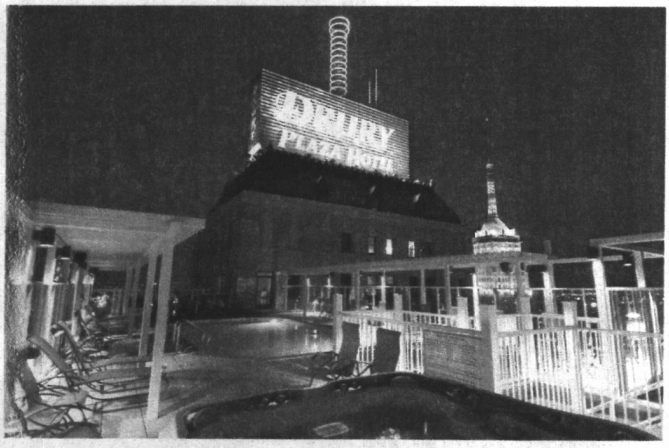
Drury Plaza Hotel, San Antonio – River Walk

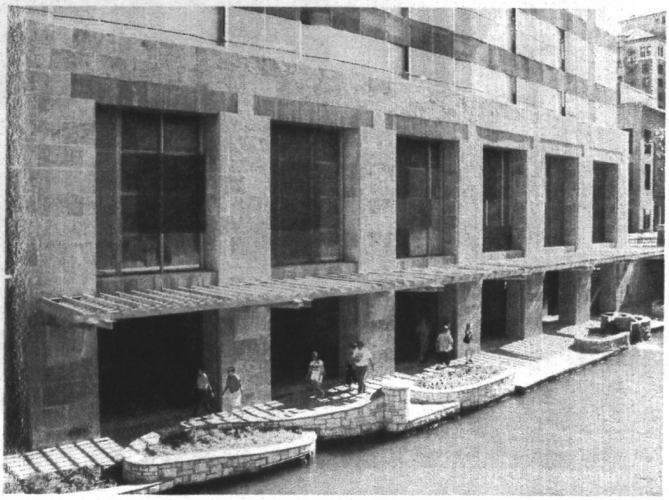












Awards

J.D. Power:

In July 2007, J.D. Power and Associates recognized Drury Inn & Suites with the award for **"Highest in Guest Satisfaction Among Mid-Scale Hotel Chains with Limited Service"** for the second year in a row.

The J.D. Power and Associates study reviewed reservations, check-in/check-out, guest room, food and beverages, hotel facilities, costs, and fees. Responses from 47,634 guests measured 16 mid-scale, limited service hotels. These results were published in the J.D. Power and Associates 2007 North American Hotel Guest Satisfaction Index Study, released July 24, 2007. J.D. Power and Associates is a global marketing information firm that represents the voice of the customer.

Market Metrix:

In 2007 Drury Hotels also earned top honors from the Market Metrix Hospitality Index, ranking **#1 in the Mid-scale Without Food & Beverage Segment**, out of over 90 brands.

Drury Hotels was the first hotel chain to win top honors in the Market Metrix Hospitality Index three quarters in a row, achieved in 2006.

Also in 2006 Drury Hotels was ranked **#1 Overall Hotel**, this is an industry wide award, encompassing full and limited-service hotels, resorts, up-scale, mid-scale, and economy hotels.

Drury Hotels was rated **#1 in Overall Customer Satisfaction** for 2005 in surveys of 35,000 travelers conducted each quarter by Market Metrix.

Market Metrix, LLC is the leading provider of market research services for the hospitality industry. The Market Metrix Hospitality Index evaluates customer satisfaction with hotel, airline, and car rental companies based on 140,000 in-depth consumer interviews conducted each year.

DRURY HOTELS

Looking Forward

In an effort to improve our environment in surrounding communities Drury Hotels is exploring the benefits of "green" technology. We are proud to be opening our first "green" building in Flagstaff, Arizona in May 2008 with an anticipated Silver LEED Certification. Drury is developing its second LEED hotel in San Antonio, Texas. We intend to continue applying green technologies to produce environmentally conscientious and energy efficient projects.

There are currently 11 Drury hotels under construction with 19 future developments planned. Drury will expand its operations and develop hotels as new market opportunities present themselves.



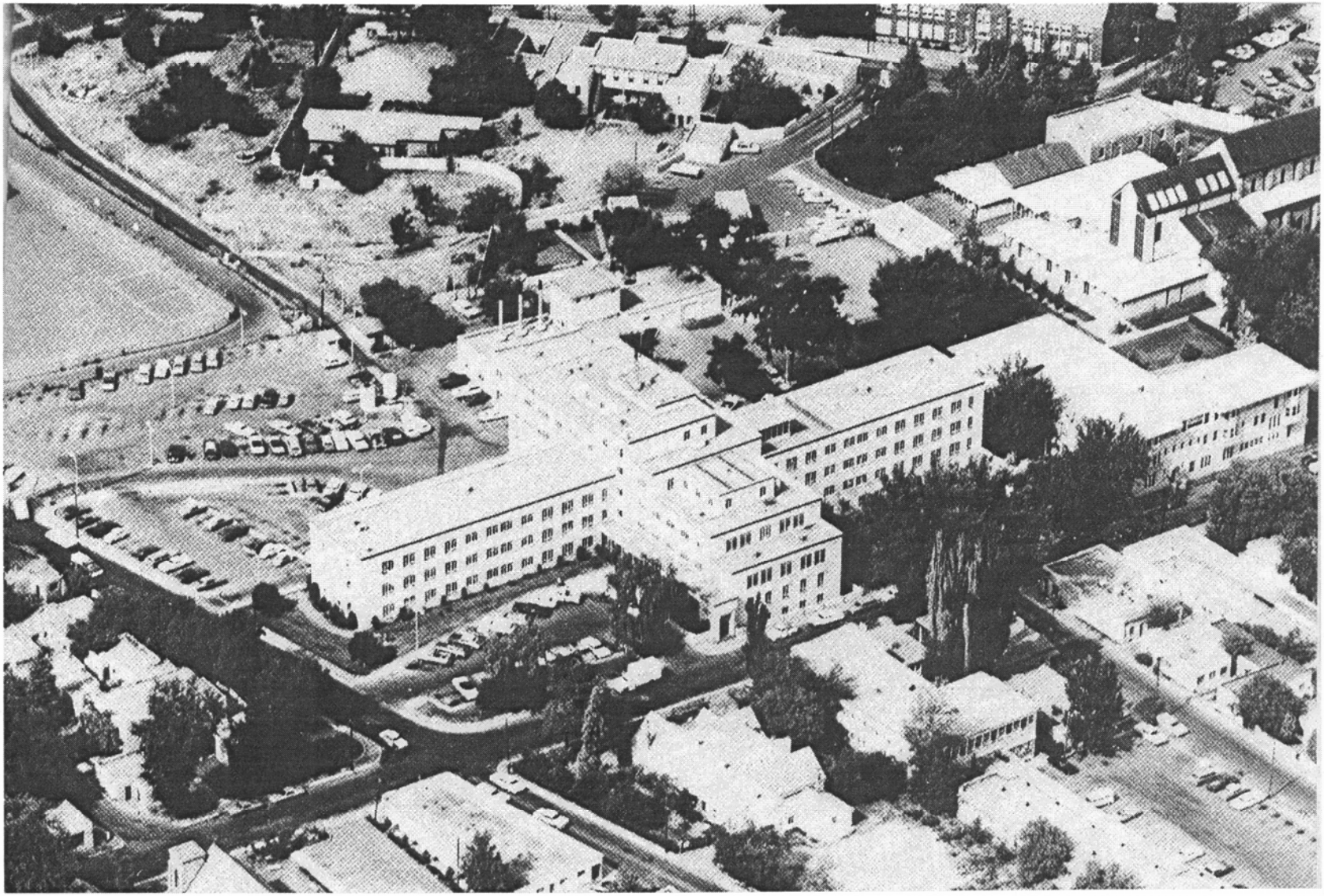


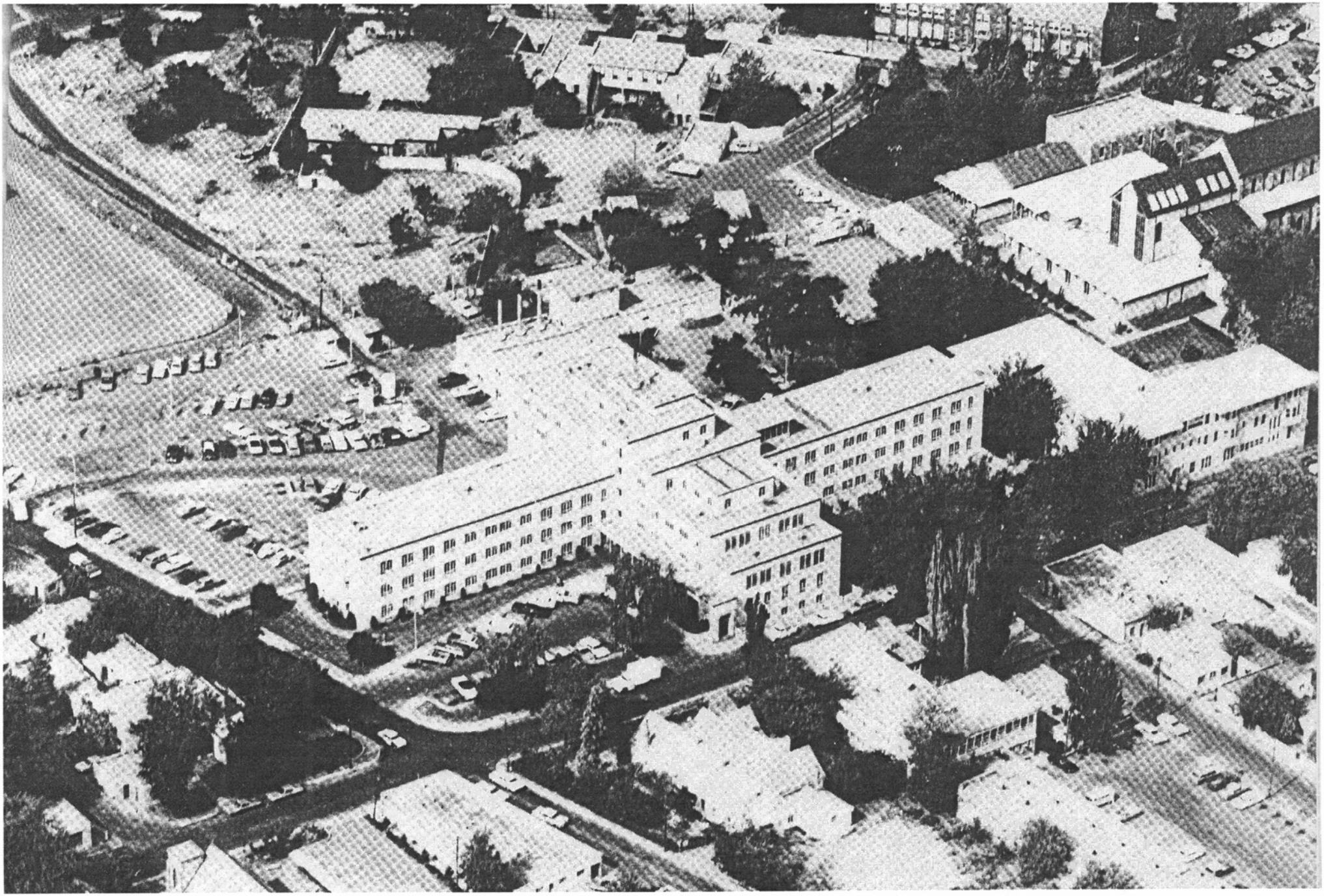




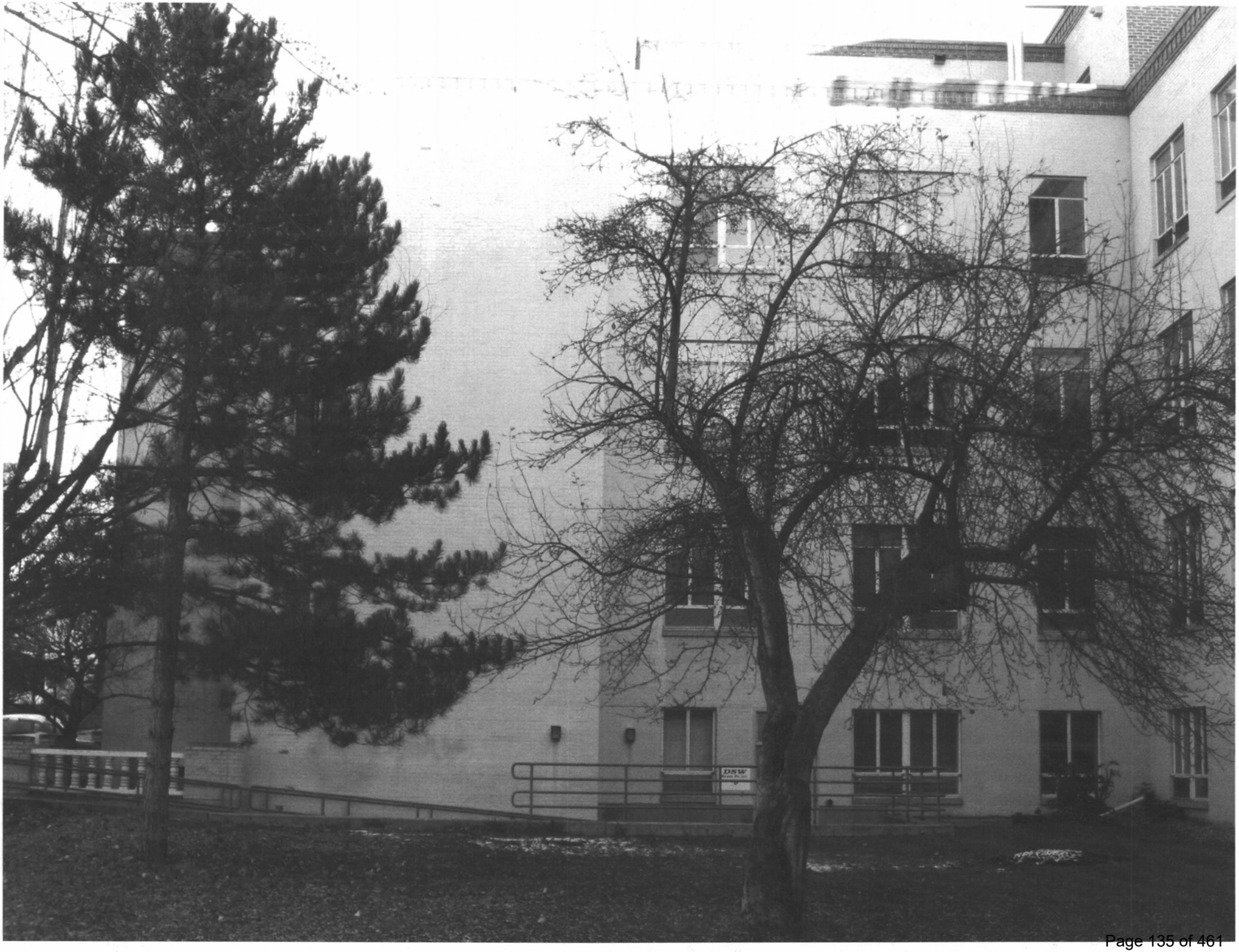






















SW corner Palace & Paseo



east

north

SW corner Palace & Paseo



east

SW corner Palace & Paseo



South east South

SW corner Palace & Paseo



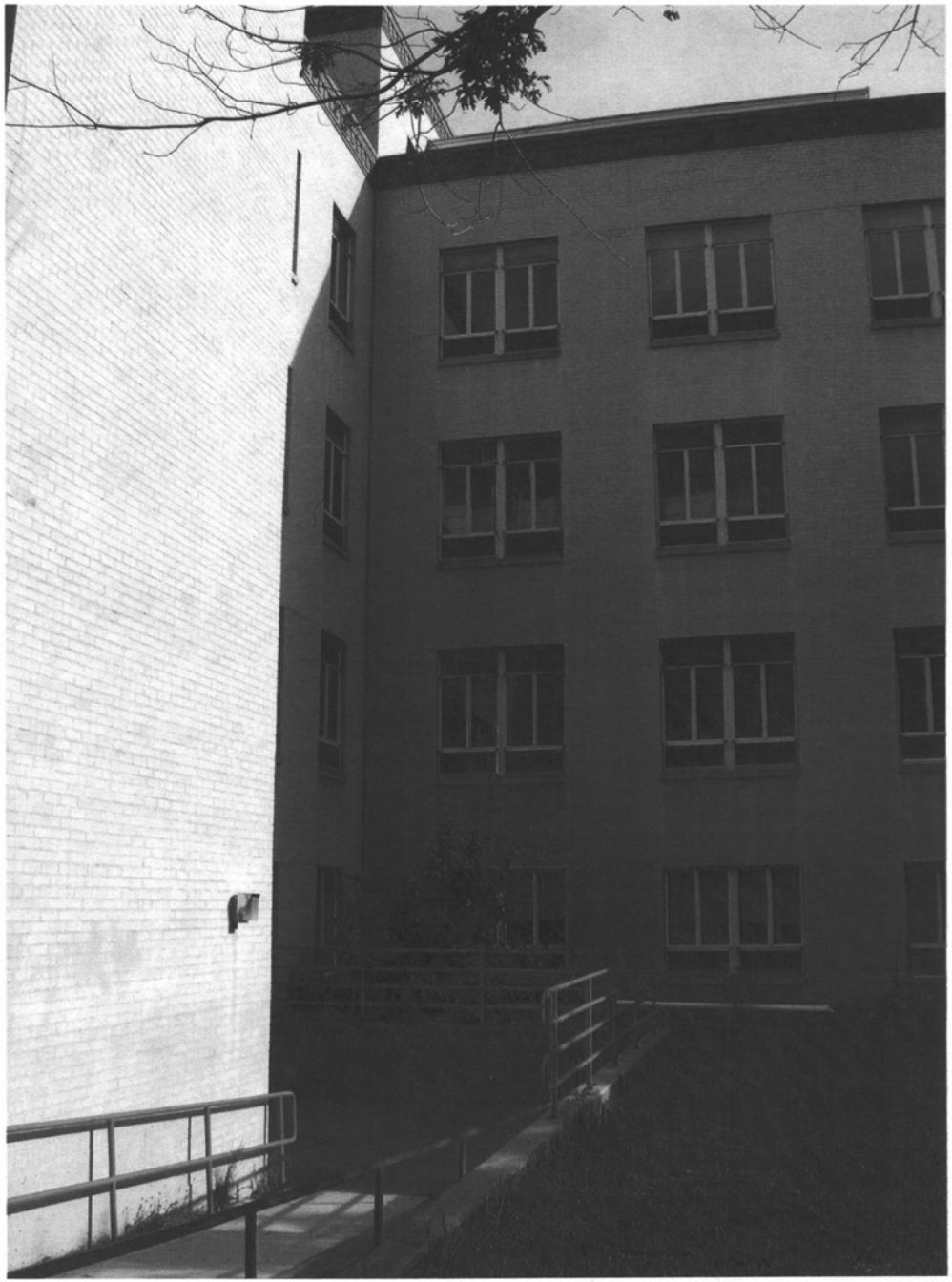
South West South

SW corner Palace & Paseo



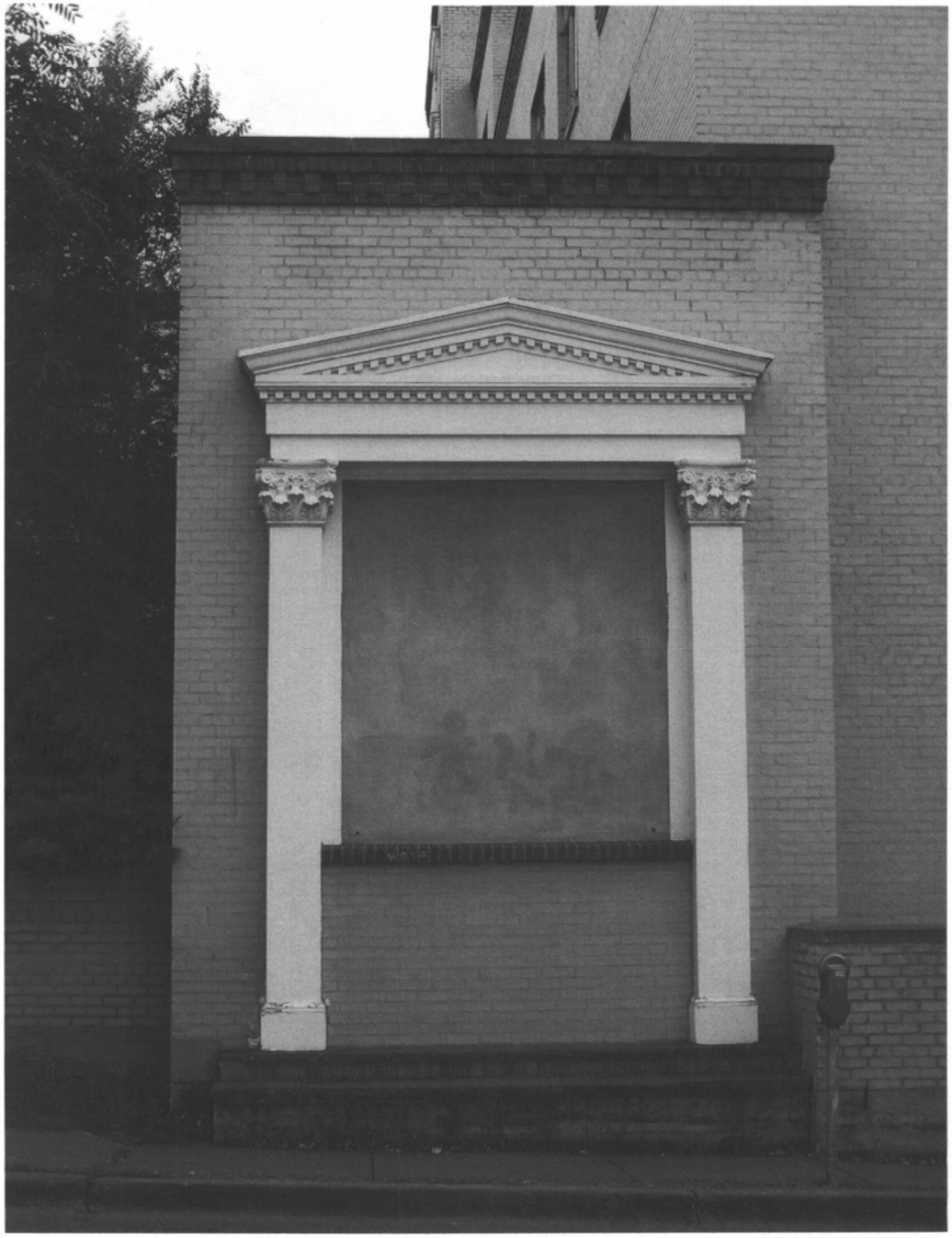
South

SW corner Palace & Paseo



west north

SW corner Palace & Paseo

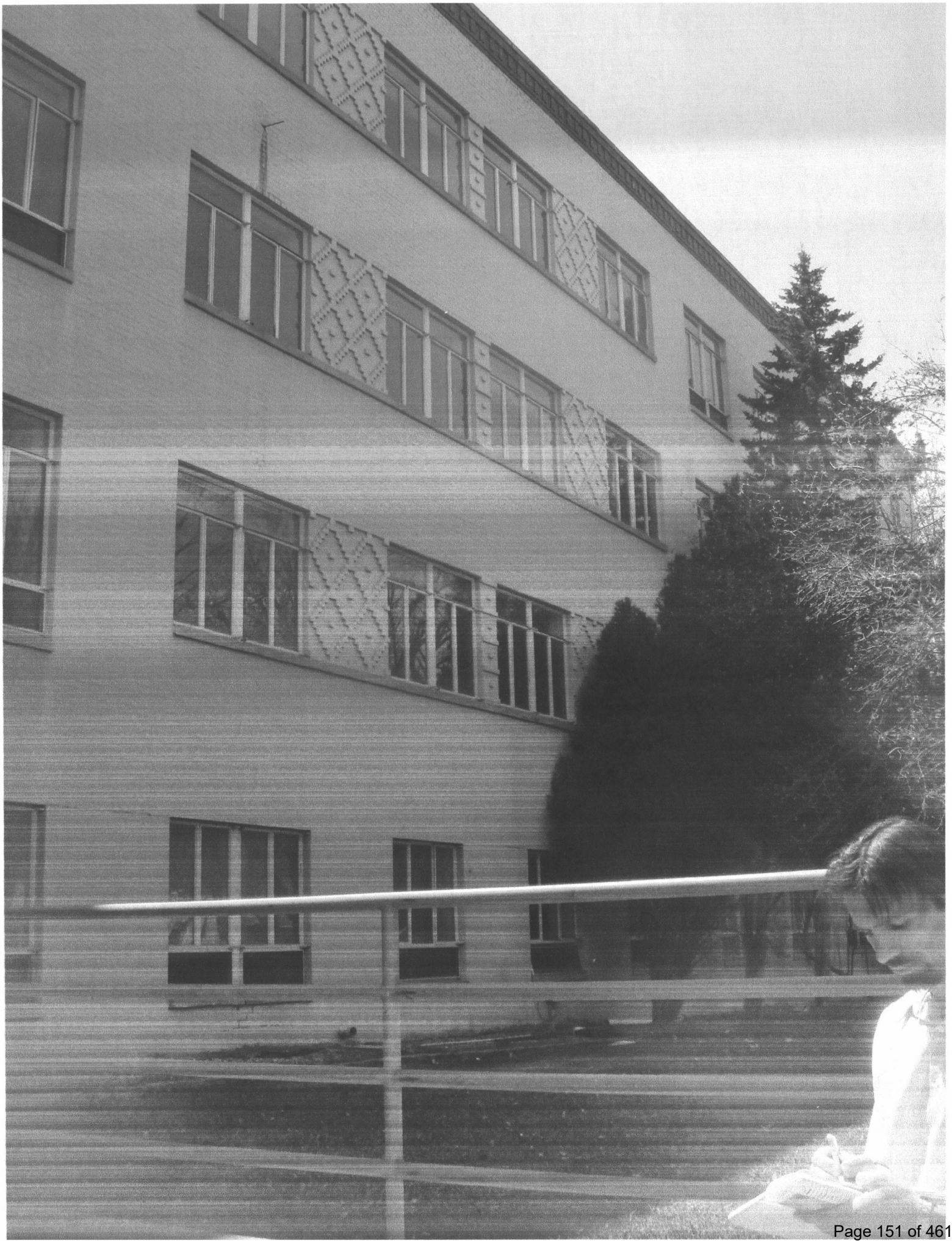


north

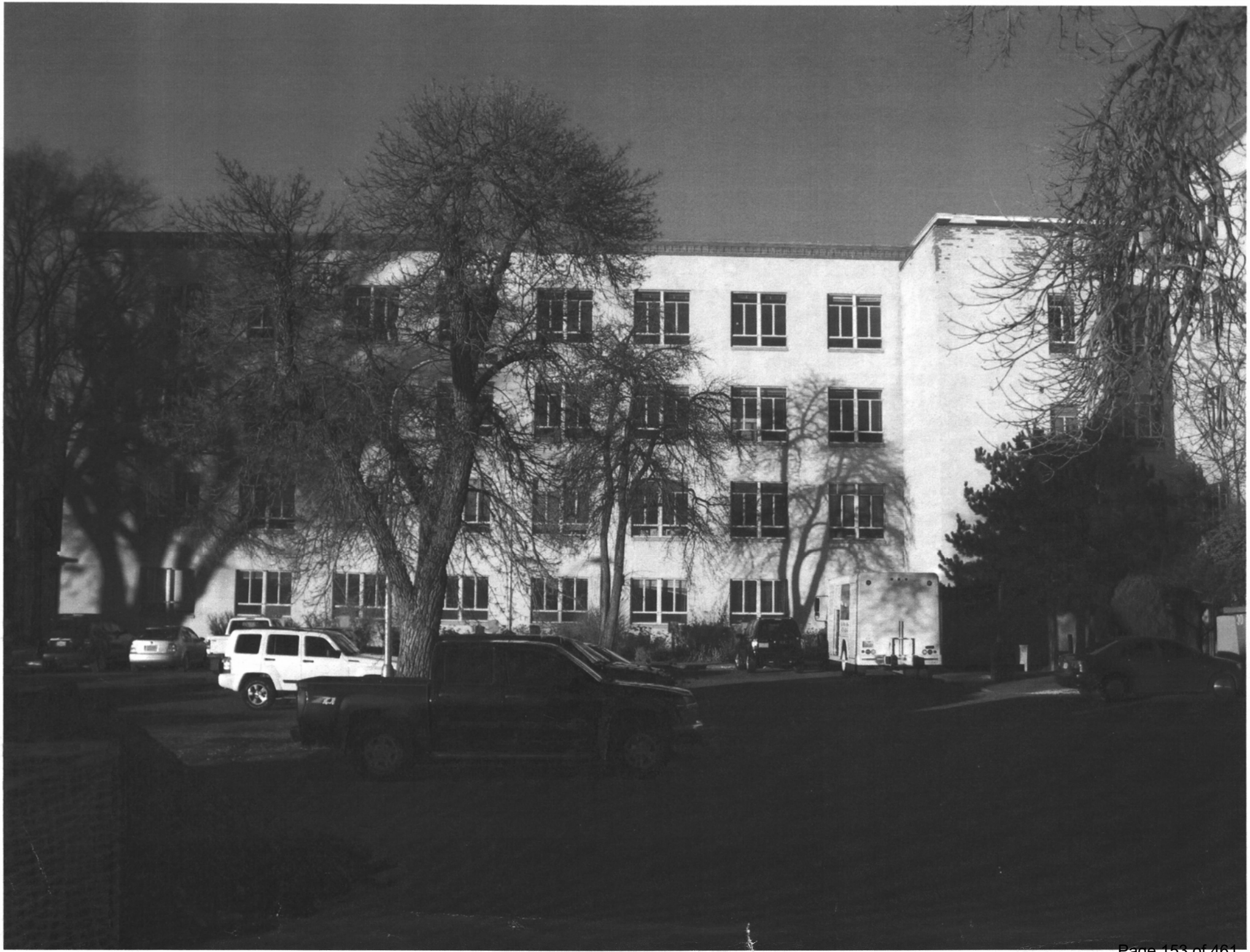
















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The Sisters of Charity and their Good Works: A History of Land Use and Ownership at 210-230 East Palace Avenue, Santa Fe, New Mexico

FINAL D R A F T

A Paper Prepared for DSW, Santa Fe

By

Cordelia Thomas Snow
Historic Sites Archaeologist and
Consulting Historian
425 East Coronado Road
Santa Fe, NM

January 12, 2009

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INTRODUCTION

Archival research was conducted on land use, ownership and history of property located at 210-230 East Palace Avenue, Santa Fe, New Mexico for Drury Southwest, Inc. The project area, which includes Marian Hall and old St. Vincent Hospital, is scheduled for redevelopment following historical and archaeological investigations. The historical investigations include determination of property ownership and use through time and, more importantly, a determination of the location of the pre-Revolt parish church, or *parroquia*, in Santa Fe. Traditionally located in the area of the present Cathedral-Basilica of St. Frances, the precise location of the pre-Revolt parroquia is crucial to development of the area because prior to August 1680 when the church was in use, it was customary to bury the dead beneath church floors. In accordance with state law (Section 11.2 of the New Mexico Cultural Properties Act, 18-6-1 through 18-6-17, NMSA 1978) and the Archdiocese of Santa Fe Policy on Human Remains (1991) prohibits exhumation or removal of human burials on church property without a permit from the Historic Preservation Division.

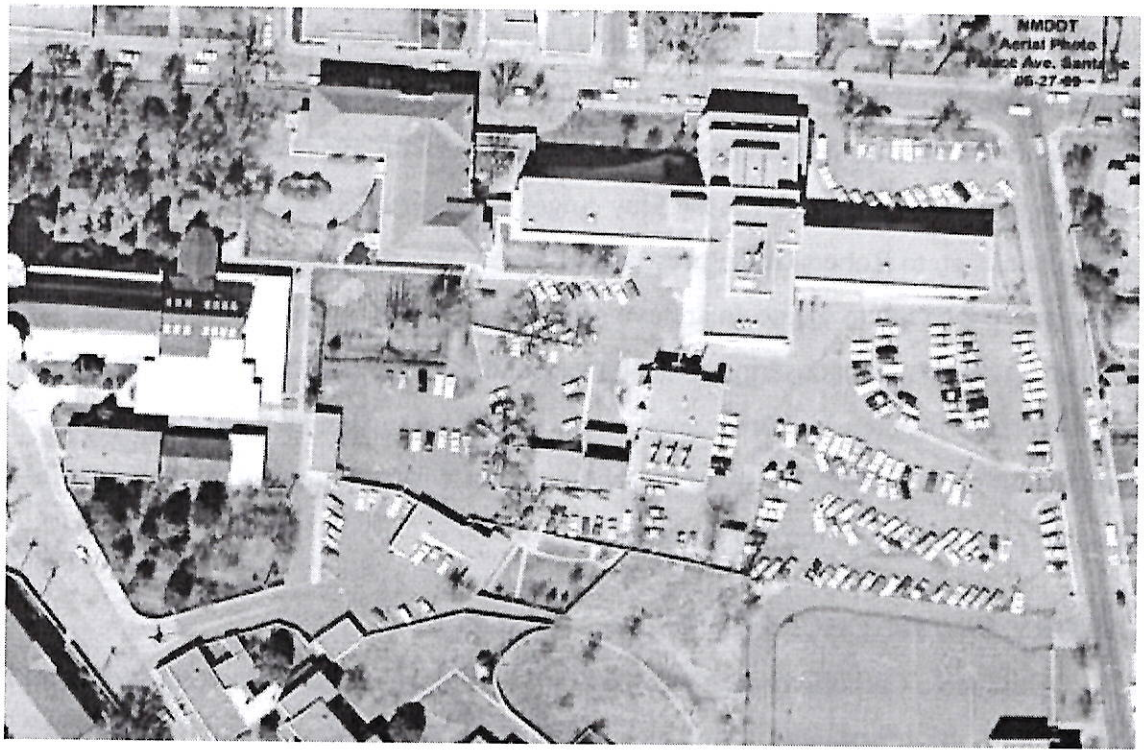

Fig. 1. Aerial view of the project area. New Mexico DOT photo taken June 27, 1969.

While tradition places the *parroquia*, or parish church, in the project area during the decades between the formal founding of the Villa de Santa Fe in 1610 and August 1680 when Spaniards and their Mexican and other Indian slaves and servants abandoned the villa as the result of the Pueblo Revolt. Without specific documents and maps to provide us with the actual length of the plaza and location of the parish church, we can only guess at the plan of the villa. For example, we will never know if how long the original plaza may have been, or if privately owned house and garden lots abutted church property prior to the Revolt, as was the case, based on extant archival evidence, during most, if not all, of the 18th and 19th centuries. Not until bishop, later archbishop, Jean Baptiste Lamy purchased the project area just a few years after his arrival in Santa Fe in 1851, did the property belong to the church and become part of the famed Bishop's Gardens. Lamy subsequently deeded the project area to The Sisters of Charity after they came to Santa Fe in 1865. An order devoted to healing, the Sisters of Charity operated hospitals throughout the eastern seaboard. In addition to a series of hospitals and sanatoriums in Santa Fe, the Sisters of Charity also operated an orphanage and an industrial school.

Archival research was undertaken at the State Records Center and Archives (SRCA), the Fray Angélico Chávez Library of the Palace of the Governors, the Santa Fe County Court House and Planning Department of the City of Santa Fe. The author is deeply grateful to Michelle Garcia and Minnie Murray, librarians at the Laboratory of Anthropology, and Tomas Jahn at the Fray Angélico Chávez Library for their assistance. Special thanks go to Robert Glick, president of the St. Vincent Hospital Foundation for his assistance it trying to locate an archive of materials set up by Dr. Marcus Smith, author of an 800-page manuscript on the history of the Sisters of Charity, their hospitals and sanatoria, orphanage and other good works in Santa Fe. Special thanks also go to Brian Nenninger and Scott Hayne of Drury Southwest who provided me with wonderful maps and photographs of the project area.

HISTORY OF THE CHURCH IN NEW MEXICO

Although a Catholic church may be any one of dozens of architectural styles and although it can be constructed of any medium, whether adobe, stone, fired brick and/or

wood, according to Giffords (2007:43), a Catholic church must be permanent and must never be used for any other purpose. Further,

> ...It must have the following elements: a sanctuary area (in sight of, but separate from, the congregation) for an altar and celebrants, where services would be performed, a nave for the congregation, and a choir for the singers. If the church was a parochial church or was specially designated to provide baptisms (as were mission churches) then it would also have a baptismal font with suitable space around it, and a porch, portal, or some available space for use at the beginning of the baptismal rite. Both the height of the altar and the material used for its construction were prescribed. Whether mission or diocesan, the church had to be first consecrated, or sometimes merely blessed...and had to contain at least one consecrated altar or, in most cases, one *ara* [small, flat altar stone]" (Giffords 2007:43).

While a church could be located virtually anywhere, the Ordinances of 1573 promulgated by Philip II of Spain, later known as the Laws of the Indies, prescribed those churches away from coastal areas:

> No. 124. The temple in inland places shall not be placed on the square but at a distance and shall be separated from any other nearby buildings, or adjoining buildings, and ought to be seen from all sides so that it can be decorated better...efforts should be made that it be somewhat raised from the ground level in order that it be approached by steps, and near it next to the main plaza, the royal council and cabildo and customs houses shall be built...in a manner that would not embarrass the temple but add to its prestige...(Crouch, Garr and Mundigo 1982:115; C. T. Snow 1990:67).

In addition to the above requirements, canon law prescribed the church have a cemetery or *camposanto* (Giffords 2007:70; Will 2000; Will de Chaparro 2007). Traditionally, the camposanto was located in front of the church although it could also be located to either side or even behind the church. Regardless throughout the Spanish Colonial period in New Mexico and elsewhere throughout the Spanish Empire, cemetery notwithstanding, many burials took place inside churches with the most important individuals being interred closest to the altar (Giffords 2007:70; Will 2000; Will de Chaparro 2007). Although outlawed in New Mexico by official decree in 1787 and again in 1804 because it was unsanitary, according to Will (2000:5 fn.57), sub-floor burials within churches may have taken place in Las Trampas as late as 1905.

The first Catholic Church in New Mexico was built in August of 1598. Within weeks of the first permanent Spanish settlement in New Mexico, a small church dedicated to the Archangel San Miguel was constructed at San Gabriel del Yunque (Bloom and Scholes 1944:327; Hammond and Rey 1953). Because the church was intended for use by the Spaniards who settled at San Gabriel, it was the only parish church in the colony until the parroquia was constructed in the Villa de Santa Fe sometime during 1610. Shortly after the first parroquia was constructed at San Gabriel, Fray Lugo constructed the first of the mission churches in 1600 at San Diego de Guisewa, now Jemez State Monument in Jemez Springs (Bloom and Scholes 1944:328; Hammond and Rey 1953). Subsequently other missions were constructed at San Juan, San Ildefonso, Santo Domingo (which became the ecclesiastical center of the Province), and possibly San Felipe (Bloom and Scholes 1944:329-330).

With the ouster of Juan de Oñate and his son, Cristóbal after 1607 as sole proprietors of New Mexico, the focus of settlement in province changed from to an effort based on the missionization of the local natives. Fray Alonso de Peinado, the commissary or prelate for the missions arrived in New Mexico in the same wagon train as the new governor, Pedro de Peralta who moved the capital of the province to Santa Fe. Beginning with the second decade of the 17th century both Spanish missionization and colonization efforts flourished in New Mexico. It should be noted insofar as churches are concerned that, as with the small parish church at San Gabriel, so long as there was only one villa in New Mexico, there was only one parish church. Further, even though Franciscan commissaries and custodians may have lived part-time in Santa Fe, the ecclesiastical center of the Church was located at the Mission of Santo Domingo. As a result, the parroquia in Santa Fe was always secondary to the missions and the clash of wills between strong individuals on both sides frequently exacerbated an already uneasy situation between church and state.

THE SEVENTEENTH CENTURY

Unfortunately, no 17th century maps of Santa Fe exist, and because there are few extant documents that pre-date the Pueblo Revolt of 1680, little is known of the appearance of 17th century Santa Fe. Equally unfortunate, much of what is believed to be known about the villa is based, willy-nilly, upon idealized stories of what could or should

have been rather than fact. This illusory version of the history of the villa has come about in part because Santa Fe *was* the northernmost settlement in New Spain during the seventeenth century and contemporary writers *did* complain about the remoteness of the colony. At the same time, the mythological history of Santa Fe is also due to the fact that late-19th century boosters of Santa Fe created a history of the town out of whole cloth when the Tertio Millenial was celebrated in 1883 (Chavez 1955; Snow 1992). Content for the most part with legend, only within the last twenty years have historians really begun to study extant Inquisition and other records for clues both to the appearance of the villa and its inhabitants (Esquibel 2006; Post 2006; Snow 2004).

The fact of the matter is, while Colonial New Mexico was distant from central Mexico, and even farther removed from Spain, the province did not exist in isolation and the settlers who came to the settlement did not leave their culture or Spanish heritage in El Paso del Norte on their way north. Thus, even though there was no mineral wealth to speak of, the colony exported other goods including livestock, hides, mantas, salt, piñon nuts and slaves to work the mines in the south in sufficient quantities to make it an economically viable operation. Even though it was remote, Santa Fe, as the only official villa in the province, was laid out in accordance with the Ordinances of 1573, or Laws of the Indies. The *casas reales*, or government buildings which included the Palace of the Governors and the *casa de cabildo,* or house of the cabildo analogous to city hall, were constructed around the main plaza of the villa, while the parish church was constructed in semi-isolated splendor at the east end of the plaza then twice as long as it is today. Still it is curious that the main plaza in the villa was laid out on the north side of the Santa Fe River in the midst of a cienega, a swamp or marsh, when land better suited for development lay on the south side of the river in what became the Barrio de Analco. It appears at this late date, 400 years after the villa was founded, we shall never know the answer to that question.

Exactly where the earliest church was located in relation to the present Cathedral-Basilica of Saint Francis is unknown and has been the source of conjecture and debate among historians for decades (Chavez 1949; Ellis 1976; Hordes 1990; Pratt 1990; Snow 1990; Snow 2004). However, because of the proposed development of the project area the location of the parroquia has become more than just a matter of historical curiosity, it

has become a necessity since it was customary to bury the dead beneath the floors of churches prior to the territorial period (Chávez and Chávez 2004:32; Giffords 2007:70; Will 2000; Will de Chaparro 2007). Moreover, because the Archdiocese of Santa Fe and State of New Mexico prohibit the disturbance of human remains, the location of the church must be determined so that it can be avoided or burials legally excavated and reburied prior to development of the area.

Without going into a lengthy discussion of when and by whom Santa Fe was founded, one of the first buildings constructed after Pedro de Peralta formally founded the villa in 1610 was the parish church (Scholes 1936:29). Although the parish church was one of three churches—the parroquia; a military chapel associated with the casas reales; and the *Ermita de San Miguel* in the Barrio de Analco—in the villa on the eve of

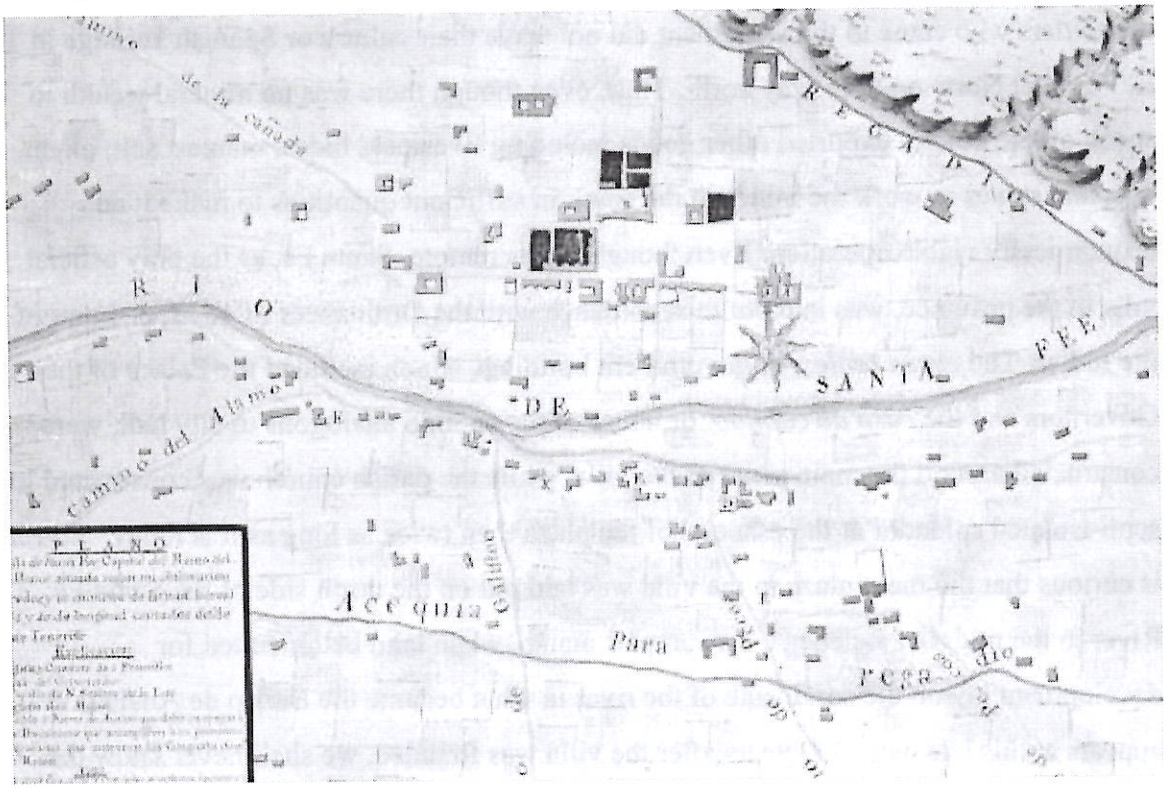

Fig. 2. The Urrutia Map of 1767 is the earliest extant map of Santa Fe. Drawn by Lt. José Urrutia more than 150 years after the founding of the villa, we can only suppose the map bears some resemblance to the villa prior to the Pueblo Revolt of 1680.

the Pueblo Revolt, the parroquia was the earliest, the most important, and the only church to serve the entire populace of the villa. While the earliest extant documents that refer to Santa Fe do not provide the location of the church, conventional wisdom and tradition

have placed that edifice at the east end of the plaza on the north side of the Santa Fe River (Twitchell 2007:46). Again, according to tradition, the plaza during the 17th century was twice as long as the present plaza and extended east to present-Cathedral Place. However, since there are no known maps of 17th century Santa Fe to provide us with a view of the villa or relationship of structures to the plaza, the eastern boundary of the plaza is based on nothing more than conjecture. It may well be the original plaza actually extended east beyond present Cathedral Place which would place the original parroquia even further east than traditionally supposed. At the same time, the pre-Revolt church could have been located north or south of the present Cathedral-Basilica. Regardless, we may be assured that the earliest parish church in Santa Fe, as well as all other 17th and 18th century churches in the villa were constructed on sites and in styles consistent with Franciscan architectural precepts of the age (Giffords 2007).

It is not surprising that the earliest mention of the parish church in Santa Fe comes from documents that detail the bitter fight between the Church and the State as to who was more important to the wellbeing and success of the colony. Pedro de Peralta, appointed by the viceroy in March 1609 to follow Juan de Oñate and Juan Martinez de Montoya as governor, was responsible for laying out the site of the new villa in Santa Fe. Almost from the beginning of the arrival of Fray Isidro Ordóñez in 1611, he and Governor Peralta were at cross-purposes with one another (Scholes 1936:30-47). By 1613, matters had reached such an impasse; Ordóñez threatened Peralta with excommunication (Scholes 1936:34). Subsequently on July 7, 1613, Peralta found his chair—a symbol of his civic authority—thrown into the street in front of the church in Santa Fe. Peralta "ordered the chair…*placed inside the door near the baptismal font, and there among the Indians he sat down*, the others, captains, alcaldes and cabildo being seated near the high altar" (Scholes 1936:38; my emphasis). In other words, Peralta took his seat in the rear of the church, possibly under the choir loft, near the main door where the baptismal font was located. The fact there were Indians at the service would indicate there was no other church in the villa to provide services for the slaves and servants of the Spaniards—as a result, it appears that San Miguel, known centuries later as the so-called "oldest church in Santa Fe," did not exist in1613. Unfortunately in any case,

although matters escalated between Ordóñez and Peralta, which culminated in the former holding the latter prisoner until 1614, there are no further descriptions of the church.

Using George Kubler (1990) and his own historic structures reports as the basis for his work, historian James Ivey (n.d.; see also1988; 1998) postulated a sequence for the architectural development of mission churches in New Mexico. According to Ivey (n.d: 11-14) there was a simple architectural progression from the "Temporary Church" through the "Interim Church" to the "Permanent Church." Ivey's "Temporary Church" (1598 to ca. 1609) "was a small, simple church with an attached convento of two or three rooms, effectively the same plan as used at visitas throughout the seventeenth century in New Mexico" (Ivey n.d:11). The "Interim Church (1609-1620)" was the

> ...standard church in New Mexico...all of the same general plan, with some variation: the sanctuary could be either shouldered or tapered, or a combination of the two. All were single-naved, and none had transepts (Ivey n.d:12).

Finally, the "Permanent Church," which first appeared in New Mexico around 1620, frequently included "Baroque stylistic concepts" such as transepts, transverse clerestory windows, and, as at Sandia, an *artesanado* or coffered ceiling (Ivey n.d: 13). If Ivey's architectural progression from temporary through interim to permanent were applied to the earliest parroquia in the Villa de Santa Fe, then the first parish church would fall into his 'interim' category. Accordingly, that church would be "relatively narrow, ranging from twenty to twenty-eight feet wide" (Ivey 1998:48). Based on other such churches, the length of the parish church would lie between "sixty-seven and one hundred fifteen feet with either polygonal or shouldered apses and flat, beam-supported roofs" (Ivey 1998:48-49). More than likely the church did not have a transverse clerestory window (Ivey 1998:49). Based on contemporary accounts, the church had an attached convento to house the resident friars (Scholes 1936:40).

Throughout New Spain the word *convento* referred to the living quarters for the priests associated with a given church or mission. The convento, occasionally two stories in height, consisted of a series of rooms or cells, storerooms, kitchen, dining room or refectory, often built around a patio or courtyard. Conventos were usually located on the south side of the church. In addition, to living quarters, a convento often contained classrooms, a *porteria*, or porch for travelers, gardens, orchards, and possibly a stable and

corral. Occasionally, the convento also had quarters for Indian servants and others (Chavez 1949:89; Giffords 2004:61, 409, note 22; Ivey n.d:14-18).

The next mention of the parish church in Santa Fe occurs in 1620 during Juan de Eulate's term of office (Bloom 1928: 357-380). In the document, Governor Eulate was cautioned to remain on cordial terms with the "father Custodian of those Provinces and with the *guardian* of the convent of that Villa of Sanct. Fee and [with] to other *definidores* [councilors] of the Order if there be such and if not with the Two Religious of longest service in the Custody, and with the *cabildo* [village council] of that Said Villa" (Bloom 1928:363-364). Eulate was also told, contrary to the wishes of the cabildo or town council, that it was not advisable to move the location of the villa "to a better site on a squared location with four Towers; and for this object to erect a church [and] government buildings" (Bloom 1928:369). The governor and cabildo were further admonished:

> "And as to the parochial church which is proposed to found in that said Villa of Sancta Fee and as to sending a curate vicar for it, inasmuch as there is already there a church and a convent of Sant. Francisco which seems sufficient for the number of residents that there now is, there is no occasion at present for it to be done" (Bloom 1928:370).

Even though the viceroy denied the request of the cabildo to move the villa, he sent a quantity of tools, nails, and other materials to repair buildings already constructed there (Bloom 1928: 370).

The viceroy's counsel notwithstanding, within a matter of years the parroquia was either remodeled extensively, or rebuilt entirely because the church described in 1626 had a transept unlike the church of 1613 (Hodge, Hammond and Rey 1945:129). As we will see, the remodeled or rebuilt church was constructed along the lines of Ivey's permanent churches, which were larger and more impressive than 'interim' structures.

In 1623, Fray Alonso de Benavides became the Custodian or head of the Franciscans in New Mexico although he did not arrive in the province until late in 1625 (Hodge, Hammond and Rey 1945:2). A reception celebrating Benavides' arrival was held in January 1626 (Hodge, Hammond and Rey 1945:3). There is no question that Benavides was aware of the remodeling/rebuilding of the parroquia for he brought with him a wooden tabernacle "2 ½ yards [varas] high by 1 ¾ wide, octagonal in shape, its interior

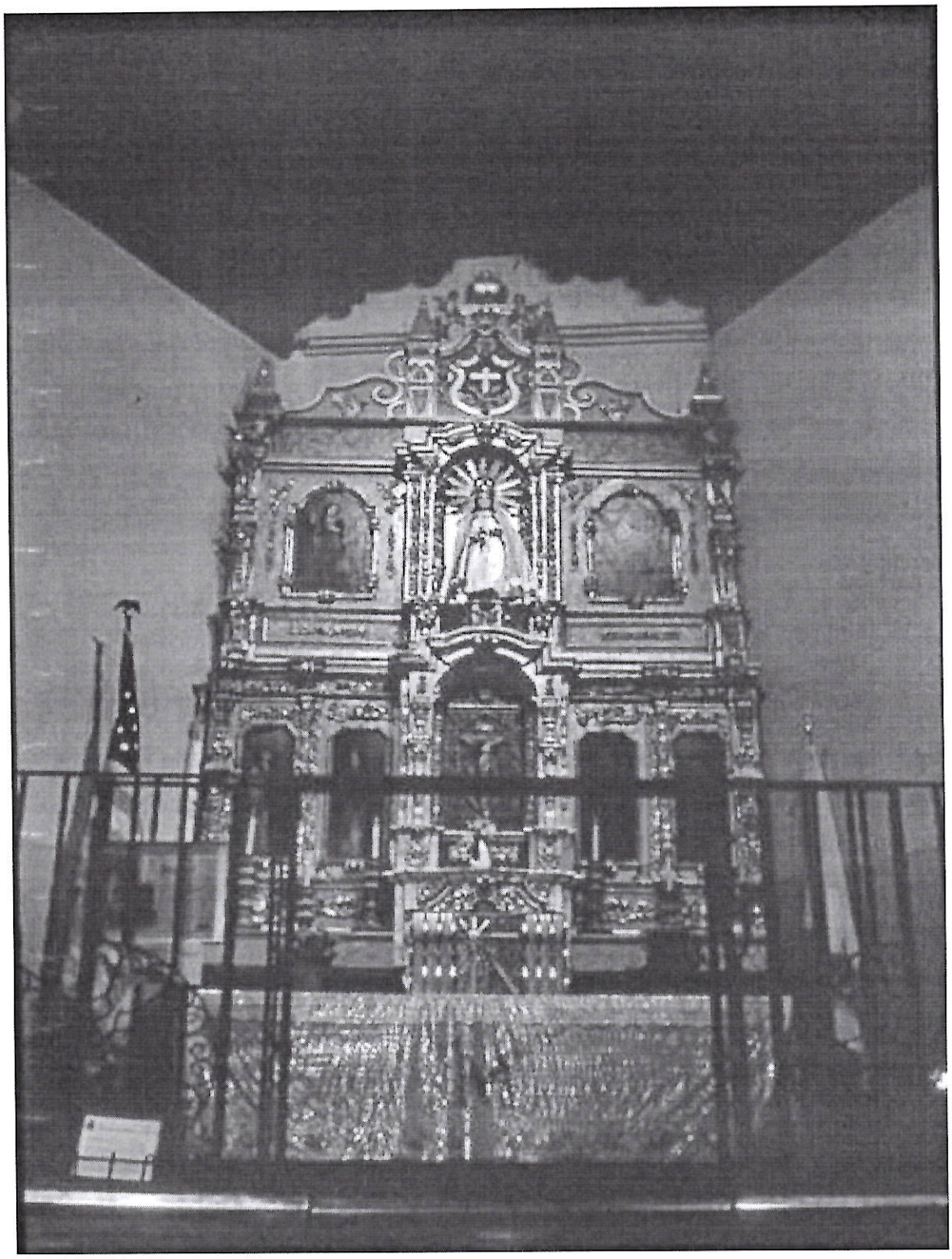

Fig. 3. La Conquistadora, Our Lady of Peace is the oldest Marian figure in the United States. She is shown here in a late 18th century retablo, or altar screen placed in the chapel dedicated to her located on the north side of the present cathedral-basilica in Santa Fe.

and appurtenances all gilt and laterals and panels adorned with oil paintings, all of it ornamented" valued at 210 pesos (Hodge, Hammond and Rey 1945:114). Benavides was also responsible for overseeing the shipping of a three-piece retablo or altar screen,[1] for the new church along with a *bulto* or statue of the Virgin (Fig. 3). That figure known today as *La Conquistadora*, Our Lady of Peace is the oldest Marian bulto in the United States (Fig. 3; Chávez 1948; Hodge, Hammond and Rey 1945:120-121; Sheehan 1998: xix).

When Benavides entered Santa Fe on January 24, 1626, Fray Pedro de Hortega and all the Franciscans in the province, along with the governor, alcaldes, cabildo, and residents of the villa (Hodge, Hammond and Rey 1945:128), greeted him. After being escorted "through the principal streets" of the villa, he was led to his cell in the convento attached to the parroquia (Hodge, Hammond and Rey 1945:138). The following day a high mass was held in the parish church to celebrate the arrival of the new custodian:

> ...The said governor, alcaldes, cabildo and all the other people and the harquebusiers came to the cell of the said father commissary to accompany him to the church. This they did, the banner of our holy Catholic faith being carried before them in the hands of the said sargento mayor, accompanied by the captains. Behind him came the alguacil mayor, accompanied by the friars and I, the said notary [Hortega], with the most prominent friars of this custodia...In this order we entered the church up to the place of the father commissary, which was on the side of the gospel [to the left of the altar; the epistle side refers to the right] at the main altar. He had a kneeling chair with a cushion, and opposite him, on the other side, a platform covered with a carpet where I, the present notary [Hortega], sat and also the alguacil mayor and the sargento mayor, who carried the banner. *The said governor* [Felipe de Sotelo Osorio] *took his seat at the transept of the church* and high mass began (Hodge, Hammond and Rey 1945:128-129; my emphasis).

The fact that the parroquia had a transept in January 1625 would make it one of the earliest transepted churches in New Mexico, and characteristic of Ivey's "permanent" churches (Ivey 1998; Ivey, personal communication May 2004).

Fray Alonso de Benavides remained in Santa Fe until 1629 and upon his return to Mexico wrote two memorials of his stay in New Mexico: *The Memorial of Fray Alonso de Benavides 1630* (Ayer, Hodge and Lummis 1965) and the *Revised Memorial of 1634*

[1] Frequently referred to by the French word *reredo* or *reredos*, the correct word in Spanish for altar screen is *retablo.*

(Hodge, Hammond and Rey 1945). Actually, upon close reading there are significant differences in the descriptions of Santa Fe between the two Benavides' *Memorials* and the annotations made by the various editors. In the *Memorial of 1630*, Benavides noted that while about 1,000 people lived in Santa Fe there were only 250 Spaniards, at best, with no more than fifty men capable of carrying arms (Ayer et al. 1965:22-23). Benavides went on to say,

> ...They must have in service seven hundred souls; so that between Spaniards, half-breeds [*mestizos*], and Indians there must be a thousand souls [in Santa Fe]...There lacked only the principal [thing], which was the church. The one they had was a poor hut, for the religious attended first to building the churches for the Indians they were converting and with who they were ministering and living. And so, as soon as I came in as Custodian [1622, sic, 1623], I commenced to build the church and monastery – and to the honor and glory of God our Lord, it would shine in whatsoever place. There already the Religious teach Spaniards and Indians to read and write, to play [instruments] and sing, and all the trades of civilization...(Ayer et al. 1965:23).

Contrast this with Benavides' description of the villa from his *1634 Memorial*:

> ...There is the villa of Santa Fe, where reside the governors and the Spaniards, who may number up to two hundred and fifty. Most of them are married to Spanish or Indian women or to their descendents. With their servants they number almost one thousand persons. This city was founded by the Adelantado, Don Juan de Oñate [sic, meaning the villa was founded during the time Juan de Oñate was governor], when he entered [New Mexico] with seven hundred married Spaniards, but the majority returned to Mexico. The houses are not costly, but adequate as living quarters. They lacked a church, as their first one had collapsed. I built a very fine church for them, at which they, their wives and children, personally aided me considerably by carrying the materials and helping to build the walls with their own hands. We have them well instructed, and they set a good example. The most important Spanish women pride themselves on coming to sweep the church and wash the altar linen, caring for it with great neatness, cleanliness, and devotion, and very often they come to partake of the holy sacraments (Hodge, Hammond and Rey 1945:68).

In other words, it would appear from the *1630 Memorial*, Benavides built a new parish church and convento for the residents, both Spaniard and Indian, of the villa; however, the *1634 Memorial* introduces some uncertainty to the matter.

Since, as we have already pointed out, it was unlikely that the earliest parish church in Santa Fe had a transept, and since there is no evidence the Ermita de San Miguel ever had a transept, the fact that Governor Sotelo de Osorio sat at the transept of the church during high mass on January 25, 1626, suggests the parroquia had been remodeled prior to Benavides' arrival in Santa Fe. The fact that Benavides brought a wooden tabernacle, new altar screen and bultos with him lends credence to the suggestion the furnishings were for the remodeled church rather than for one that was not yet constructed. More important, perhaps, is that the only church mentioned in all of Santa Fe prior to Benavides arrival is the parroquia. Thus the church Benavides mentions building during his term as custodian appears to have been San Miguel (see also Hodge, Hammond and Rey, 1945: 274; Kubler 1990:80).

If, as Kubler (1990:80) believed, the Ermita of San Miguel was not constructed until1628, two years after Benavides came to Santa Fe that would explain why Indian slaves and servants who lived in the Barrio de Analco had worshiped at the parroquia. It would also explain why Benavides distinguished between the women and children who helped build a "very fine church...by helping to build the walls with their own hands" and the "important Spanish women who sweep the church and wash the altar linen" (Hodge, Hammond and Rey 1935:68). The latter chores are characteristic of duties performed by members of a *cofradia*, or confraternity, a local religious society whose members cared for the patron saint(s) of a church and assisted with parish affairs (Adams and Chavez 1975:353). The former are much more characteristic of local and other Native American groups where the women and children were actually responsible for adobe construction.

The remaining references to the parish church in Santa Fe before the Pueblo Revolt of 1680 are essentially anecdotal. One of the more curious of those references mentioned that, while the villa had a "very good church [and] a fair convento" the villa only had some 200 Indians under its administration. That figure is reminiscent of the number of Indian slaves and servants in Santa Fe in 1613 and considerably less than the 700 Indians mentioned in the Benavides' *Memorials* of 1630 and 1634. The difference in numbers cannot be explained. An undated document that requests the services of five friars, four priests and one lay brother for the parish church (Scholes 1929:52) actually, possibly inadvertently, provides more unexpected information about the villa than the

church. The author of the document noted that the reason additional religious personnel were needed was that the church in Santa Fe ministered to three visitas in addition to several estancias. Presumably, one of those visitas was San Miguel since that hermitage was located in the Barrio de Analco on the south side of the Santa Fe River opposite the Spanish plaza. The other two visitas are unknown although one could conceivably be the military chapel in the Palace of Governors. The location of the estancias or livestock and farming operations is also unknown; although, at least one of these operations may have been located on irrigated lands that included the *milpas de San Miguel* within and surrounding the Barrio de Analco, but that is pure speculation on the part of the author.

Bernardo López de Mendizábal, governor of New Mexico between 1659 and 1661, noted upon his arrival in Santa Fe that

> ...the church was without an organ, which seemed to him very improper, and so he said to Fray Juan Ramírez, Custodian, and to Fray Miguel Sacristán, guardian of the villa, that an organ ought to be brought there, and if it was too expensive to do so [he], the accused, would pay half the cost, and if the expense was moderate, he would bear it all (Hackett 1937:213).

Further, according to research conducted by historian José Esquibel (2005), during the López administration a religious procession led by a friar carrying a "a large crucifix of Jesus Christ elevated" made its way through the plaza every Monday, Wednesday and Friday.

Unfortunately, except for the fact that the pre-Revolt parish church in Santa Fe was cruciform in plan, we know nothing else of its appearance. However, we do have a contemporary 17th century description of the construction details and plan of the mission of Nuestra Señora de Guadalupe in El Paso de Norte, modern Cuidad Juárez. Although N. S. de Guadalupe was a mission and not a parish church, and although it was dedicated in 1668, some 40 years after the parish church in Santa Fe, the church was cruciform in plan and may have resembled the earlier structure in New Mexico.

> ...The nave is ninety-nine feet long and thirty-three feet wide; the transept measures twenty-eight feet by forty-five feet; and the chancel is twenty feet long and twenty-one feet wide on the side of the transept. The altar steps are very beautiful...
>
> The temple has a handsome choir loft, so spacious that the services of fifty clerics...could easily be celebrated there...

> The baptistry has its door under the choir-loft, and is fifteen feet long and of the same width. The sacristy has its door at the transept, and is twenty-four feet long and eighteen feet wide; (it has) a very suitable closet for sacristy utensils...
>
> The convent which has been built in this conversion has a good porter's lodge, a spacious cloister, and seven cells—one with a rear cell and little office, two with rear cells, and three, like the rest, spacious, well lighted, and nicely finished off in wood. In addition to these there is a little hall *de profundis*, a refectory with an office for the *intento*, a kitchen, and closets, all so spacious and orderly that it would be a pleasure to come to see them. Everything is finished with doors, windows, and keys.
>
> In front of the church there is a garden, and the fruits of the orchard are already being enjoyed grapes, apples, quinces, plums, peaches and figs (Scholes 1929:198-199).[2]

The fact there was a garden in front of the church instead of a cementerio is interesting as the area in front of the church was usually reserved for a *camposanto* (Giffords 2007:70). As noted elsewhere, while burial inside churches was common practice in New Mexico, and throughout the Spanish world in the 17th and 18th centuries, it was eventually banned for sanitary reasons (Giffords 2007:70).

CONSTRUCTION METHODS

Given the abundance of suitable soils and plentiful water found in the Santa Fe area, prior to the third quarter of the 19th century when Archbishop Jean Lamy directed the construction of the Cathedral of St. Francis of coursed stone masonry, all churches in the villa were constructed of adobe bricks.[3] Whether any of the adobe bricks were fired prior to construction as at San Diego de Guisewa in the Jemez remains to be seen. It is likely the floor of the parroquia consisted of adobe bricks laid in herringbone or other patterns that may have been covered with a thin layer of poured adobe similar to floors uncovered in the portions of the 17th century Palace of the Governors (Snow 1974). As with all Spanish Colonial adobe structures two stories in height the foundations for the church would have been approximately one meter in width. At the same time, even though the friars at each mission received "one box of loza de Puebla, majolica, every three years, it was highly unlikely churches or conventos in New Mexico were decorated

[2] The 17th century mission church of Nuestra Señora de Guadalupe still stands in Ciudad Juárez. It was the last of the missions built in New Mexico prior to the Pueblo Revolt.

[3] To the best of our knowledge the first church to be constructed of coursed stone masonry in Santa Fe was the Cathedral of St. Francis build under the aegis of Archbishop Jean B. Lamy and dedicated in 1886.

with lead-glazed majolica tiles due to the excessive weight and prohibitive cost of shipping those tiles over the Camino Real into the province (Hodge, Hammond and Rey, 1945:101; Snow 2004). More likely, all decorations on the interior of the church would be painted on the walls, probably by local Indian artisans using local pigments. Whether the church had a transverse clearstory window is unknown; however, if it did, the widow likely glazed with selenite rather than glass. Finally, the ceiling of the pre-Revolt parroquia in Santa Fe was probably no different from the ceilings of most of the mission churches in the province. In other words, with the exception of the mission church at Sandia Pueblo which had an *artesanado* or coffered ceiling (Adams and Chavez 1975:139; see also Gifford 2007:124, 128), all other missions had carved and painted *vigas* or roof timbers rested on carved and painted *corbels* and the spaces between were filled with *latillas* or small branches. The ceilings would be covered by a foot or more of mud to provide a weather-proof roof.

Although the majority of construction materials were produced locally, metal for tools and building supplies had to be transported to the colony over the Camino Real (Bloom1928:370; Hodge, Hammond and Rey 1945; Ivey 1988:39) Tools and building materials sent by the viceroy in 1620 included:

> ...Six hundred-weight of crude iron and two of steel; two hundred picks, one hundred axes, thirty adzes, twelve doublebladed axes, two hundredweight of nails, ten hundredweight of powder, thirty of lead; eighty gratings [rajas were barred frames used to defend windows], and five hundred reaping hooks (Bloom 1928:370).

Each Franciscan friar sent to New Mexico received the following basic items with which to build a church:

> 10 axes for cutting trees for beams and other wooden items:
> 3 adzes for trimming beams, lintels and other wooden items;
> 10 hoes for the preparation and maintenance of the convento garden and for digging foundation trenches;
> 1 medium-sized saw for cutting boards;
> 1 chisel with collar and handle for detailed shaping of beams, lintels, and boards;
> 2 augers for drilling holes for pegs, the usual way of fastening the components of doors;
> One box plane for planing board and beam surfaces flat (Hodge, Hammond and Rey 1945; Ivey 1988:39).

Ivey also included a list of construction materials received by each friar:

> Six hundred tinned nails for decorating the church door;
> Sixty nails about 4 inches long;
> Sixty nails about 7 inches long;
> One hundred nails *de a quinientos en suma*;[4]
> Four hundred nails *de a mil en suma*;[5]
> Eighteen hundred roofing nails;
> Twelve hundred nails *de medio almud*;[6]
> Eight hundred tacks;
> Other Items included:
> Ten pounds of steel for making other needed items and tools;
> One large latch for the church door;
> One pair of braces for double doors, probably the church doors;
> Two small locks;
> Twelve hinges for doors and windows;
> Twelve hook and eye latches (Hodge, Hammond and Rey 1945:103-104; Ivey 1988:39-40).

Each friar would direct the work of crews of local and Mexican Indians, including as Benavides noted, women and children, in the construction of a church. Although we have no records for the earliest decades of Spanish settlement in the villa, we do know that by 1660 during the term of López de Mendizábal, at least one *albañil maestro*, or master mason, a native of the Valley of Mexico by the name of Juan Chamico or Chamiso, lived and worked in Santa Fe (Esquibel 2005).[7] Since Chamiso was responsible for work done on the Palace during the López administration, it seems likely that he and his crews probably worked on the parroquia and elsewhere in the villa too.

As mentioned previously, there were three churches in the Villa de Santa Fe on the eve of the Pueblo Revolt in August of 1680: the parroquia located on the east end of the main plaza; a military chapel in the casas reales or royal buildings, also on the north side of the river; and the Ermita de San Miguel in the Barrio de Analco on the south side of the Santa Fe River opposite the plaza.

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[4] Unknown Spanish weight and/or measure.
[5] Unknown Spanish weight or measure.
[6] An almud is a Spanish dry measure that varies by locality, "it can be from 3 to 23 liters," Adams and Chavez, *Missions 1776*, page 350.
[7] According to a muster roll in Hackett and Shelby, *Revolt of the Pueblo Indians*, (vol 1: 157) "Juan Chamico, Mexican Indian, passed muster [on October 1, 1680] with a horse and two jacks [mules], no arms and with twenty persons, including wife, children, grandchildren, and *servants*. He did not sign because of not knowing how." Juan Chamico's status can be determined from the fact that he had personal servants and was one of only several other Mexican Indians mentioned in the muster rolls.

THE PUEBLO REVOLT, AUGUST 1680

On August 9, 1680, Governor Don Antonio de Otermín

> "...received three messages, one from the reverend father visitador, Fray Juan Bernal, another from the father preacher, Fray Fernando de Velasco and the third from Captain Marcos de Dehezas, alcalde mayor and war captain of the jurisdiction of Los Taos, all of which messages notify his lordship that the Christian Indians of this kingdom are convoked, allied, and confederated for the purpose of rebelling, forsaking obedience to his Majesty, and apostatizing from the holy faith; and that they desire to kill the ecclesiastical ministers and all the Spaniards, women, and children, destroying the whole population of this kingdom. They are to execute this treason and uprising on the thirteenth of the current month, as they have disposed and planned among themselves (Hackett and Shelby 1970:3).

On August 13, 1680, after receiving reports of fighting at Los Cerrillos and of the deaths of a number of Franciscans in addition to colonists, Otermín directed Fray Francisco Gómez de la Cadena "to consume the most holy sacrament, and take the images,[8] sacred vessels, and things appertaining to divine worship, close the church and convent, and bring everything to the Palace, accompanied by Father Fray Francisco Farfán (Hackett and Shelby 1970:11). Otermín then ordered the casas reales to be fortified with watches set and harquebusiers stationed on the roofs. The next day Otermín received a report that more than 500 Indians from the Pueblos of Pecos, San Cristóbal, San Lázaro, San Marcos, Galisteo and La Cienega were one league [between 2.5 and 3 miles] from the villa and were intent upon reclaiming the villa and all of New Mexico for their own (Hackett and Shelby 1970:13). On the morning of August 15, a Puebloan army was seen in "the maize fields of San Miguel and in the houses of the Mexicans, which they sacked shamelessly and in which they lodged in order to lay siege to the villa" (Hackett and Shelby 1970:13, 99-100). After negotiations failed, "they derided and ridiculed this reply. . .ringing the bells of the hermitage of San Miguel, spreading destruction among the houses of the district, and setting fire to the hermitage of San Miguel" (Hackett and Shelby 1970:14, 100), the Barrio de Analco became the focus

[8] The images included the bulto known today as La Conquistadora, Our Lady of Peace that had been brought to New Mexico by Fray Alonso Benavides in 1626.

of a pitched battle. When the Puebloan army on the south was joined by Puebloan forces from unspecified Tewa Pueblos, Taos, Picuris and Jemez, the Spaniards in the casas reales found themselves besieged (Hackett and Shelby 1970:13-14, 100). Fields and houses on the north side of the river were sacked and the parish church burned while the Spaniards were held captive for nine days, two of which were without water after the ditches to the casas reales were cut (Hackett and Shelby 1970:15, 100-101). Although the attackers even set fire to the military chapel in the casas reales, the siege was broken after hand-to-hand combat, and with that, Otermín and the surviving colonists and Franciscans prepared to leave Santa Fe, their homes and belongings (Hackett and Shelby 1970:103-105). The Spaniards would not return to Santa Fe until 1692. More important, the parroquia, or parish church that had been set on fire and burned during the uprising essentially disappears from the historic record.

THE AFTERMATH OF THE PUEBLO REVOLT, 1692-1694

Although Otermín attempted to retake the Province in 1681, he was not successful (Hackett and Shelby 1970). Meanwhile, Tanoan and other Puebloan peoples who had attacked Santa Fe moved into the former Spanish villa, remodeled, and rebuilt structures around the plaza into a multi-storied pueblo with a single entrance that apparently faced south towards the Barrio de Analco and San Miguel.

In 1692 when Diego de Vargas Zapata Luján Ponce de León reconnoitered and reclaimed the Province of New Mexico and Villa de Santa Fe for the Spanish Crown, he described the site of the former villa and suggested it be moved:

> …"During the time I was in the villa of Santa Fe, I paid attention to and considered its terrain…I think the only place to found the villa is the very place where it is, making its very foundation on this side [south side] of the arroyo [Santa Fe River], which is high. From it, one dominates the area and the fortress-pueblo the Tewas and Tano nations have in the villa. The greater part of it was the palace and the casas reales of the governor and the houses of the settlers of the villa who left because of the rebellion. The Indians expanded and extended it, raising the walls and fortifying the ones it had, so that it is a walled pueblo. They found themselves in a swamp and on low ground that makes the waters from the sierras and surrounding mesas collect. Because the fortress is next to these hills, it is shady and for that reason the sun is late in shining on it in the morning. One would imagine that the sun does not favor it with its rays in the afternoon. According to the climate and temperature of that kingdom, so very cold with abundant snow and rain and such heavy frost and freezes,

> because of the shade, the fogs and vapors must be excessive, of known detriment, noxious and an obvious reason to reject that miserable outpost…
>
> The favor conceded to the Indians, as I promised them at the time of their conquest, is not to the detriment of the settlers, rather it is directed at settling them where I set up my company and camp on the day of the entrada, which is a musket shot away… (Kessell, Hendricks and Dodge 1995:110-111).

Vargas's camp was "on the llano beyond the milpas and within sight of the fortress" (Kessell and Hendricks 1992:391), which we assume to be the plain south of the fields of San Miguel. At the same time Vargas made a specific promise to "build the church and holy temple, placing in it the patron saint of that kingdom and the villa, Our Lady of the Conquest" which is the one they freed from the ferocity of those barbarians" (Kessell, Hendricks and Dodge 1995:112).

Subsequently Vargas returned to Santa Fe in December 1693 accompanied by the cabildo and about 1,000 people intent upon recolonizing New Mexico (Kessell, Hendricks and Dodge 1995:33). After he settled the colonists "in the place they call Camino de Cuma…about two musket shots from the villa," a camp traditionally believed to have been located in the area of present-Rosario Chapel and National Cemetery (Kessell, Hendricks and Dodge 1995:495; Twitchell 2007:122), Vargas reconnoitered the area surrounding the former villa (Kessell, Hendricks and Dodge 1995:476-477).

Aside from a brief mention that the church and all the houses belonging to the Spaniards had been torn down to the foundations (Kessell, Hendricks and Dodge 1995:495), Vargas does not mention the parroquia in either 1692 or 1693. At the same time, however, Vargas inspected the former "hermitage that served as the parish church for the Indians from Mexico City who lived in the villa. Its title was the advocation of their patron saint, the Archangel St. Michael" (Kessell, Hendricks and Dodge 1995:477). Vargas reported that he found San Miguel to be "a small church and not large enough for all the people", but because he needed a church "in which to celebrate the divine offices and the holy sacrament of the mass, and so that "Our Lady of the Conquest might have a decent place," he ordered San Miguel rebuilt (Kessell, Hendricks and Dodge 1995:477; Kessell Hendricks and Dodge 1998:68). However, the Indians who were ordered to rebuild the church refused due to the weather and difficulty in obtaining the necessary building material. Subsequently after ordering that a kiva be remodeled into a chapel—a

chapel/kiva Fray José Díaz refused to use because it was not suitable—Vargas was forced to find another structure to use as a church (Kessell, Hendricks and Dodge 1998:68). Eventually Vargas found a small house about a musket shot away from the villa that could be remodeled into a church (Kessell, Hendricks and Dodge 1988:68). Presumably, it was in this latter church that Vargas was buried after his death in Bernalillo in 1704 (Kessell, Hendricks, Dodge, and Miller 2002:227).

DISCUSSION

Based on the foregoing, there was a simple parish church in the Villa of Santa Fe as early as 1613. It appears the church was either remodeled or rebuilt to include a transept sometime before 1626 when Fray Alonso de Benavides assumed the custody of the Franciscan mission effort in the Spanish Province of New Mexico. Aside from a few brief mentions of the parroquia in the succeeding decades, the church is not discussed again until the Pueblo Revolt of August 1680 when Puebloan dissidents attacked and besieged the villa and its residents, set fire to the church and burned it to the ground. After the church was razed, the Tano and other Puebloan occupants of the former villa apparently used the area where the church had been for planting crops. It should be noted the wholesale demolition of the church and convento in Santa Fe was not without precedence for the great Suárez church at Pecos, once described as a "most splendid temple," was also razed and demolished during the Revolt (Ivey 2005:278-279). Twelve years after Otermín and the surviving colonists fled the villa in 1680, when Diego de Vargas entered Santa Fe he mentioned briefly that the parroquia had been razed to the ground but then never mentioned the church again. Instead, when Vargas returned a year later accompanied by nearly 1,000 would-be settlers he brought with him the bulto of La Conquistadora, which was eventually placed in a temporary church located about a musket shot from the villa.

REBUILDING SANTA FE, 1694-1720

After the reconquest of Santa Fe in December 1693, in addition to overcrowded living conditions the residents of the villa faced a drought and famine. To exacerbate those problems, the Pueblo Indians rebelled again in 1696. To make matters even worse to some minds, Pedro Rodríquez Cubero replaced Vargas as governor; however, one of

Cubero's first acts as governor was to donate land and begin construction of a convento for the Franciscans who served Santa Fe (Chavez 1949).

> "...Said Lord Governor and Captain-General had the convent begun which is now being built, which is situated in front of the ancient church and convent which borders on the north side with the water ditch that passes in front of this Villa. And on the south side, all that once was a street which forms a front before the convent and church which existed in olden times. And on the west side with the former plaza of this Villa...he made and has made Grant of said ground together with all the rest of the land which should be needed both for building the church as well as [that needed] if said Reverend Father Custos should wish to extend said Convent further, and likewise a piece of land for a Garden which is situated and extends along the east side and reaches up to said church..." (Chavez 1949:86-87).

Some years later John Kessell et al. translated the same passage as follows:

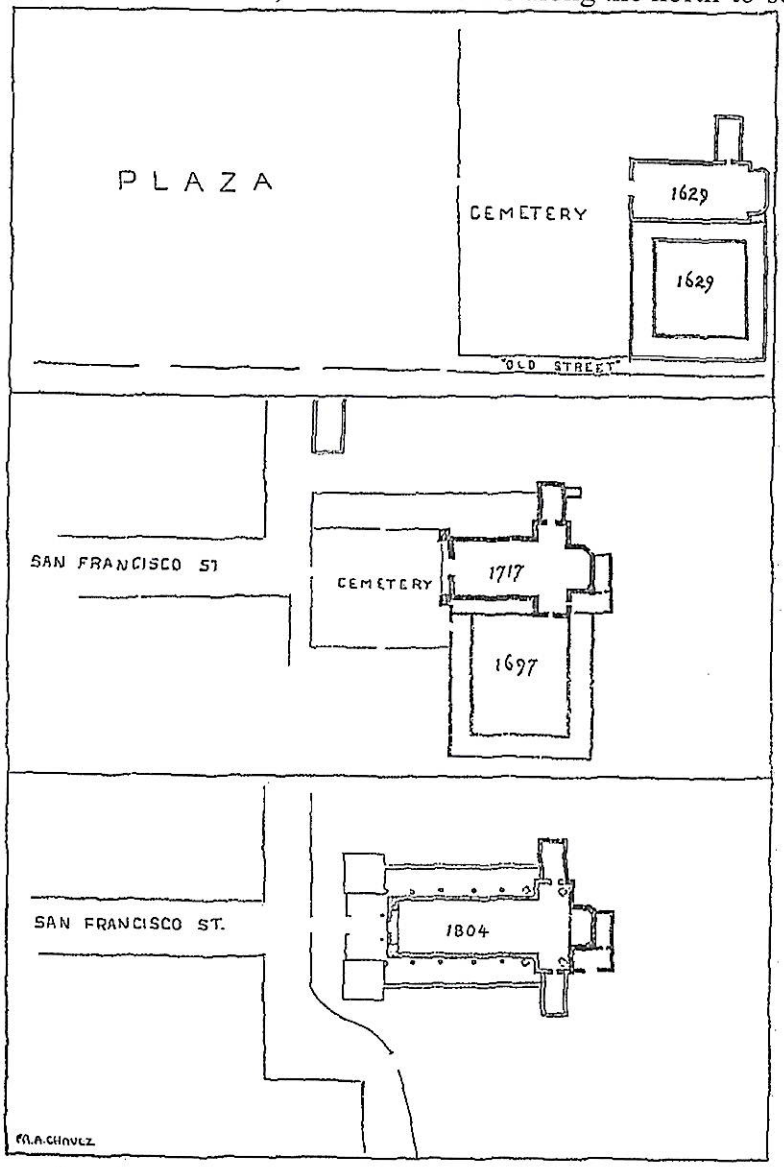
> ...It [the convento] is opposite the church and the old convento, which on the north borders the acequia that crosses in front of the villa. On the south it borders all of what was the street that passes in front of the church and the old convento. On the west it borders the former plaza of the villa (Kessell, Hendricks, Dodge and Miller 2000:403).

DISCUSSION

Looking at the descriptive sketch prepared by Fray Angélico Chávez (Fig. 4), one can see that Fray Angélico placed the pre-Revolt parroquia some distance behind, or east of the 1717 parish church and convento. Chávez based his location on the fact that "the 1697 convent, built as a quadrangle with inner cloister, touched this church [the 1717 church] at the front south corner and at the southwest corner of the sacristy" (Chávez 1949:92). Fray Angélico continued: "...therefore, the Santa Fe Plaza in its original form, from 1610 to 1680, ran clear up to the middle of the present Cathedral (Chávez 1949:92). If constructed as depicted by Chávez then the Cubero convento, and subsequently the 1717 church were built in part within the confines of the pre-Revolt cemetery (Fig. 4). It should also be noted that according to research compiled by Chávez (1992:342) this old cemetery was still in use as late as 1696.

> ...These church-convent foundations stood east of the 1697 convent, and with enough space left between them for a small garden. North of it ran a ditch, its water drawn from a marsh above; south of it was a street 'that had been' before 1680, and directly on it was built the south flank of the

convent. This would place the Benavides church of 1629 [the church built during Benavides time, but see above] almost directly behind the present Cathedral, its front entrance, and the convent's along the north-to-south



Descriptive but not accurate sketch showing relative position of the Plaza and Church-Convent before 1680 (top); the post-Reconquest Church-Convent (center) with San Francisco Street emerging between groups of houses built on the upper Plaza after 1693; and (bottom) the present Cathedral built around the 1804 Church, shown by shaded lines. Black outlines show 1717 sections still in use.

Fig. 4. Chávez sketch of relative positions of the parroquia and conventos before and after the Pueblo Revolt. From NMHR XXIV(2):84, 1949.

line now occupied by the hospital's two-story brick quarters [Marian Hall] to the rear of the Cathedral—and not on the front lawn of St. Vincent's facing the Post Office [present location of the I. A. I. A. Museum], as commonly believed. The space between it and the original

upper limits of the plaza would have been the logical place for the pre-Revolt cemetery in front of the Benavides Church (Chávez 1949:93; see also Snow 2002).

THE EIGHTEENTH AND EARLY NINETEENTH CENTURIES

By 1714, some ten years after the death of Diego de Vargas, members of the Franciscan order in Santa Fe decided to replace the temporary church constructed in 1694 with a new parish church located at the east end of the plaza (Fig. 4). Based on the information provided in the Cubero donation of land for the 1697 convento, Chávez placed the 1717 church west of the pre-Revolt church. The south façade of the 1717 church abutted the north side of the 1697 convento (Chávez 1949:93; Fig 4). Had Chávez used an overlay, the pre-Revolt structures would have been directly east, but in line with the 1717 church and earlier convento (Fig. 4). Because the 1717 church and all subsequent churches on that site are west of the present project area, they will not be discussed in the same detail as the pre-Revolt parish church.

Although Vargas had died in 1704, his wish to honor the bulto of Our Lady who had been brought to Santa Fe by Fray Alonso Benavides in 1626 was finally fulfilled with the construction of a small side chapel on the north side of the church dedicated to La Conquistadora, now also known as Our Lady of Peace (Fig. 3). This side chapel, although greatly altered, is the only remaining portion of the 1717 parish church.

The 1717 church is mentioned briefly in one of the most fascinating documents to survive in the colonial archives of New Mexico. In 1715 Diego Arias de Quiros, who owned land east of the Palace of the Governors on the edge of the cienega, decided to develop a spring to construct a tanque or pond for irrigation (SANM I:8; SANM I:169). However, the governor and others believed construction of the tanque would endanger the rest of the cienega and cause it to dry up. As a result, the governor called upon the cabildo who, aided by Roque and Lorenzo Madrid, vecinos of pre-Revolt Santa Fe, inspected the tanque and after consultation, ordered it closed. After taking care of the matter of the tanque, the investigators toured the Barrio de San Francisco, the settlement of Spaniards on the north side of the river, to inspect the entrances and exits of the villa. As the inspectors stood on the edge of the cienega and looked toward the church that was

under construction, they noted that the houses of Nicolas Ortiz and Miguel Carrillo both obscured the street in front of the new parroquia (SANM I:169).

Eventually, in 1746, then Governor don Joachin Codallos y Rubal [aka Rabal, or Roybal] purchased the former Ortiz house for the express purposed of demolishing it because it obstructed " the entrance to the church" (SANM I:181).

> A low house, this is very close to the church cemetery of the parish of this villa, and has its main door to the street that goes therefrom to the parish church, and which house is composed of four rooms, one story high, a kitchen and a hallway, all in poor condition, being constructed of adobe and having been built many years ago; and its boundaries are: On the north by the same house that was left after the death of Don Alfonso Rael de Aguilar; on the South by the public street [present San Francisco St.]; on the east by the cemetery; and on the West by a lot which is said to belong to the Parish residence (SANM I:181)

In other words, the house of Nicolas Ortiz must have been located in close proximity to the present Museum of the Institute of American Indian Art.

In 1767, the Bishop of Durango recommended that the parish churches in Santa Fe, Santa Cruz de la Cañada, Albuquerque and El Paso be turned over to secular priests instead of remaining with Franciscans (Martinez y Alíre 1998:331). Thus, when Fray Francisco Atanasio Domínquez was ordered in 1775 to make a detailed report on the "spiritual and economic status of the New Mexico missions," as part of an expedition led by Fray Silvestre Vélez de Escalante to investigate a route from New Mexico to California, he became the last Franciscan from the Archbishopric of Durango to visit the Spanish colony (Adams and Chavez 1975:xiv-xv).

Upon his arrival in Santa Fe on March 22, 1776, Fray Domínquez described, in his usual acerbic fashion, the parish church that had been constructed in 1717 (Adams and Chavez 1975:xv, 12-29). He noted, among other things, the walls of the church were more than a vara, or in excess of 33 inches, thick and that the nave was 44 varas [121 feet] long from the door to the high altar (Adams and Chavez 1975:12). He also noted the church had a transept and a transverse clerestory window, and that a cemetery or camposanto was located on the Epistle, or left side of the church as one faced it, while the convento and convento garden lay on the Gospel or right side of the church (Adams and Chavez 1975:12). Finally, Domínquez reported that while more or less useable, portions of the old 1697 convento were generally neglected and in ruins.

SECULARIZATION AND THE SANTA FE TRAIL

After Fray Domínquez's visit to New Mexico, there was little change in the number of Franciscans who served in New Mexico until 1782 when their numbers began to drop (Wright:1998:221). By 1796, the only two Franciscans left in the colony prepared a report of the condition of the old parish church and that portion of the 1697 convento not in ruins for Governor Fernando Chacón (Ellis 1985:60-61). In 1798, the first secular priests arrived in New Mexico: while the priest assigned to Santa Cruz left shortly after he arrived, the second priest remained in Santa Fe until 1803 (Chavez 1987:14; Wright 1998:226).

As with all adobe buildings, the 1717 parish church was refurbished numerous times, but the most extensive repairs appear to have been undertaken and funded by Antonio José Ortiz in the last decade of the 18th and first decade of the 19th century (Ellis 1985: 59-63). Ortiz was a direct descendent of the Nicolás Ortiz who came to New Mexico in 1693 with Diego de Vargas (Chavez 1992:237) and who, in 1715, lived opposite the new church under construction (SANM 1:169), now the site of the Museum of the Institute of American Indian Art. Among other things, Ortiz was responsible for paying the construction costs of the San José Chapel on the south side of the parroquia, opposite the Conquistadora Chapel on the north and for the reconstruction of the walls of the nave and replacement of the roof after the church was hit by lightning (Ellis 1985:61-62). According to Ellis (1985:63) though, Antonio José Ortiz did somewhat more than simply rebuild the church as Ellis reports that Ortiz not only widened the transept by nearly 8 feet, but also "lengthened" the nave by almost 27 feet! At the same, Ortiz may not have rebuilt as many walls as he had stated (Ellis 1985:63). Additional remodeling and reconstruction was undertaken in 1814, 1817 and 1826 (Ellis 1985:65-81).

Meanwhile, in 1821 Mexico won independence from Spain and, as a result, Spanish rule in New Mexico came to an abrupt end after nearly 225 years. At the same time with the end of Spanish dominion, trade opened between the eastern United States and Mexico via the Santa Fe Trail. Soon traders and their goods flooded into New Mexico.

Although secularization had started in 1767, according to Ellis, the parroquia was not really affected until 1824 when the Mexican government decreed the mendicant

orders could no longer own church property (Ellis 1985:83-84). About the same time native New Mexicans Antonio José Martínez, José Manuel Gallegos, and Juan Felipe Ortiz went to Durango to train for the secular priesthood (Chávez and Chávez 2004:26). Ortiz, the grandson of José Antonio Ortiz, was appointed pastor in Santa Fe in 1828 and then in 1831was named Vicar Forane, the Bishop's "rural dean," the first New Mexican appointed to that post since Santiago Royal in 1730 (Chávez and Chávez 2004:26; Ellis 1985: 84). Shortly thereafter, Ortiz purchased the convento associated with the parroquia (Chávez and Chávez 2004:28; Ellis 1985: 84-85). The purchase of other lands belonging to the old parroquia followed.

Aside from buying land surrounding the parroquia, in 1833 Vicar Ortiz issued "an Episcopal edict" that banned burials inside churches "for sanitary reasons" (Chávez and Chávez 2004:32; Will 2000; Will de Chaparro 2007:137-167). Initially banned in 1804 by King Carlos IV of Spain, New Mexicans had generally ignored the edict in favor of burying selected individuals beneath the floor of the local churches as they had done for two centuries (Will 2000:2; Will de Chaparro 2007:137-167). While the ban may have been of limited effect in some areas, requests for sub-floor burial in churches continued at least until the 1850s, and possibly, in rare instances, into the early 20th century (Will 2000: 2-5, fn. 57; Will de Chaparro 2007:137-167). Throughout the period, of course, those who could not afford burial inside churches continued to be buried in the camposanto associated with a given structure. At the same time, anyone who committed suicide or was convicted of a crime such as murder was denied burial in sanctified ground; however, there are no records to indicate where such burial ground was located in Santa Fe.

Ironically, just as the Pueblo Revolt of 1680 occurred in the month of August, U. S. military troops under Brigadier General Stephen Watts Kearny invaded Santa Fe in August of 1846. Both events brought lasting change to Santa Fe. When Governor Manuel Armijo announced the capitulation of his government in Santa Fe, Vicar Juan Felipe Ortiz fled Santa Fe (Chávez and Chávez 2004:63). Within a matter of years, Ortiz was replaced as vicar by Bishop Jean Baptiste Lamy.

ACEQUIAS AND ROADS

Before embarking on a discussion of Lamy and the American Period in Santa Fe, it seems best at this point to review the acequias, roads and other colonial features besides the succession of churches and the cienega found in the project area. Prior to the first decades of the eighteenth century, there were no wells in Santa Fe and all domestic water was provided through a series of acequias or irrigation ditches. Because the acequias were free flowing and required nearly constant maintenance, they were usually bordered by roads to provide ease of access. One of the earliest mentions of an acequia within the project area was in 1696 when Cubero donated land for the construction of a convento for the Franciscans who had accompanied Diego de Vargas to Santa Fe (Chavez 1949:93). This ditch appears to be analogous with the Casas Reales Acequia that flowed from east to west along present Palace Avenue (D. H. Snow 1988:8; Twitchell 1912:52). That same ditch also appeared as the north boundary of property purchased by Bishop Lamy from José Baca y Terrus discussed in greater detail below (SFCO C:17; SFCO N:413-422). Traces of The Bishop's Garden ditch (Snow's Ditch 12) are found along the present south boundary of the project area (Snow 1988:38). Whether this ditch was once paralleled by the road that ran along the south side of property Cubero donated to the Church for the construction of the convento of 1696 is unknown.

Although San Francisco Street and a road analogous to modern Palace Avenue are mentioned frequently in the documents (see also Fig. 2, the Urrutia Map of 1767), with the exception of a road analogous to modern Cathedral Place, few roads that bisected the project area from north to south were mentioned. However, there is one modern road in the area, Otero Street, which appears to be a remnant of a 17th century feature. If one were to project Otero Street from its present terminus on Palace Avenue, through the project area, the street would run behind, or east of the sanctuary for the modern cathedral-basilica and intersect modern Alameda Street at the intersection of that thoroughfare with Cathedral Place and the modern Brother's Path to San Miguel and the Barrio de Analco (Snow 2004).

LAMY AND THE AMERICAN PERIOD

Jean Baptiste Lamy was born in Lempdes, France in 1814, and was ordained in 1838. Lamy and his childhood friend, Joseph Priest Machebeuf, arrived in Cincinnati,

Ohio in 1836 and were ordained in 1838. Both Lamy and Machebeuf were assigned parishes of their own upon their ordinations. Lamy was elevated to Bishop in 1850 and shortly thereafter, in 1851, he and Machebeuf received orders to leave for Santa Fe in the Territory of New Mexico (Horgan1975). Upon the arrival of Lamy and Machebeuf as representatives of a synod of bishops and archbishops from Baltimore, Maryland, the clash between the newcomers, both former citizens of France, on the one hand, with Ortiz, a descendent of Nicolas Ortiz who once owned property opposite the 1717 church, and who had been appointed to his position by the Bishop of Durango, Mexico, was immediate and beyond reconciliation.

Although the initial meeting between the Bishop of Santa Fe, Jean Baptiste Lamy, and the Vicar of Santa Fe, Juan Felipe Ortiz was said to have been cordial, even to the point of the vicar preparing a gala reception for the bishop (Chávez and Chávez 2004:85), that cordiality quickly turned to mistrust and resentment on the part of Lamy, and even more so on the part of Machebeuf (Ellis 1985:86-87). Denied the use of the parroquia for services, Lamy insisted upon the return of La Castrense, the old military chapel located on the south side of the plaza, for English-language services (Horgan 1975). To add insult to injury, Lamy was even more horrified to find that Ortiz, in fact, owned the convento, the traditional residence of the Franciscans who served Santa Fe, in addition to numerous other pieces of property that belonged to the parroquia (Ellis 1985:85). However, before Lamy could set about buying back property he believed belonged to the church, he had to build a new rectory because he could not move into the convento.

Carlos Brun constructed Lamy's first rectory in 1853 (Fig. 5; Fig. 6; Sherman 1983:65). A single story building, the residence and sometime seminary or boys' school was located in the southeast quadrant of present Cathedral Park, north and east of the Conquistadora Chapel. Identified on occasion as "the Bishop's Palace (Segale 1948:86), the building extended into the present parking lot south and west of Marian Hall. Once Lamy was able to arrange for living quarters, he set about raising funds to buy back land he believed belonged to the diocese and for construction of new buildings, especially a new parish church. In order to raise funds the first thing Lamy did was sell the former military chapel on the plaza, La Castrense as well as property around San Miguel, to Simon Delgado (SFCO C:105).

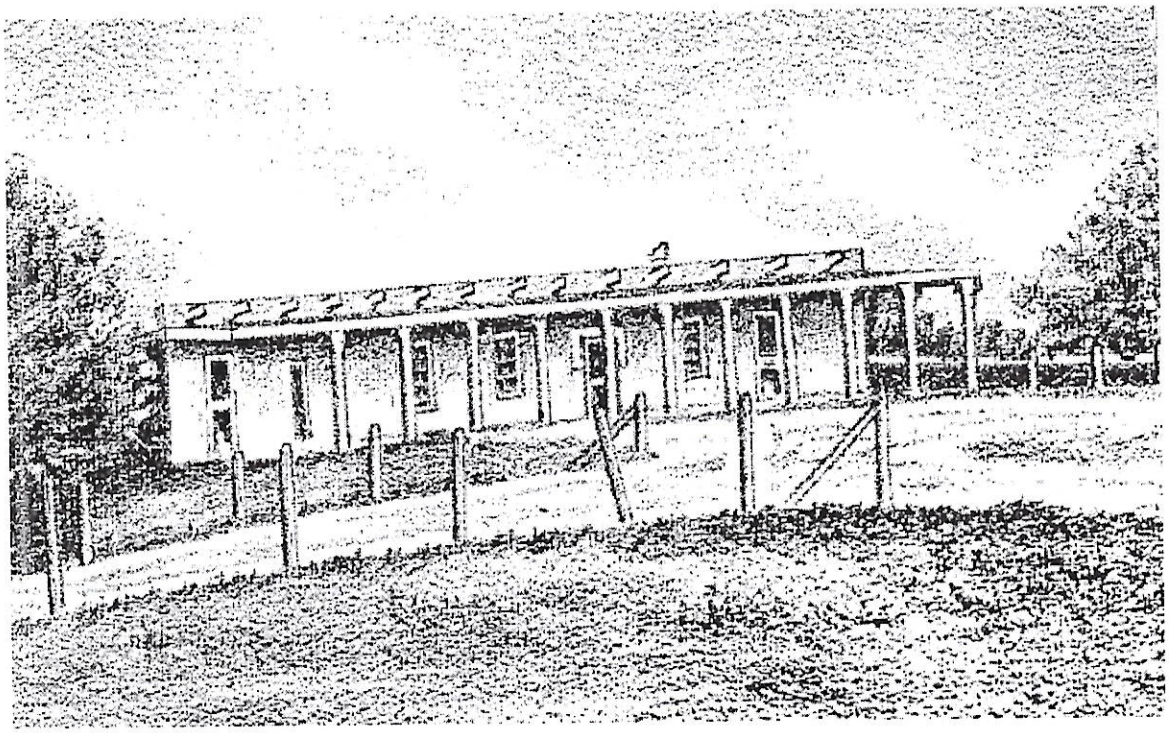


Fig. 5. The building later known as the Old Seminary, Lamy's rectory and boy's school constructed in 1853 by Carlos Brun. Figure from Kimball and Smith 1977.

Then in 1855, Lamy began to purchase property that had once belonged to the parish church. Oddly enough, one of the earliest of Lamy's purchases, if not the very first purchase he made, was a small parcel, which may have been the location of the pre-Revolt parroquia (Chavez 1949; Snow 2004). The small plot of land bought from Juan Felipe Ortiz measured approximately "100 varas [ca 275'] in length and 50 varas [ca 138'] in width" and lay immediately east of the parroquia (SFCO C:16-17; N:413-422), south of present Marian Hall. We do not know if Lamy purchased the lot because he was aware the old parish church might have been located there, or if the property was purchased for another reason entirely, but in any, case this parcel, which has never been built upon, became the core of Lamy's gardens.

Lamy followed that purchase with purchase of "a house lot and land" that belonged to José Franciso Baca y Terrus (SFCO C:17; SFCO N:413-422), that is now the site of Cathedral Park and Marian Hall. In both cases, the properties were bounded on the east by the cienega. Unfortunately, it has not been possible to trace the Baca y Terrus property back in time, so we do not know how or when Baca obtained the land.

Juan Felipe Ortiz died January 20, 1858 (Chávez and Chávez 2004:201), unlamented by Lamy. Ironically, in direct opposition to his "Episcopal edict" of 25 years before, it appears that Ortiz was buried in the parroquia beneath the floor of San José Chapel that had been built by his grandfather more than 50 years earlier (Chávez and Chávez 2004:2003). Juan Felipe's death did not deter Lamy from buying back lands he believed belonged to "his" parish church (SFCO C:57-60; N:413-422), until he owned almost everything between present Palace Avenue and Alameda Streets, and from present Paseo de Peralta on the east, west to present Cathedral Place. The only land Lamy was not immediately successful in obtaining was the house and lot owned by Ana Maria Ortiz, half-sister of the old vicar (Snow 2004:51-52). Even then, Lamy had obtained the bulk of Ana Maria Ortiz's property by 1866 (SFCO F1:136; H:522; N:274-276; N:412-422; SRCA Avery Papers #17).

Even while Lamy continued to buy property surrounding the parroquia and elsewhere in New Mexico, he also was deeply involved in other matters such as education. Between 1852 and 1853, the Sisters of Loretto founded a school for girls in Santa Fe, and in 1859, the Christian Brothers, an order dedicated to teaching, founded St. Michael's College, a school for boys (Hanks 1998:388). Education taken care of, in 1865 Lamy invited the Sisters of Charity, an order located in Cincinnati, Ohio, to Santa Fe and New Mexico to provide hospital care and open an orphanage and industrial school for girls (Hanks 1998:389). Thus begins one of the more fascinating chapters of the history of land use and ownership of the project area.

THE SISTERS OF CHARITY AND THEIR GOOD WORKS

Sister Blandina Segale was not among the first of the Sisters of Charity to arrive in the Territory of New Mexico, but may have been among the most remarkable and influential members of that order to live in Santa Fe. Rosa Maria Segale was born in Cicagna Italy, near Genoa, on January 23, 1850 (Fig. 7; Segale 1948:1-2). Four years later, Rosa Maria's family immigrated to the United States where they settled in Cincinnati, Ohio. In 1866, both Rosa Maria and her sister, Maria Maddelena entered the Sisters of Charity motherhouse in Cincinnati. Blandina, as Rosa Maria became known, and her



Fig. 6. The Old Seminary. Constructed in 1853 by Carlos Brun as a single story building for use as a rectory and boys school for Bishop Lamy (see Fig. 4). The second story with porches was added by the Sisters of Charity after 1865 when they used the building as a hospital. Sleeping porches on Marian Hall can be seen in the left. The Old Seminary was demolished in 1954. Photograph from Kimball and Smith 1977.

sister, Justina, the former Maria Maddelena, pronounced their holy vows in 1868 (Segale 1948:3). Sister Blandina was sent to New Mexico in 1877 where she remained until 1894 when she returned to Ohio. Blandina's journal, which she kept throughout her life, was first published in 1932 and reissued in 1948 (Segale 1948:3).

When Sister Blandina Segale arrived in Santa Fe in 1877, she found that Bishop Lamy had designed his new cathedral and laid the cornerstone, but that no further work had been done due to lack of funds. She also found that Lamy had sold his old rectory, the Old Seminary, with the exception of two rooms reserved for his use, to the Sisters of Charity for a hospital in 1865 (Fig. 5; Fig. 6; SFCO D:438-441).

> Imagine the surprise of persons coming from places where houses are built with every convenience and sanitary device, suddenly to find themselves introduced into several oblong walls of adobes, looking like piled brick ready to burn, to enter which, instead of stepping up, you step down onto a

> mud floor, rafters supporting roof made of the trunks of trees, the roof itself of earth which they were told had to be carefully attended, else the rain would pour in, door openings covered with blankets, the whole giving you a prison feeling; a few chairs, handmade and painted red; a large quantity of wood which they were assured was clean and for their use; no stoves, square openings in corners where fires could be built—all those things were to constitute their future home (Segale 1948:86).

Described by Lamy as having "no architectural character," the sisters added a second story and two-story sleeping porches on all sides of the building (Fig. 6; Kimball and Smith 1977:2, 6; Sherman 1983:65; Snow 2002:26). Other improvements included pine floors in the kitchen and refectories and puncheons, or rough-hewn lumber floors, in the schoolroom (Smith 1990:272). At the same time, there is no indication the Old Seminary ever had even a partial basement dug after the fact, nor is there any indication any burials were disturbed at the time the building was constructed or later remodeled. Used as an orphanage in addition to a hospital, the Old Seminary remained standing until 1954 when it was demolished after being condemned as a firetrap (*Santa Fe New Mexican*, Sunday May 9, 1954). It should be noted that adjacent to the Old Seminary, close to Lamy's cathedral was an old adobe building that became part of the property owned by the Sisters (Kimball and Smith 1977:72, 73; Smith n.d. 400). This building, which obviously pre-dates Sister Blandina's brickyard (see below), served as the orphanage, Sister's dormitory and classroom and general all-purpose structure for decades, but when and by whom it was built remains a mystery.

Frustrated at not being able to obtain fired brick for her construction projects, in 1877, Sister Blandina started her own brickyard. After much trial and error, the brickyard became a reality in 1878 and revolutionized the face of Santa Fe architecture (Ellis 1985:3-5; Segale 1948:108-110, 114-115). In 1879, the Sisters of Charity initiated construction of an Industrial School for Girls and Sister Blandina was put in charge of raising the necessary funds for construction of the trade school. Although Sister Blandina had no funds with which to begin construction, she asked Father Augustine Truchard, the rector of the parroquia, to request volunteers to dig the foundation (Segale 1948:108). Accordingly, 12 men appeared the next day with picks and shovels to begin work (Segale 1948:108). There are no reports in the local newspaper or in the Segale journal that human remains were encountered during the excavation for the foundations of the

building, so we must assume none was uncovered. Two weeks later Sister Blandina reported in her journal, "part of the land excavated makes a natural foundation[9], so we are ready for masonry work" (Segale 1948:108). Once again, Sister Blandina requested that volunteers supply teams and wagons to haul quarried stone for the foundation and once again volunteers materialized and the foundations were laid (Segale 1948:109). One



Fig. 7. Sister Blandina Segale, Sisters of Charity.
Photo from Segale 1948.

volunteer was local businessman Antonio Ortiz y Salazar who sent a team of mules with a wagon. Another individual donated a team of horses, which was sold for $200. In a somewhat convoluted deal, Blandina paid the owner of the horses $150, donated $40 to a poor family, and retained $10 to pay for lime for mortar (Segale 1948:109). Looking to the future, Sister Blandina saw that pipes were installed for both gas and water, even though at the time there was neither gas nor waterworks in Santa Fe (Segale 1948:110).

[9] What Sister Blandina meant by a "natural foundation" is unknown.

According to her autobiography, at the same time she begged and borrowed to arrange funds and in-kind donations to build her trade school for girls, Sister Blandina was not above stealing produce from Bishop Lamy's famed gardens for the orphans and students in her charge (Segale 1948 144). Finally, Sister Blandina arranged with the Santa Fe County Commissioners—the City of Santa Fe would not be incorporated until 1891—to see that indigents who died at the Sister's hospital would be buried in a "long strip of land" in one of the cemeteries at the rear of San Miguel College at a minimal cost (Segale 1948:151-152).

As construction slowly proceeded, brick by brick on the new school, Archbishop Lamy announced in 1880 the need for hospital beds had become overwhelming and with that, Sister Blandina's Industrial School for Girls became, overnight, the St. Vincent

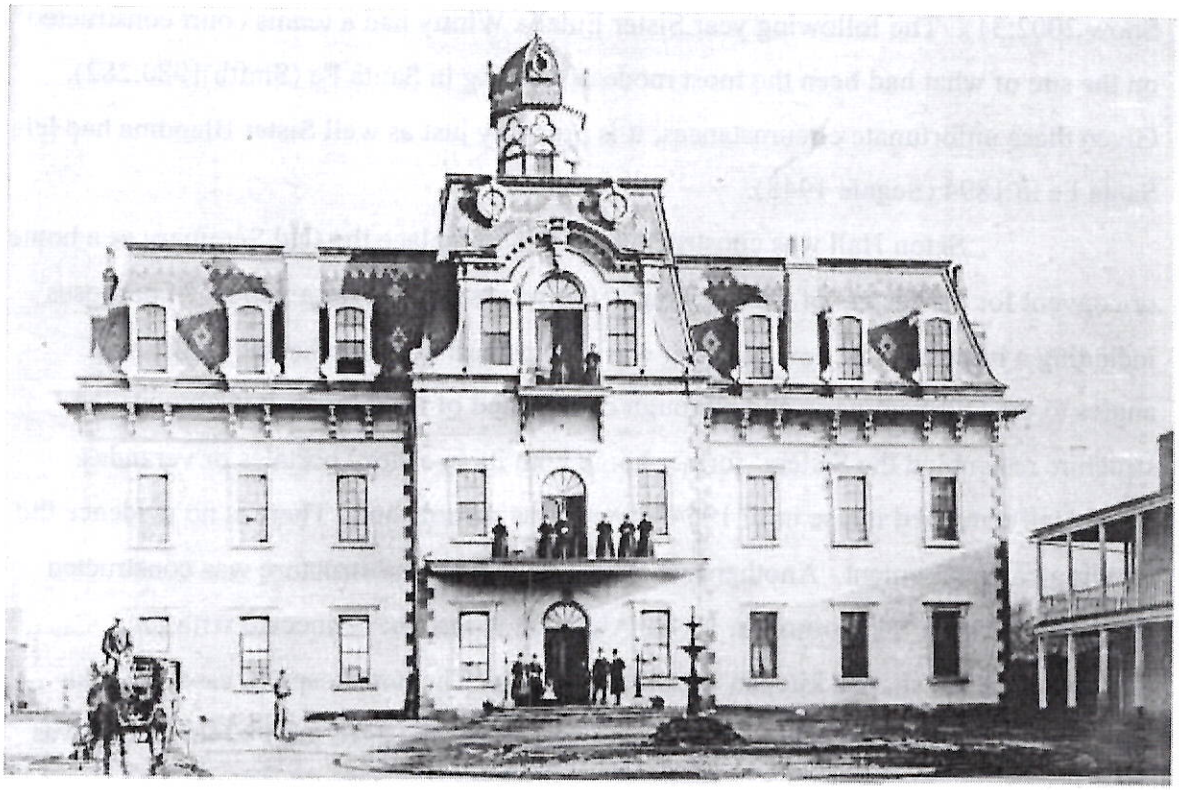


Fig. 8, St. Vincent Sanatorium was originally planned to be an industrial school for girls; however, because there was a desperate need for a larger hospital in Santa Fe, the original purpose changed. The building opened in 1883 and burned to the ground in 1896. The two story porches of the Old Seminary can be seen at the right.

Sanatorium (Fig. 8). The new sanatorium, the "tallest building in the city, 60 feet high with a cupola on top," opened in 1883 (Fig. 8; Kimball and Smith 1977:11; Hanks 1998; Segale 1948; 189; Snow 2002:29). The new sanatorium was also the most stylish building in Santa Fe with its symmetrical Second Empire features of a Mansard roof, bracketed cornices, and quoins, and entrance via an allee, or formal walk, lined with horse chestnut trees donated by the Archbishop (Smith 1980; Snow 2002:29). By 1890 the steam heating system was operational. Ironically, aside from Sister Blandina's "natural foundation" mentioned previously, the new sanatorium does not appear to have had a basement, at least I can find no contemporary references to a basement in the building. It may be, since Blandina arranged to have the kitchen, laundry room and boilers for the steam heat in another building, no basement was necessary. These safety features aside, St. Vincent Sanatorium burned to the ground in 1896 (Smith 1980:273; Snow 2002:31). The following year Sister Eulalia Whitty had a tennis court constructed on the site of what had been the most modern building in Santa Fe (Smith 1980:282). Given these unfortunate circumstances, it is probably just as well Sister Blandina had left Santa Fe in 1894 (Segale 1948).

Seton Hall was constructed in 1886 to replace the Old Seminary as a home or convent for the Sisters of Charity (Fig. 9). It was later used for a variety of purposes including a hospital. The new building was located east of the cathedral and at right angles to the Old Seminary, and although constructed of fired brick, it is obvious the structure resembled the Sisters' former home with its two story portales or verandas. Seton Hall remained in use until 1954 when it was demolished. There is no evidence the building had a basement. Another two-story brick and stone structure was constructed east of St. Vincent Sanatorium in 1886. Although it was not connected with the sanatorium, it did share a kitchen with that building. The new hospital, essentially an annex to the sanatorium, eventually became a home for the aged until 1948 when it was demolished to make way for the construction of the new St. Vincent Hospital designed by John Gaw Meem.

A large brick and frame orphanage was also constructed in 1890 (Fig. 10). It was located on the south side of the Sisters property, and according to Kimball and Smith (1977:13); funds for the construction of the orphanage had been raised by Father Thomas



Fig. 9. Seton Hall. Photo from Kimball and Smith 1978.

A. Hayes, a Catholic priest stationed in Bernalillo. Initially planned as a home where orphaned girls aged 3 to 19, could receive a basic education through grade 6 and learn "all kinds of house work, for instance cooking, washing, ironing cleaning and arranging rooms, sweeping, dusting...in addition to hygiene, domestic work, ballroom dancing, dramatics, tennis and gardening (Smith 1980:238). They are taught plain sewing [and] many of the girls twelve years old make their own dresses and aprons" (Smith 1980:351). The new orphanage had five dormitories for as many as 90 girls and each dormitory had an alcove for a member of the Sisters of Charity. There were also classrooms, a library and reception room; there were five showers and three indoor toilets along with six outdoor privies (Smith 1980:237-238). The new building was arranged around a large playground and the aforementioned tennis courts (Smith 1980:238). Since the orphanage lacked an infirmary, seriously ill children were admitted to and treated in the new St. Vincent Hospital east of the new sanatorium.

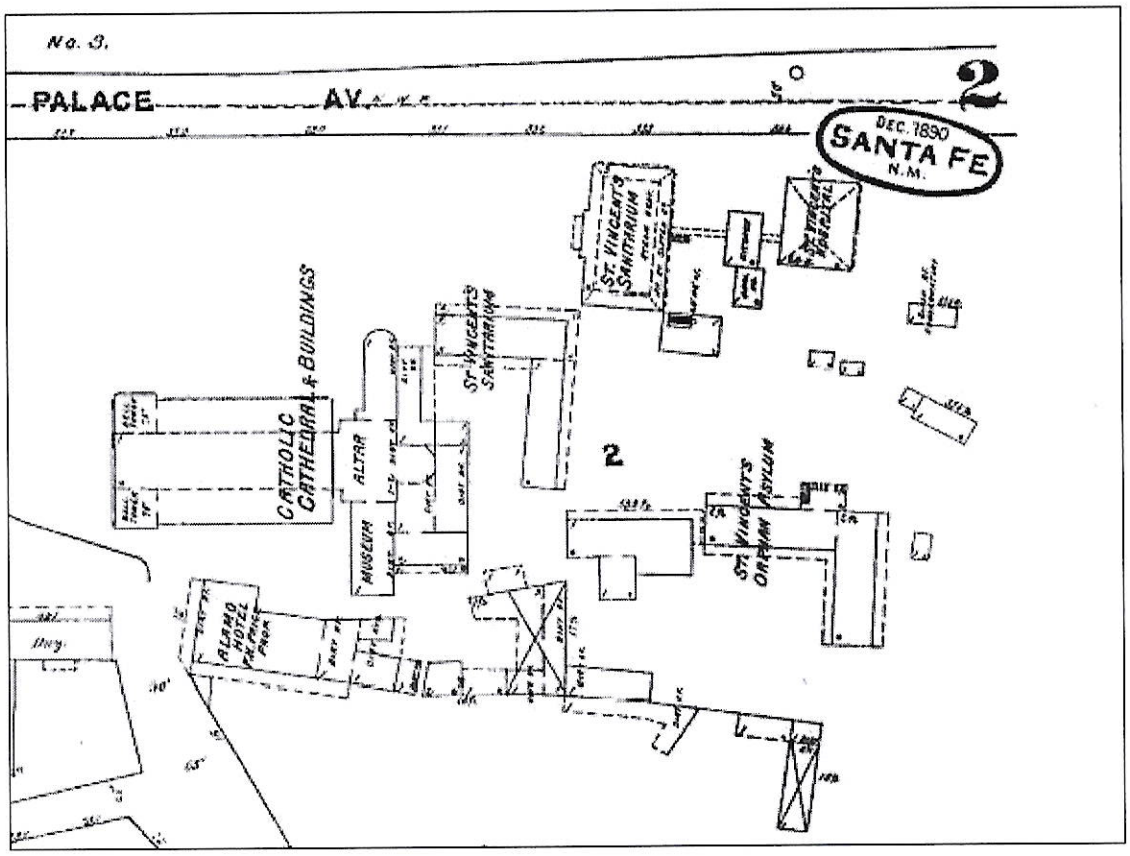


Fig. 10. 1890 Sanborn Insurance Map showing all structures built by the Sisters of Charity by that date. Clockwise from the 1883 Sanatorium, the structures are a kitchen shared with the 1886 hospital and a coalhouse. One of the small service buildings is a conservatory. The orphanage is the L-shaped building at 4:00 o'clock. An adobe schoolroom is west of the orphanage. Seton Hall is northwest of Seton Hall. The Old Seminary abuts Seton Hall. Both buildings are show with the title "St. Vincent's Sanatorium." The Alamo Hotel and other structures along the lower part of the map did not belong to the Sisters of Charity.

According to Dr. Marcus Smith (1980:328), during the summer of 1903, the Sisters began to raise funds to build another hospital to replace St. Vincent Sanatorium. Because they dealt with patients who had tuberculosis, the sisters realized the construction of a laundry facility was of the utmost importance (Smith 1980:228-229). As a result, a boiler room and laundry, "located near the orphanage," were under construction by May 1904 and were completed June 22 (Smith 1980:229). This indicates the earliest construction at the present power plant south of old St. Vincent Hospital dates from 1904 instead of circa 1908-1910 as previously thought.

In actuality, the Sisters of Charity were not able to begin construction of a replacement for the St. Vincent Sanatorium until 1908 when work started on the building

now known as Marian Hall (Fig. 11). Designed by Isaac Hamilton Rapp of the firm, Rapp and Rapp, Architects, who would later design the Fine Arts Museum on West Palace Avenue, the second St. Vincent Sanatorium encompassed not only the footprint of the ill fated earlier sanatorium, but also included a part of the circular turnabout and fountain at the east end of the former allee or entrance (Fig 11; Sheppard 1988:56; Smith 1980:365). The new sanatorium resembled some ways the annex to St. Anthony's Sanatorium the Rapp firm designed for the Sisters of Charity in Las Vegas, New Mexico (Sheppard 1988:56). Designed to have the primary entrance on the east side of the building, the new St. Vincent Sanatorium in the only Rapp building that remains in Santa Fe that was not built in the Rapp's Santa Fe Style (Sheppard 1988:56). Unfortunately, design and construction of the later John Gaw Meem St. Vincent Hospital almost completely obscured the original entrance to the sanatorium (Sheppard 1988:154).

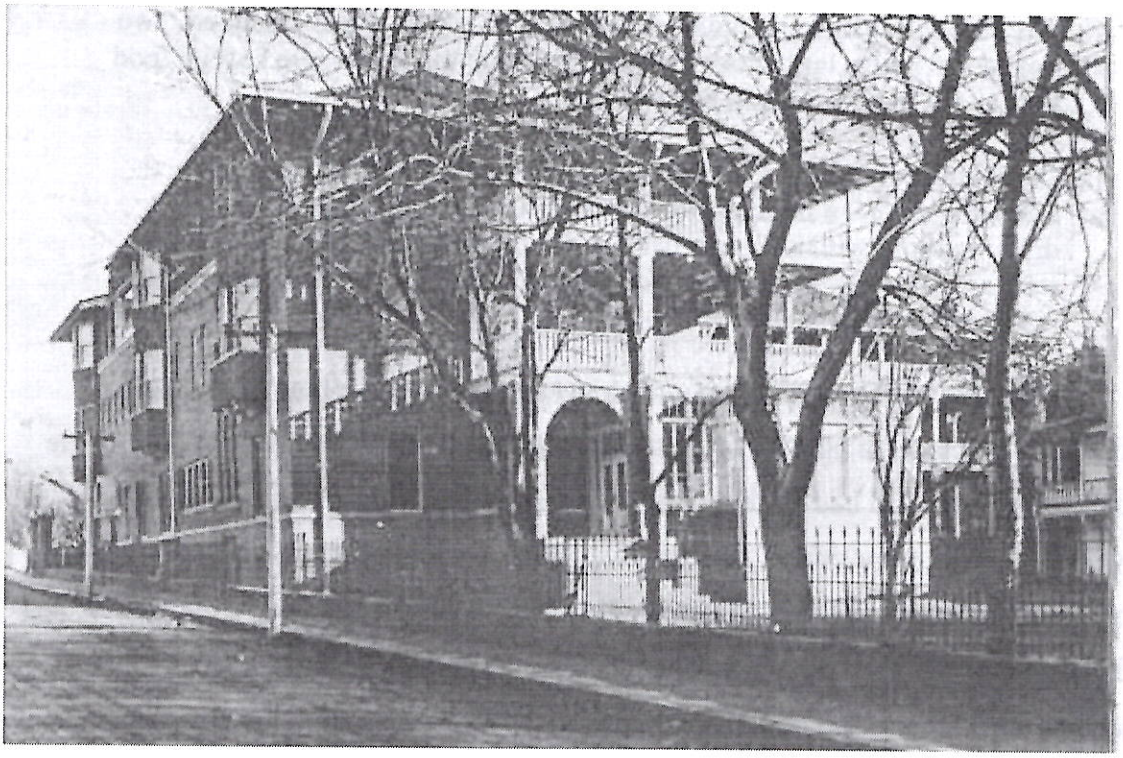


Fig. 11, Marian Hall looking east from Palace Avenue, ca. 1910. The two-story portales of the Old Seminary can be seen on the extreme right.

SISTERS OF CHARITY AIDING GROWTH AND PROSPERITY OF SANTA FE, said the New Mexican. The New and Modern Sanitarium would "absolutely surpass anything heretofore attempted in the West."

> Costs were expected to exceed $75,000. The Sanitarium would have 6,600 square feet, and the addition 7000 feet. Hard burned penitentiary bricks would be used except in the front of the building where unglazed vitrified dark red and brown vitrified bricks would be placed. Red tile of the latest style would adorn the roof. White tile would cover the kitchen floor and siding; corridors and bathrooms would also be tiled. Bedrooms would have hardwood floors (Smith 1980:375; Fig. 9; Fig. 10).

Additionally,

> Plans for the first floor included the lobby, a reception area, guest's waiting room, office, housekeeper's room, dining room, physician's consulting room, library, billiard room, five bedrooms for guests, a serving room, cooling room, storage room, toilet and bathrooms, and a large convenient kitchen on a concrete foundation. Beneath the [wood] range and oven, a concrete pit would receive ashes; thus employees would no longer haul ashes out of the kitchen. Three stairways would connect the three floors, and an electrical elevator would be large enough to accommodate a cot with a patient.
>
> The second floor would house the chapel and sacristy, bed chambers, two toilets and baths, large linen closets, and a diet kitchen where special food for very ill patients would be prepared.
>
> On the third floor there would be private rooms and suits, and the operating suite—a large operating room, a surgeon's room, a surgeon's dressing room with a shower bath, and separate anesthetic and sterilizing rooms. [The new sanatorium would be] Comparable to the best hospitals in the country (Smith 1980:376).

In an interesting aside, Dr. Smith noted that the Rapp's plans for the new sanatorium "included a number of shutes [sic, chutes] to run from the third floor to the kitchen, for linens and bed clothing, room sweepings and ashes from rooms with fireplaces to a pit in the cellar" (Smith 1980:376). At the same time, he also noted that, "In 1899, shutes [sic, chutes] or flues for dirty linen were condemned," although he never said by whom. Besides the ash and laundry pits, the cellar also had a large storeroom, coal bins and "other compartments" (Smith 1980:377). Aside from the basement beneath the Meem-designed St. Vincent Hospital, the cellar beneath present Marian Hall is the only one described for any of the buildings constructed by the Sisters of Charity.

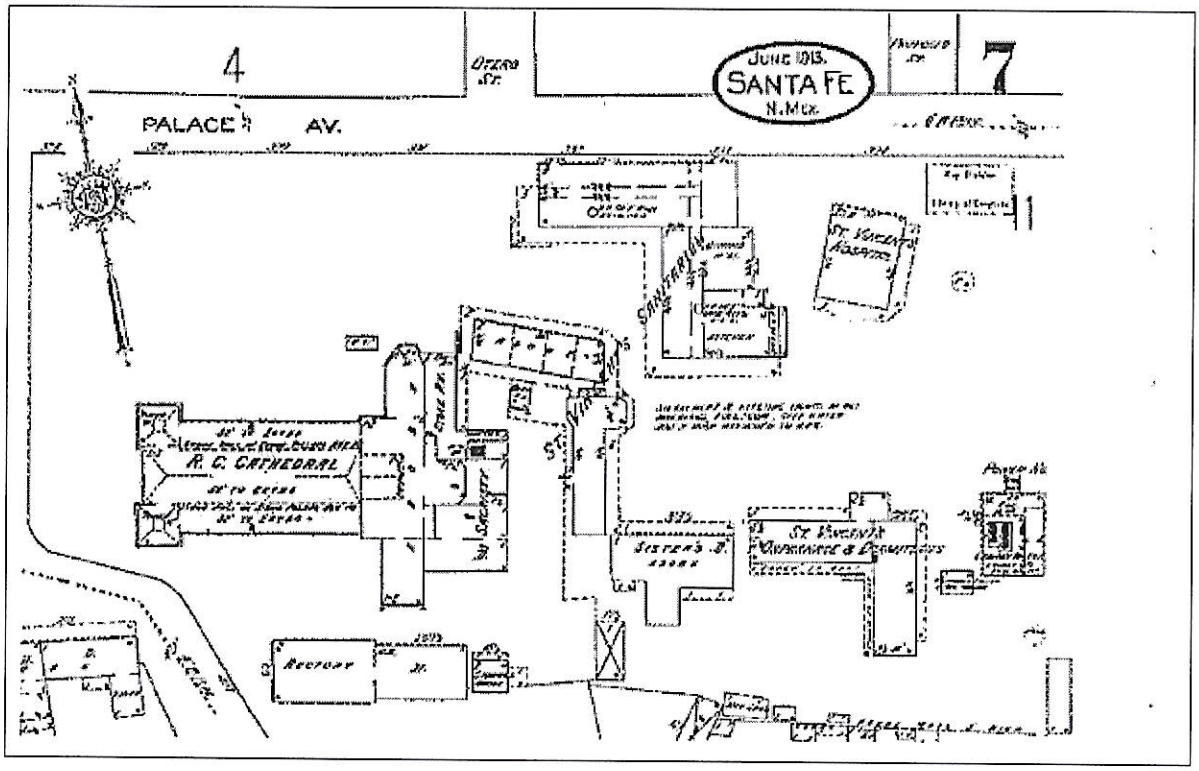


Fig. 12. Sanborn Insurance Map of 1913. The map shows the relationship of the holdings of the Sisters of Charity to St. Francis Cathedral. The Old Seminary is north and east of the cathedral, while the new sanatorium was located on the site of the former sanatorium. The hospital was located east of the new sanatorium. The Sisters' lodge, the orphanage and the powerplant were located on the south side of the property. The area due east of Seton Hall, between present Marian Hall and the orphanage has never been built upon.

Because fresh air and sunshine were considered the best cure for tuberculosis, the most noticeable architectural feature of the new sanatorium was the verandas or sunrooms that opened into the rooms of the patients. Ten-foot wide verandas were located on the south and west sides of the building, while the sunroom, encased in glass was located in the southwest corner of the building. Fire-stairs connected the verandas to ground level. Some years later after the construction of Marian Hall, John Gaw Meem added covered ambulatories that connected his new hospital to the east façade of the Rapp-designed St. Vincent Sanatorium (Sheppard 1988:54-56; Smith 1980:377). Carl Sheppard (1988:54) was very critical of these ambulatories saying they almost completely hid the Rapp façade.

The new St. Vincent Sanatorium opened December 13, 1910 (Smith 1980:399).

The opening was celebrated with an evening of music by the military band from Fort Marcy Military Reservation, a "Spanish supper," and a bazaar (Smith 1980:399). With the opening of the new facility, the Sisters of Charity were responsible for the Old Seminary used for classrooms for nurses, Seton Hall, the orphanage, a hospital, and a boiler room and laundry (Smith 1980:400; Fig. 9; Fig. 12). All of the structures were situated around the north, west, and south sides of the property owned by the Sisters, all of which was bounded on the east by the cienega.

While the Sisters undertook no large-scale construction projects within the project area for nearly 40 years until after World War II that is not to say the Sanatorium or home for the aged were neglected: an emergency room was constructed, and numerous interior changes were made to the structures. In 1937, the driveway to the hospital was paved with concrete and a canopy placed over the main entrance (Smith 1980: 558). After WWII, however, the Sisters began first to contemplate, and then plan in earnest construction of a new, modern hospital to replace St. Vincent Sanatorium.

John Gaw Meem's architectural firm was hired to design the new St. Vincent Hospital, which would be located east of St. Vincent Sanatorium. According to Meem,

> 'In plan, this building is roughly in the shape of a cross, symbolic of the spirit of love and sacrifice of the Divine Master whom the Sisters of Charity serve in devoting their lives in hospital work.' Three elevators in the center of the cross arm would provide communication with each wing of the five floors. Most of the rooms would face south, toward the archbishop's garden. The rooms facing north would be recessed from the street, and would be protected by trees and landscaping. 'The rooms,' he said, would have soft, pleasant colors.'
>
> A public lobby, administrative areas, a gift shop, medical library, 57 medical beds, and a 14-bed psychiatric unit would occupy the ground floor. Laboratories, the X-ray department, seven operating rooms and cystoscopy room, and 57 surgical beds would fill the second floor. There would be two delivery and four labor room, a 39-bed maternity unit and a 17 bed pediatric nursing section on the third floor. The fourth floor would accommodate a 16-bed contagious section, a small oratory, and a sun deck. Outpatient services such as the emergency room, pharmacy, a coffee shop and cafeteria, would be located on the ground floor, and so too were the kitchens, central sterilizing, central supply, and storage areas, and a physical therapy department for poliomyelitis victims.

> Mr. Meem hoped that the building would reflect 'the technical and scientific aspects of the completely modern hospital by the simplicity and the clean functional quality of its masses... (and) recall the traditional architecture of our region of which Santa Fe is so proud. The building would harmonize with the territorial style...' The brick and reinforced concrete walls would have a pink sand finish, and the parapet would be finished with red brick (Smith 1980:655-656; Fig. 12).

According to Dr. Marcus Smith, "trees were cut down and bulldozers churned up the ground. In the process of excavation, the contractor struck the old river bed, the old cienga [sic], and in the years to follow, the basement of the future hospital was often flooded (Smith 1980:650). The cornerstone was laid July 24, 1951 (Kimball and Smith 1977:121).

Given the tenor of the times with the Korean War and the "Cold" War when the new hospital was under construction, it is not surprising the new structure included a disaster shelter with an emergency kitchen, first aid, and waste facilities (Smith 1980:656). In addition, there were a special ambulance entrance to the sub-basement; a standby electrical system with generator; and the heating system could be switched from oil to gas at a moments' notice (Smith 1980:664). Finally, the old laundry and boiler rooms were remodeled to provide for a modern facility (Smith 1980:656). The new hospital was opened in 1953 (Kimball and Smith 1977:123).

In order to provide room for the new hospital, a number of the surrounding structures used by the Sisters were razed. These buildings included the Old Seminary, described in 1954 as a firetrap (*Santa Fe New Mexican*, Sunday, May 9, 1954; Fig. 9; Fig. 10), Seton Hall, and the former hospital or Old Folks Home.[10] The orphanage was also eventually closed and razed. Subsequently ambulance bays, now maintenance buildings, were constructed south and west of the 1904 power plant.

At the same time that many of the original structures constructed under the direction of the Sisters were being demolished, the former sanatorium was remodeled into a residence and convento for the Sisters with offices and classrooms, library and chapel for the nurses (Smith 1980:670). The remodeled structure was renamed Marian

[10] According to Marcus Smith (1980: 670), local architect John McHugh, salvaged the second floor railing at the "ancient hospital" and used it at his home where it is still located. McHugh also salvaged lilacs from the former Bishop's Garden which he planted in his own garden where they are said to thrive.

Hall in honor of the Year of Mary or Marian Year of the Catholic Church (Smith 1980:671).

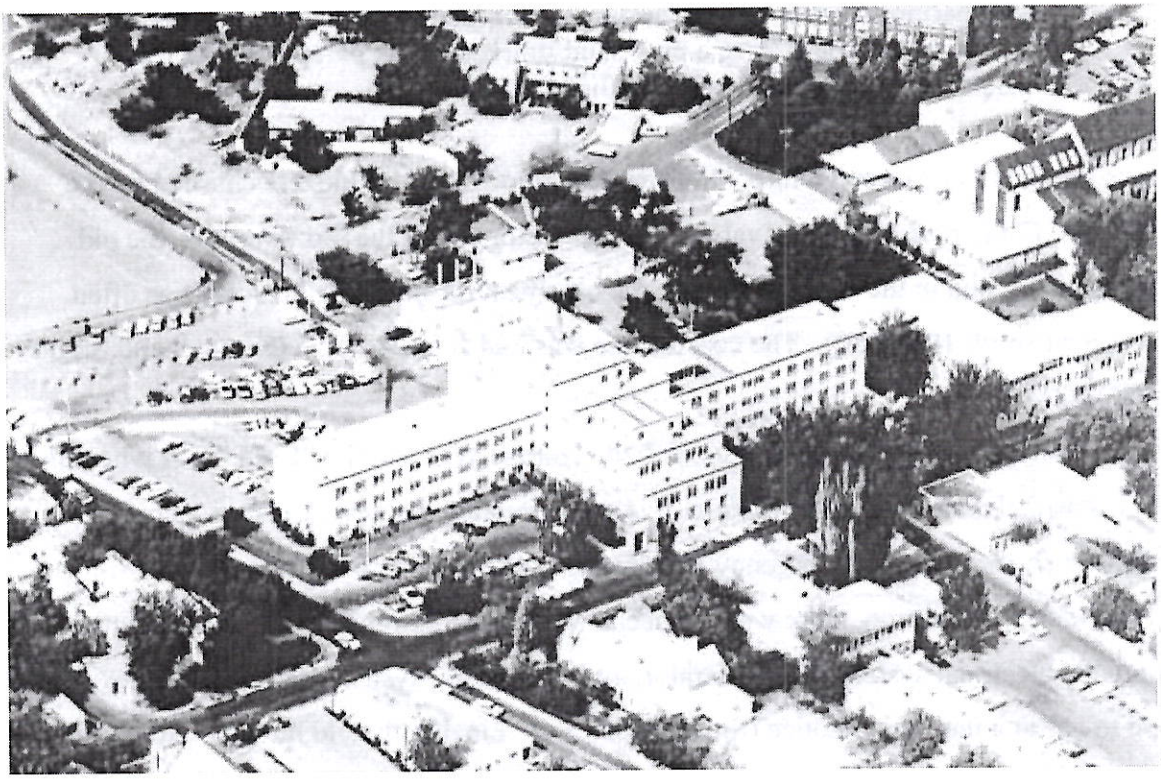


Fig. 12, the Meem-designed St. Vincent Hospital circa 1955. Note Marian Hall, former St. Vincent Sanatorium to the east of the west wing of the hospital.

Ironically, by the early 1960s, little more than ten years after the new hospital was opened major renovations and improvements became necessary. In addition to wide-spread interior remodeling, significant changes were made to the exterior including an annex to the waiting area and port for two ambulances on the south side of the building. Less than 25 years after the opening of the new St. Vincent Hospital in 1953, the facility was deemed "inefficient and outmoded" (Smith 1980:767). According to staff:

> the 23-year old building was sturdy but inflexible and inefficient, and outmoded as a medical facility. Eighty percent remodeled since its opening. Related services scattered randomly. Nowhere to add new services our equipment without sacrificing patient rooms. Landlocked on a five acre site unable to expand up, or out, or down. Deplorable parking space. Located in the congested downtown area with poor access, especially for ambulances…at least 35,000 square feet of additional space were needed for diagnostic and service departments (Smith 1980:767).

Staff also pointed out:

> Maximal use of the downtown property could be obtained with a two story addition south of the hospital to house several service departments and the surgical suite, and a five level nursing unit to provide additional beds. Disadvantages were the costly land, no additional parking areas, and the increasing traffic problems created by additions to the hospital (Smith 1980:768).

Santa Fe needed a new hospital. The Sisters of Charity and the trustees of the hospital decided finally to build a new hospital in a new location, well away from downtown Santa Fe (Smith 1980:768).

Construction of the new hospital on St. Michael's Drive started in 1975 and was completed in 1977 (Kimball and Smith 1977:133). During construction of the new hospital, Sister Mary Joaquin Bitler, who had been administrator of St. Vincent since 1960, resigned her position (Kimball and Smith 1977:124). With Sister Mary Joaquin's resignation, the responsibilities of administration of the hospital were assumed by a board of trustees. The Sisters of Charity relinquished all rights and title to their property east of St. Francis Cathedral that had been deeded to them more than 100 years before by Archbishop Jean Baptiste Lamy. An era had ended.

> Before the hospital and Marian Hall were abandoned by the Sisters:
>
> most of the religious articles and relics in the Marian Hall Chapel and in a small interdenominational chapel would be sold or given away. These included many statues: St. Gerard, the patron saint of expectant mothers, a bust of St. Elizabeth Seton, Our Lady of Guadalupe, St. Vincent de Paul accompanied by a child, and St. Anthony holding a child. The 14 Stations of the Cross were for sale, and so were some of the stained glass windows—a few would be placed in the interdenominational chapel planned for the new hospital. The big altar was donated to St. Catherine's Indian School, and a tabernacle was given to church in Albuquerque. The other tabernacle and the bust of St. Elizabeth Seton were to be placed in the new chapel [in the new hospital]...(Smith 1980:805-806).

In 1978 after the new St. Vincent Hospital opened on St. Michael's Drive, the State of New Mexico purchased both Marian Hall and "old" St. Vincent Hospital for $2,000,000 (Kimball and Smith 1977:133; *Santa Fe New Mexican* December 29, 2007). Renamed La Villa Rivera Building after remodeling, all but the east wing of old St. Vincent Hospital housed five different state agencies until 2006 when the agencies moved and the property was purchased by Drury Hotels, a subsidiary of DSW Santa Fe

LLC (*Santa Fe New Mexican,* December 26, 2007). Between 1983 and 2003, the east wing of the former hospital housed La Residencia Nursing Home that was run by Presbyterian Medical Services (*Santa Fe New Mexican*, December 26, 2007). Both Marian Hall and old St. Vincent Hospital are scheduled for restoration and renovation by DSW Santa Fe LLC as a hotel complex.

DISCUSSION

Beginning in 1865, the Sisters of Charity, a healing organization, owned property along Palace Avenue and present Paseo de Peralta in Santa Fe. The property had been deeded to the Sisters by then Bishop Jean Baptiste Lamy to be used for construction of a series of sanatoria, hospitals, and orphanages, in addition to residences for the Sisters. Throughout the time the Sisters owned the property, in fact even to the present day, the various buildings used by the Sisters surrounded an area used by Lamy for his gardens. This parcel, purchased by Lamy from Vicar Juan Felipe Ortiz in 1855, has never been built upon and may well contain the archaeological remains of the pre-Revolt parroquia of Santa Fe.

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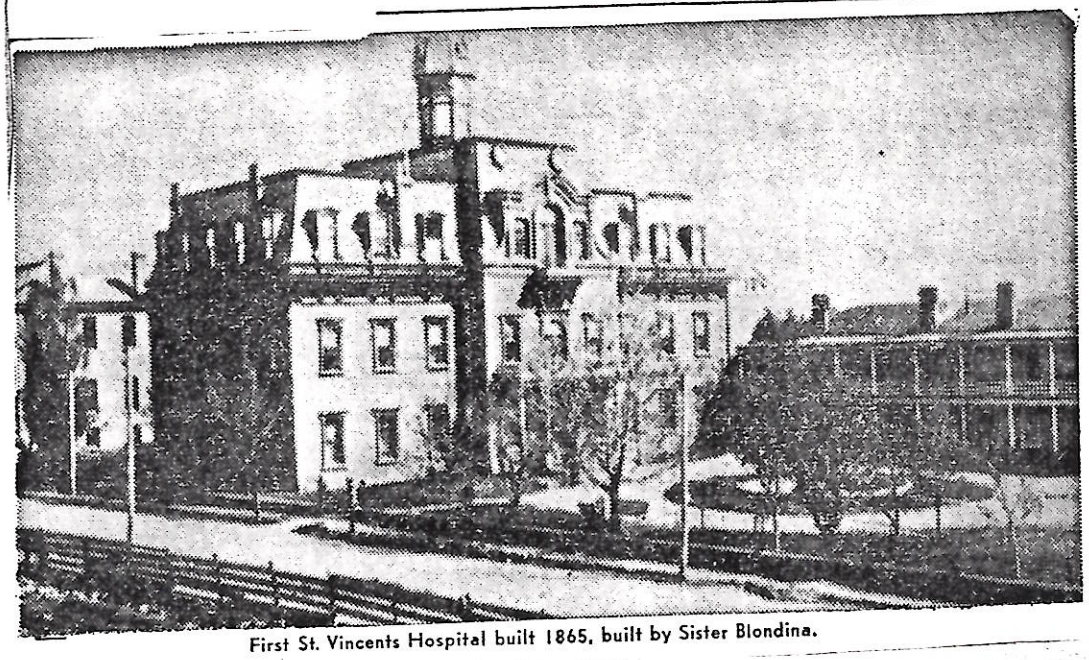


First St. Vincents Hospital built 1865, built by Sister Blondina.

On August 21, 1865, a little band of four Sisters left from Cincinnati, Ohio for the West, for the conquest of souls—the souls of the sick poor. On September 14, 1865 they arrived and were shown the place of their future labors—a building which was adobe, with mud floor and ceiling. The railroads were being built in the West and all the men who needed surgical or medical treatment were sent to the Sisters.

As time went on, the Sisters found that they would have to build an addition to the small Hospital to accommodate the many demands for private rooms by health seekers coming to Santa Fe. The two-story brick building, which was later used for the old folk's home was then erected at a cost of $10,000.

On June 14, 1896 a fire broke out, the loss being estimated between $50,000 and $75,000.

On December 31, 1910 the present hospital, situated on Palace Avenue was opened. This Institution is approved by the American College of Surgeons, the Catholic Hospital Asociation—the American Medical Association, and the American Hospital Association—the International College of Surgeons and the Western Hospital Association, thus giving the Hospital an A-1 rating.

Preservation of hospital urged

The Historic Santa Fe Foundation board of directors has passed a resolution favoring preservation of the old St. Vincent Hospital site, including Marian Hall.

Hospital officials and others are supporting a plan to sell the property to the State of New Mexico.

The hospital's finance committee has recommended that Marian Hall, an old wooden structure with brick veneer, be considered expendable during negotiations for sale of the property.

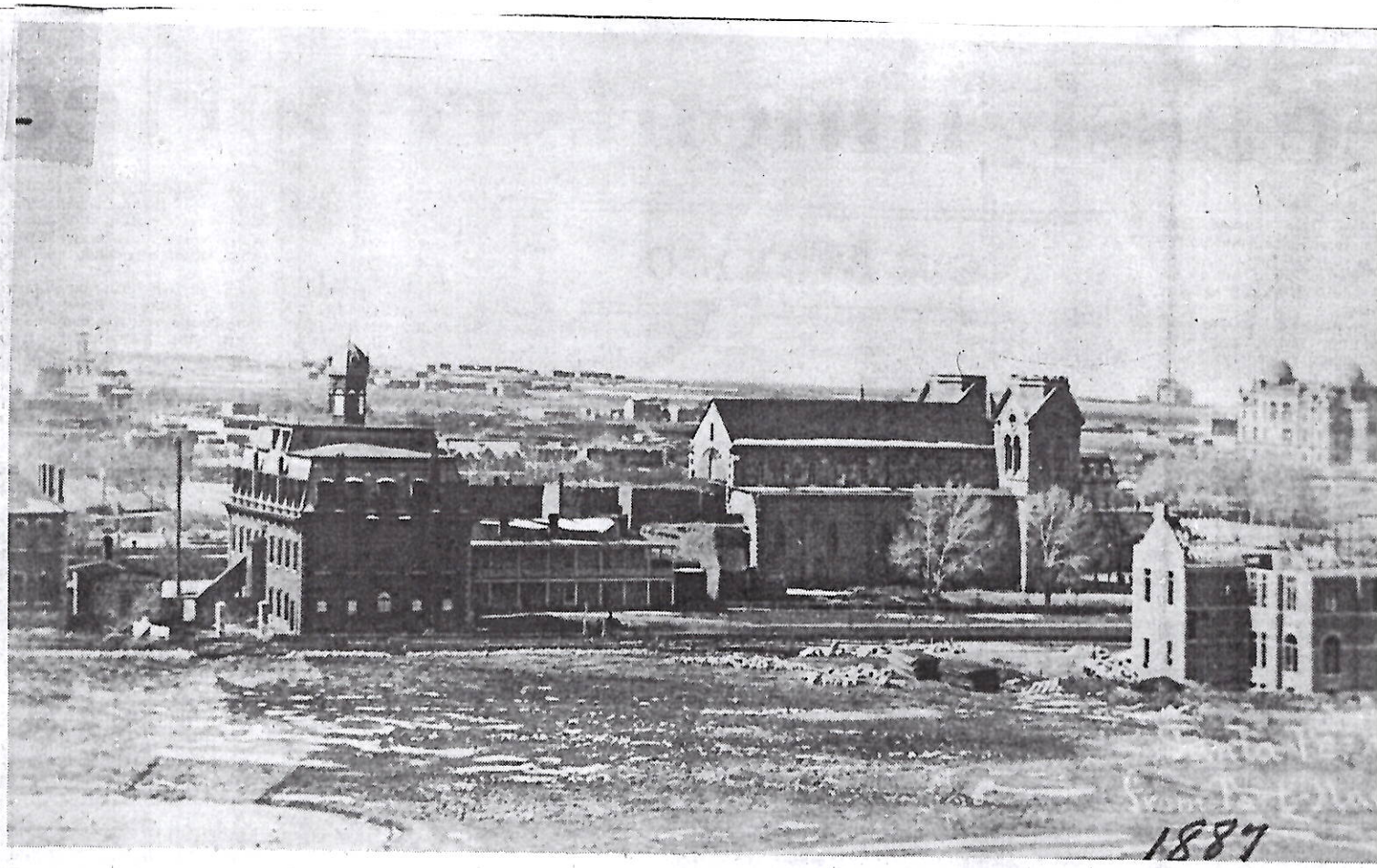
The foundation vote came after a discussion of the historic significance of the site where the Sisters of Charity founded the hospital in the late 19th century.

Five St. Vincent Hospital buildings, dating back to 1865, have existed in the vicinity of Marian Hall.

New Mexico

The 500-member foundation passed a resolution to join with the 800-member Old Santa Fe Association and the State of New Mexico's Properties Review Committee in expressing interest in Marian Hall's preservation.

In other action, the foundation board voted to offer portions of the historic Tully House at Grant and Griffin streets for lease as business offices.



St. Vincent's Hospital

THE BEGINNINGS—This view from Fort Marcy in 1877, looking south, shows the old St. Vincent Sanatarium (with tower) behind St. Francis Cathedral (center-right). Building in background at right is the old state Cap which later burned, as did the sanatarium. The p shows an empty field north of Palace Avenue.

St. Vincent... legacy of servic

By Howard Houghton
The New Mexican Staff

It was a rugged, muddy Santa Fe that Sister Blandina Segale arrived in around Christmastime 100 years ago.

Shortly after her arrival, she wrote in her journal, "What can I say of this nested (am I coining a word?) town! 'Antique' to the first degree, is uppermost in my mind. There is a small brick dwelling northeast of the hospital, the rest are all made of adobe laid in mud."

Sister Blandina's published journal has provided one of the few glimpses into the history of the small bands of religious women who, enduring considerable hardships, came to Santa Fe from Ohio in the late 1800's to help found community institutions.

Their most visible achievement: St. Vincent Hospital, founded as the first hospital in the territory by the Sisters of Charity shortly after they began arriving in 1865, 15 years ahead of the railroad.

While their story hasn't been completely ignored, a recent push by the hospital to gather in its history before completing its transformation into a locally-owned, secular institution is bringing together pieces of the story of these missionaries from a wide variety of sources for the first time.

With the transfer of title to a local board of trustees in 1972, the departure this year of Sister Mary Joaquin as chief administrator, and the forthcoming move from its site behind St. Francis Cathedral, the hospital's officials felt the need to preserve some record of its past.

As an outgrowth of a project to gather data for an archive, the hospital plans to publish next summer a new book that will tell the hospital's history in photographs.

Photographs from other archives, various libraries, hospital files and private collections are being gathered and catalogued by the hospital's first archivist, Clark Kimball.

Some date back to the earliest days. Some have never been published.

There are saintly faces, some stern, some warm, staring out from under hooded garments; grainy images of people on territorial-style porches; vistas of a frontier town that had few large buildings to block the horizons.



St. Vincent's Hospital Photo

FIRST OF MANY—Sister Vincent O'Keefe, first mother superior of the Sisters of Charity in Santa Fe (1865-1872), was crippled while rescuing patients from the fire that burned the old St. Vincent Sanatarium near the end of the 19th century. Though courageous, she never overcame the loneliness and homesickness she felt in the Southwest.

Stacks of the photographs set on the tables in the bare, top floor office of the archivist in the old Marian Hall section of the hospital.

By next summer, about 100 of them will have been chosen for the book.

"It's really a fascinating story," says Kimball. "It's a story that criss-crosses with the story of the railroad. The hospital was busy treating the men who worked on building the railroad. It's a story that criss-crosses with the history of the military. Ft. Marcy had an infirmary but no hospital of its own...It's the people-to-people aspect of the story that seems most important...They were good people."

Kimball betrays some excitement when he talks about the hospital's role in the region's history.

"Most people hear about nowadays is the financial problems and the infighting that goes on" he says. "Now is a good time to remember the history of the hospital—the fact that it started with just the idea of people helping people."

Even without the journals of the times, the photographs portray the starkly simple surroundings of the early hospital—surroundings that bore no resemblance to the midwestern homelands of the sisters, just as their garments were at first strange to the natives.

The first sisters who came, crossed the prairies in wagons, braving attacks by Indians or desperadoes and contending with discomfort and disease.

The later sisters tried financing their homes for orphans and old folks by building a sanitarium where Easterners of means could enjoy the therapy of fresh air, nearby mineral springs and sunny days.

The stone Victorian-style building, which stood about where Marian Hall stands today, burned down around the turn of the century.

Marian Hall was built around 1911. More contemporary photos show the state's governor Ed Mechem helping dedicate the present four-story hospital building in the early 1950's.

"We've been really lucky," says Kimball. "We're pretty pleased with the photographs we've gotten. It tells the story very well.

"Right now we are identifying the photographs and writing the caption material. Once this is done, by the end of February, will lay them out as a b of photographs and t find a painter."

The project has alre received a $1,000 grant fr the New Mexico A Commission to help printing costs. Attempts being made to raise m ching funds throu donations of money materials of value to archive.

Beyond publishing book, Kimball also hope microfilm all newspa clippings and other exist documents relating to history of St. Vinc Hospital and gather medical instruments other relics of the hospita

"We don't want to get fanatical about this beca there will probably be v few people who will wan do research on this," s the 29-year-old archiv "Nevertheless, we feel t these things are wo preserving."



St. Vincent's Hospital Photo

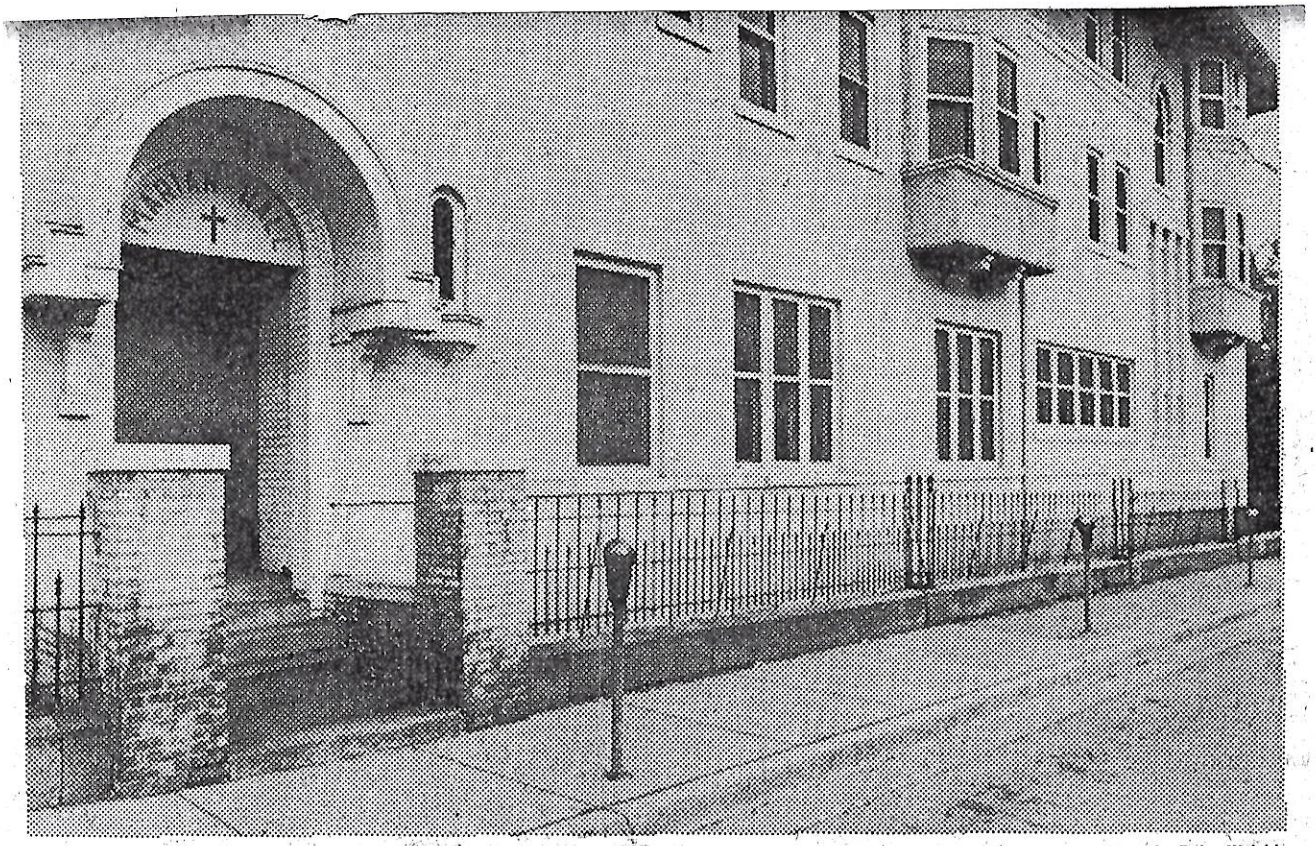
SCENES OF HARDSHIP—This 1876 photograph (unsucessfully retouched after it was taken) shows Bishop Lamy and members of a wagon train preparing to bury Sister Alphonsa Thompson on the Kansas plains. She was said to have died of fright during an Indian attack. Mourning beside her are fellow Sisters of Loretto and two Sisters of Charity on their way to Santa Fe at Lamy's request to found hospitals and schools.



The New Mexican

SEARCHING—St. Vincent Hospital archivist Clark Kimball, 29, looks through photographs of the way the hospital used to look. A book of historic photos is scheduled for publication next year.

JOURNAL NORTH
March 13, 1981



Journal Photo by Brian Walski

Preserving Woodwork, Floor, Stained Glass at Marian Hall Concerns Officials

Council Wants Artifacts Saved

By HOWARD HOUGHTON
Journal Staff Writer

SANTA FE — Whatever happens to the old St. Vincent Hospital property, the Santa Fe City Council wants the hand-wrought woodwork, inlaid marble flooring and stained glass in Marian Hall preserved.

Marian Hall, a wood-frame and brick building on Palace Avenue, is the oldest structure on the vacant, state-owned property. It would likely be razed if the state decides to put museum facilities at the site.

A resolution adopted by the council this week recommends to museum officials and Gov. Bruce King "that if the state desires to proceed with the demoliton of Marian Hall, that every consideration and precaution be taken to preserve those irreplaceable building artifacts incorporated in the building."

One section of Marian Hall includes a chapel once used by the Sisters of Charity, which founded the hospital in the late 1800s.

The resolution also asked that the historical preservation unit of state government be consulted before any demolition.

The measure was introduced by Councilor Dolores Lee, who said she was inspired by historical preservation efforts in Washington, D.C., during a recent visit there for a National League of Cities convention.

Structural problems with Marian Hall have left its chances of survival doubtful since the hospital was relocated to St. Michael's Drive three years ago. Even before its evacuation, signs had been posted in the structure warning of the dangers of fire in the largely wooden building.

The Museum of New Mexico's plans to raze the building and construct a new Indian arts museum there have been left in uncertainty by the current session of the Legislature.

A bill to provide an additional $1.5 million for the project was rejected by the influential House Appropriations and Finance Committee. The museum still has $2.7 million appropriated in 1977 for use in building the facility.

The committee chairman, Rep. John Mershon, D-Lincoln-Otero, maintained that the museum should be built near the International Folk Art Museum on Camino Lejo.

A bill still pending in the House would force the state to sell the entire hospital property for commercial development.

A number of native northern New Mexicans were born in Marian Hall when it housed the old hospital's delivery room.

PSC Offices Proposed for Marian Hall

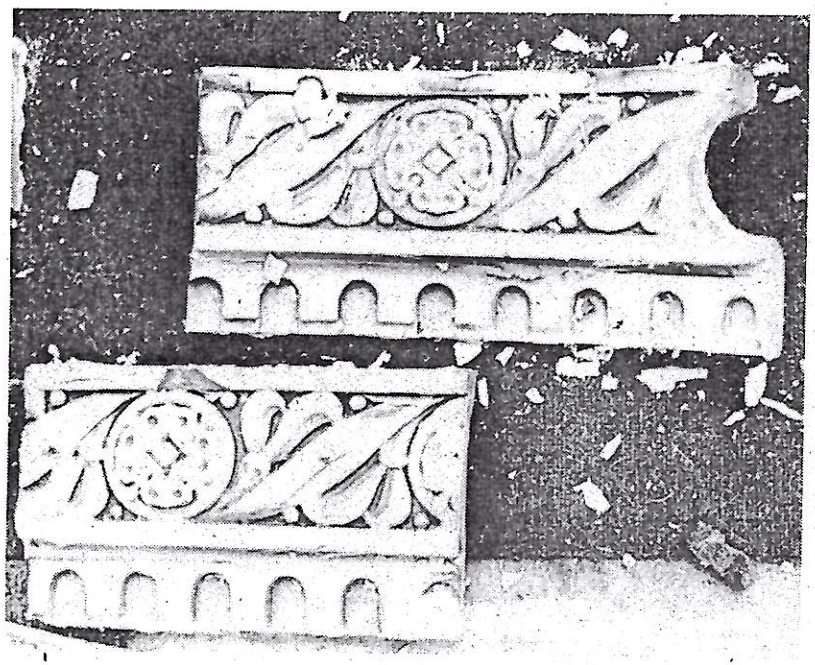
SANTA FE — The Anaya administration hopes to restore Marian Hall for use by the state Public Service Commission next year, a city panel was told Monday.

Funds will be sought from the Legislature to fix up the 73-year-old brick structure on Palace Avenue, which originally was a hospital and is the birthplace of a number of Santa Fe area residents.

State Property Control Director Michael Trujillo told the city's Historic Design Review Board that the remodeling project would be sensitive to community sentiments toward the old building.

The exterior would be largely restored to its original appearance and the interior would be renovated to accomodate offices and meeting rooms.

The building has been vacant since the state bought the old St. Vincent Hospital property eight years ago. An inspection of the property on Monday showed it has been extensively vandalized.



Terra Cotta Molding Lies in Pieces on Chapel Floor

The former second-floor chapel once used by the Sisters of Charity is littered with broken glass, pieces of ceramic molding that once ornamented the room and feces. Plans call for converting the room into a hearing chamber for the PSC.

The former dining room, which also would be converted into a meeting room, was filled with old beds, furniture and discarded hospital equipment. Paint is peeling from the ceilings of the unheated building, which has had numerous windows broken out. Plumbing fixtures have been removed and cans, bottles and other indications of use by transients litters several rooms.

Although the city's review board has no jurisdiction over the proposed $1.6 million state project, the remodeling plans were presented as a courtesy. The existing exterior windows are to be restored and backed with a second window for energy efficiency.

PSC offices currently are located in the crowded Bataan Building.

According to Trujillo, the project is to be presented for final review by the Board of Finance next week and presented to the Legislature for an appropriation early next year. If approved, the remodeling could be completed by late 1984 or early 1985.

After a major hospital addition was completed in the early 1950s, Marian Hall was used as a residence for hospital personnel, a school for nurses and a meeting place for the hospital board of trustees.

Journal Norm 12/13/83



Journal Photos by Barbaraellen Koch

Johnny Vigil, Building Services Construction Manager, Looks Out Window of 2nd-Floor Chapel of Marian Hall

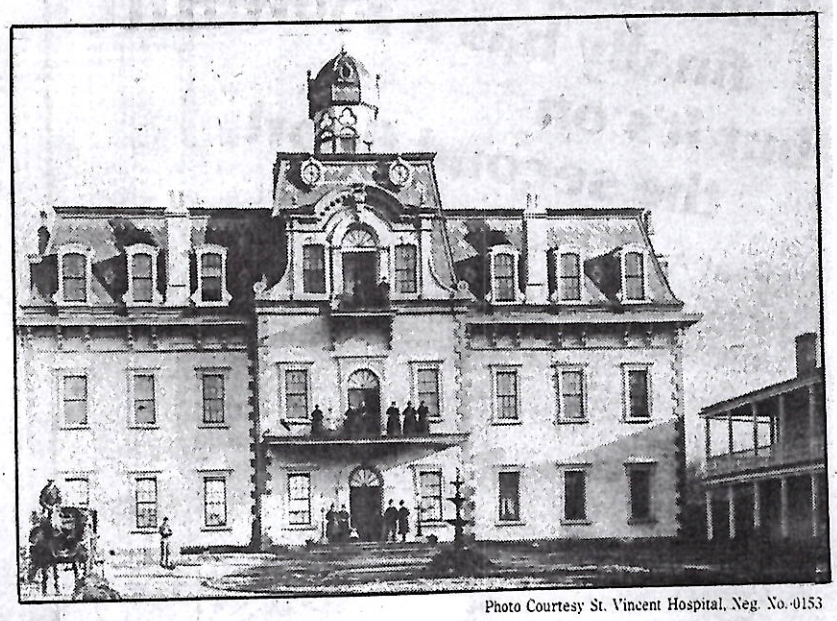


Photo Courtesy St. Vincent Hospital, Neg. No. 0153

Original St. Vincent Sanatorium in 1885

Old Sanatorium Being Nursed To Recovery

By JOHN SHERMAN
Journal Correspondent

MARIAN Hall, a landmark Santa Fe building on East Palace Avenue, is slowly being nursed back to good health.

Built in 1910 by the Sisters of Charity as St. Vincent Sanatorium, it's being renovated to open next January as the new office of the state Public Service Commission.

The tile floors with their colorful designs, the dark woodwork on the walls and ceilings and the brick fireplace in the visitors room will be retained, according to contractor Robert L. Doose of Albuquerque.

Only about 25 percent of the decorative plaster-of-paris trim remainded in the second-floor Sacred Heart Chapel when reconstruction began, Doose said. The workers were instructed to pick up, wrap and box all that could be found in order to restore it to the walls of the room where daily mass was said for many years.

Marian Hall has been vacant since St. Vincent Hospital moved in 1977 from its next-door location to the present site on St. Michael's Drive.

In December 1910, the sanitorium was dedicated and the public had a chance to see the latest in medical apparatus, enjoy a "Spanish supper" and a military band for 50 cents, and purchase "fancy work," candy or ice cream from a booth, according to *New Mexican* reports of that week.

Amalia Sanchez, 91, is one of the few people around who attended the opening festivities. Not only does she recall the first days of the sanitorium, she also remembers when its precedessor, the first St. Vincent's Sanatorium, called "the old San" by some oldtimers, burned down in 1896.

"I was 4 years old," she said. "We climbed up on the roof of Sena Plaza (her family home) and watched the blaze" until adults in the family made her and the other children get down. She believes the fire started because the slate roof of the building got too hot.

That first sanitorium served the community from 1883 until the fire. Between its demise and the opening of the second, other buildings at the site were used for the patients.

Like its precedessor, the second sanitorium was used not only for medical purposes but as a hotel of sorts, as well. It was common practice for visitors to Santa Fe to board at the sanitorium, and poker-playing legislators frequented the rooms, including the billiard room off the lobby, when the Legislature was in session.

Marguerite Claffey, a longtime employee and volunteer at St. Vincent, remembers running up and down the tile floors with other children when her mother and grandmother took out rooms in the sanitorium during the legislative sessions.

Her grandfather, Thomas D. Burns, represented Rio Arriba county in the Legislature. He and the other men in the family stayed at the DeVargas Hotel, another gathering spot for legislators. The children made so much noise they were banished to the old seminary building, attached to St. Francis Cathedral, where, Mrs. Claffey recalled, most of the people were deaf.

She also remembered sending unexpected out-of-town guests to the sanitorium during Fiesta week in the late 1930s when too many other guests already filled her house.

According to Clark Kimball and Dr. Marcus J. Smith, authors of "The Hospital at the End of the Santa Fe Trail," a pictorial history of St. Vincent, the 1910 sanitorium contained an elevator, hot and cold running water, electric lights and modern surgical facilities on the third floor.

Monthly rates, payable in advance, were $100 to $160 for private rooms and suites. This included "food, nursing, and medical care, pneumothorax, and fluoroscopy."

There was a "certain air of elegance" about the place, said Mrs. Claffey. Patients were served with silverplated water pitchers and coffee pots. A look at the old photographs of the patient's rooms shows attractive fixtures, wicker rocking chairs and colorful rugs.

The elevator did not work for many years, according to Kimball and Smith, and a surgeon, Dr. LeGrand Ward, and a nurse had to carry anesthetized patients down the stairway after their operations.

One of the other doctors to work out of the sanitorium was a Sister of Charity, Sister Mary de Sales, who was granted her M.D. in 1901 by the state of New Mexico. She was believed to be the first woman doctor in the West. She had come to Santa Fe in 1880 in the last years of the Santa Fe Trail.

Some of the chapel's stained-glass windows have been preserved and are now in the chapel at the current St. Vincent. Prominent residents, such as the Luna family, donated the windows for the 1910 opening.

Looking around the room that was once the chapel, now filled with construction equipment and debris, Mrs. Sanchez said, shaking her head, "Oh, this was so beautiful." The former chapel, like the former dining room directly below it, will become a hearing room for the commission.

The white altar that was used for so many years for patients and visitors alike is still in use in a Catholic institution in Santa Fe, St. Catherine Indian School.

For 43 years, the second sanitorium served as Santa Fe's sole public hospital. After World War II, a growing community made a larger hospital necessary and, in 1953, St. Vincent's Hospital opened next to the sanitorium. That building is now called La Villa Rivera, and is known to many residents as "the old hospital."

The sanitorium was remodeled and renamed Marian Hall. According to Sr. Mary Joaquin Bitler, administrator of St. Vincent's from 1960 to 1976, who was in Santa Fe a few days ago for a brief visit, the sisters moved to the second floor (their old dormitory was razed). The Regina School of Nursing, a joint effort by St. Vincent and St. Joseph Hospital in Albuquerque, occupied the other two floors.

St. Vincent became a community-owned hospital in 1973, although Sister Mary Joaquin remained as administrator for three more years at the request of the board. Once the sisters moved out of Marian Hall and the other school of nursing was transferred to the College of Santa Fe, according to Mrs. Claffey, various departments of the hospital moved into the building.

Four years later, the building was vacated when the hospital moved to St. Michael's Drive. The state purchased the former hospital and Marian Hall.

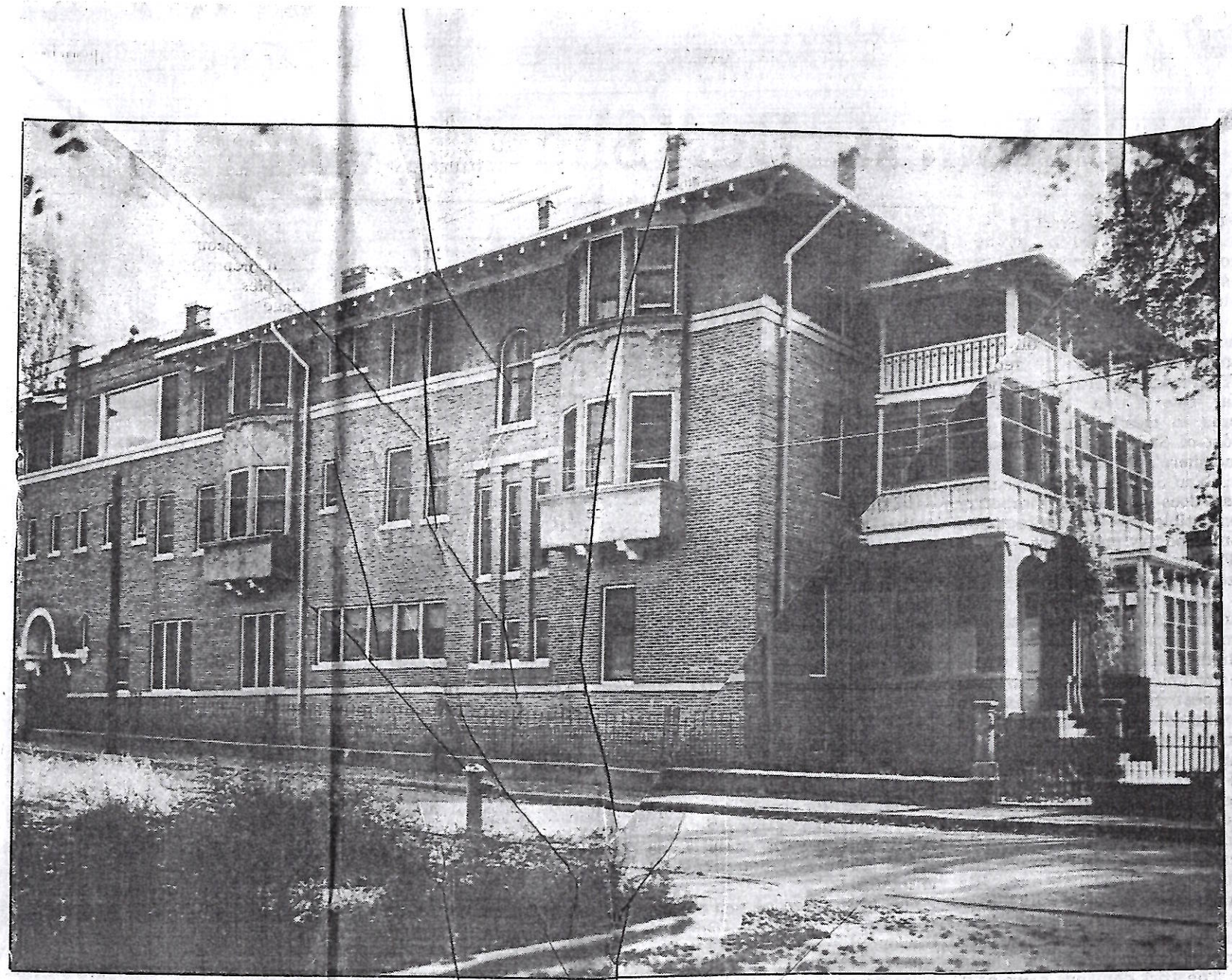
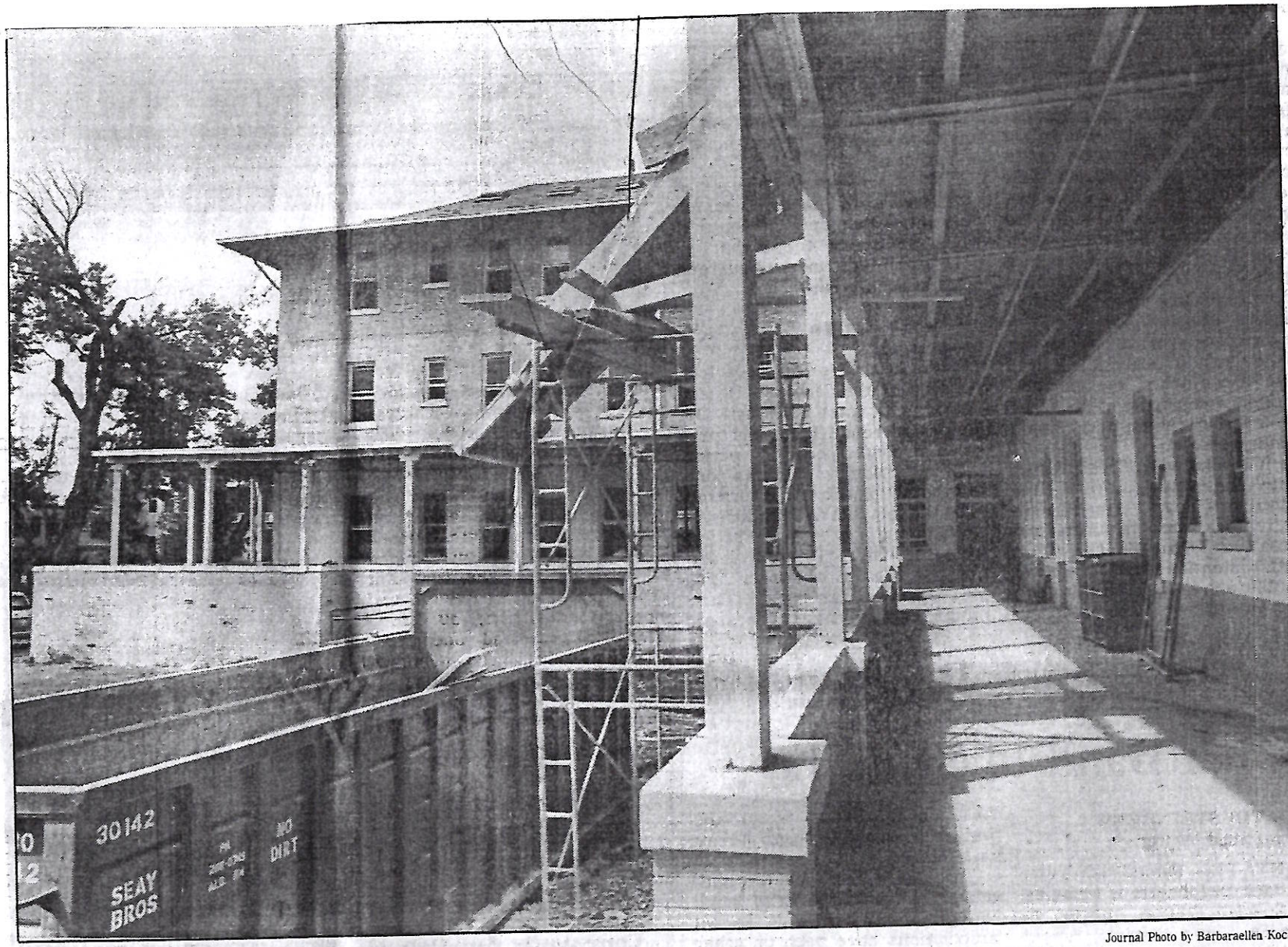


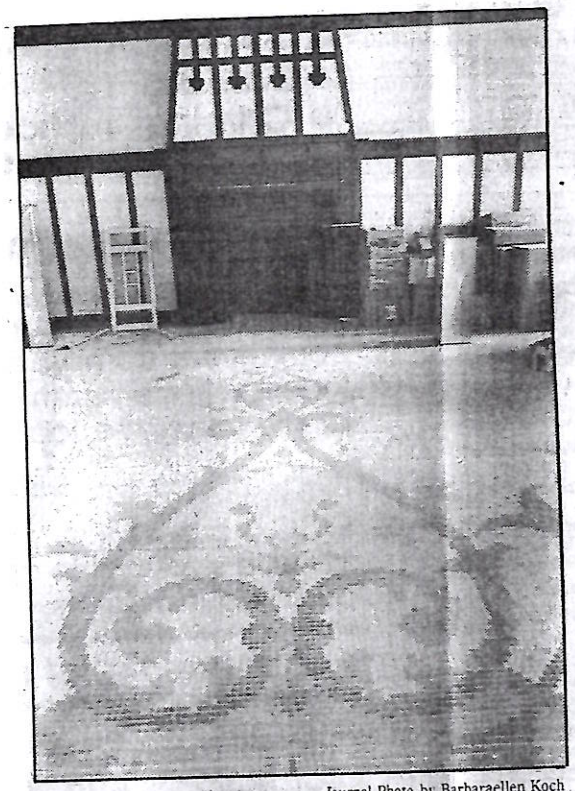
Photo by Jesse Nusbaum Courtesy St. Vincent Hospital, Neg. No. 0015

East Palace Avenue View of St. Vincent Sanatorium as It Appeared Earlier This Century



Journal Photo by Barbaraellen Koch

Marian Hall Undergoes Reconstruction for Its Reopening in January as State Offices



Journal Photo by Barbaraellen Koch

Dust Covers Dining Hall Floor Tiles

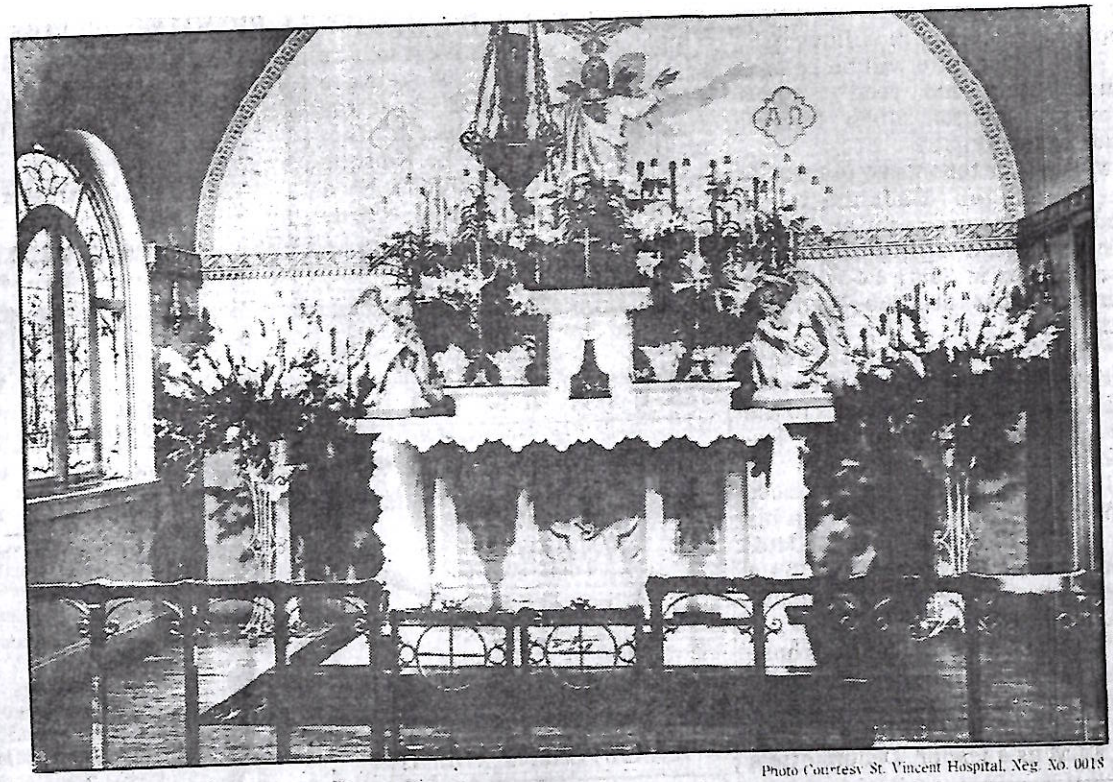
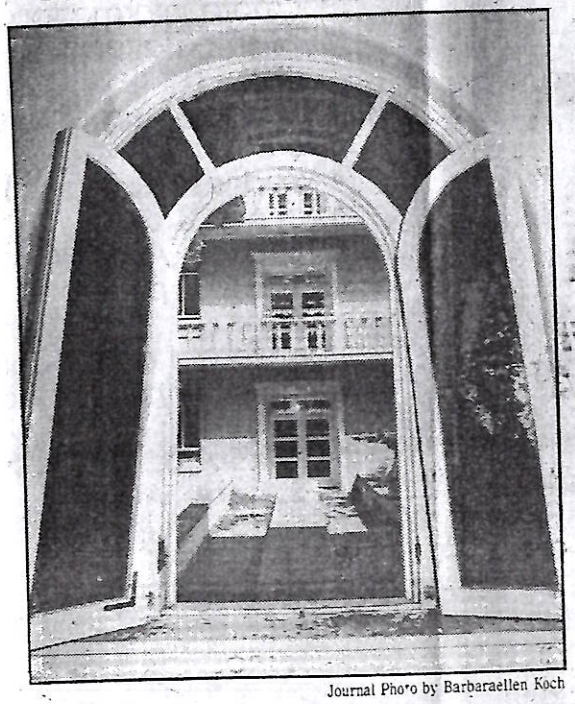


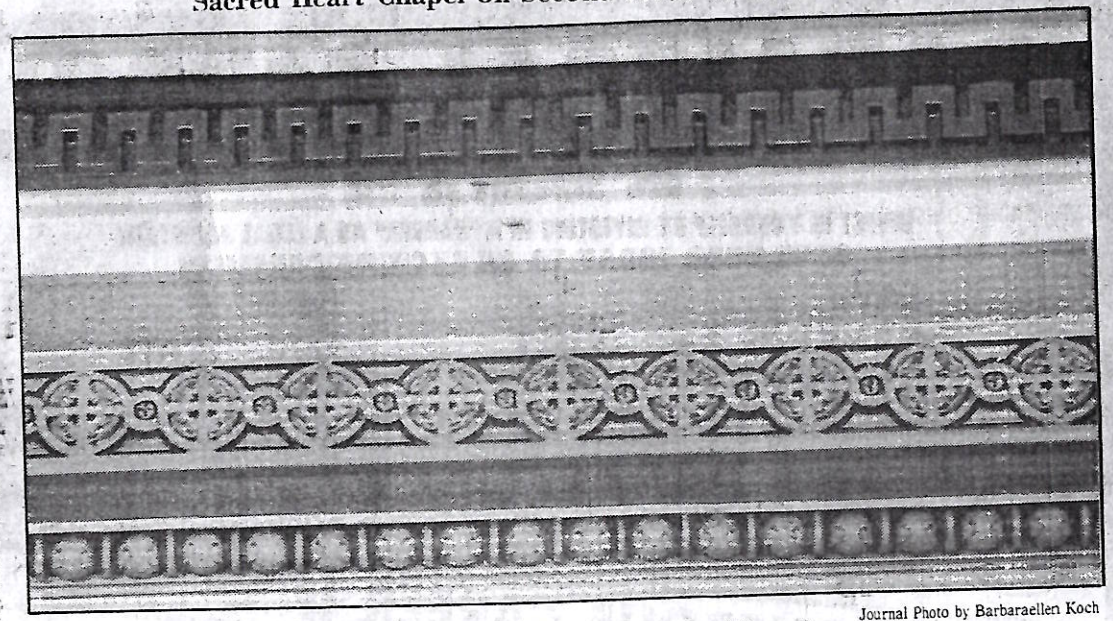
Photo Courtesy St. Vincent Hospital, Neg. No. 0018

Sacred Heart Chapel on Second Floor of Sanatorium



Journal Photo by Barbaraellen Koch

Chapel Windows Were Once Stained Glass



Journal Photo by Barbaraellen Koch

Plaster-of-Paris Decorations in Chapel

City of Santa Fe, New Mexico

memo

DATE: **April 8, 2025**

TO: **Historic Districts Review Board**

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

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

2025-009916-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Contributing. Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owners, propose to construct a 175 sq. ft. closet addition on the east elevation and enclose a portal on the south elevation and requests exceptions to 14-5.2(D)(4) to enclose an existing portal and 14-5.2(D)(2)(c) for an addition to the west primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends conditional approval of the proposed project requesting the skylight on the east façade addition be non-publicly visible and finds that the exception criterion has been met and complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 1010 Camino San Acacio is listed as contributing to the Downtown and Eastside Historic District with the north and west elevations designated as primary. The 2,874 sq. ft. main residential structure was built on a 0.27-acre lot in the early 1960s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by the adobe and rock foundation construction materials, recessed door and windows, and wooden corbel elements. The structure was built by Mr. Louie Ewing, a well-known artist who lived and worked in Santa Fe from 1935-1983. Mr. Ewing was most well-known for his photographic work for the Laboratory of Anthropology in 1939.

Previous Historic Districts Review Board (HDRB) cases include:

On February 25, 2025, in Case No. 2025-009916-HDRB, the Board postponed the project and directed the applicant to consider a redesign to minimize the impact to the two primary facades, the north facade and the west facade. The board indicated that the addition should be secondary to those primary facades in massing and style as well as differentiated from those facades in terms of the newer addition compared to the original house. The applicant reached out to staff and requested an April 2025 hearing date due to unexpected circumstances. Staff moved their case to the April 8, 2025, HDRB hearing date.

On January 14, 2025, in Case No. 2024-009653-HDRB, the Board adopted staff's recommendation that the house be designated as contributing. The contributing designation was based on the staff report, presentation and the information in the HCPI form. In their decision, the Board moved that the rock wall along the street be designated as contributing and that facades 1 and 9 be designated as primary. Additionally, the Board found that while facade number 2 was not primary, the facade does have distinctive characteristics that are important to be retained, specifically the roof line and the continuation of the corbel patterns on the other facades. The ordinance allows the Board to preserve such characteristic historic features even on non-primary facades. Whereas, on the primary facades (1 and 9), the non-historic windows were excluded from the designation, with the exception of the stained-glass window which is included in the primary facade designation and also specifically recognized as important to the character of the house. Finally, the Board identified the rubble rock foundation as a characteristic worthy of preservation and the openings of the windows are all historic and should be preserved as such.

The current request (Case 2025-009916-HDRB) is for a remodel which includes the following:

1) Construct a 175 sq. ft. closet addition on the east façade.
2) Carport excavation to a ceiling height of 8 ft.
3) Parking space remodel with a dry-stack retaining wall on the northeast corner of the property.
4) Enclose existing upper landing of entry stairway on the west primary façade which adds 98 sq. ft. of conditioned space which requires an exception to 14-5.2(D)(2)(c) addition are not permitted on a primary façade.
5) Enclose existing south portal for additional 287 sq. ft. which requires an exception to 14-5.2(D)(4) existing porches and portals shall not be enclosed.



1010 Camino San Acacio: Primary Façade Diagram

Primary Façade: ——

Non-primary Façade: ——

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades: The applicant requests an exception to construct an addition to the west primary façade.

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

Applicant Response: The enclosure of the Entry and South Portal harmonize with the district and home through re-use of existing architectural detailing, color and material palettes. The South Portal is non-publicly visible, thus not contributing to the public character of the district. The Entry, while visible, is a substantially de-emphasized component of the project, tucked far back from the street up a staircase. The proposed design maintains the important surrounding components of visible corbels, roofline and facade elements while increasing the utility and legibility of the entry by enclosing interior space, providing an improvement that not damaging the character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The addition to the west primary façade will not adversely affect the contributing status of the structure or the western primary façade. The design accentuates what is currently established.

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

Applicant Response: The Rohrlich family returned to Santa Fe to raise their own children, and care for aging family. They have outgrown the living space and hope to add square footage and year-round utility to the home while maintaining its architectural character. To prevent the financial, emotional and physical hardship associated with leaving this home, the proposed design enables the family to stay in place. The new entry and foyer provide a more practical entry to the house in all seasons, with additional security provided through the closure of an existing opening in the yard wall and more substantial door/entry. The proposed casita is intended for aging family members to be cared for by the family at home. An enclosed connection to the casita is required for this to allow in-home care. Lastly, the homeowners seek to avoid hardship to the community and project site associated with further disturbance to the constrained and inclined project site. Enclosing the portal and entry avoid new excavation while still adding square footage and improve resident access without additional roofed area or new foundation.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The addition to the west primary façade will not adversely affect the contributing status of the structure or the western primary façade, while providing the family the necessary roofed area for their family.

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

Applicant Response: This proposal balances the family's' desire to reside in the historic district in a house that both maintains its historic character, while also serving their practical needs as a multigenerational family. Through their stewardship, the Rohrlich's will continue to care for the home, strengthening its unique contribution to the character of the neighborhood.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The addition to the west primary façade will not adversely affect the

contributing status of the structure or the western primary façade. The design accentuates what is currently established.

Exception to 14-5.2(D)(4) existing porches and portals shall not be enclosed: The applicant requests an exception to enclose the south portal.

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

Applicant Response: The enclosure of the Entry and South Portal harmonize with the district and home through re-use of existing architectural detailing, color and material palettes. The South Portal is non-publicly visible, thus not contributing to the public character of the district. The Entry, while visible, is a substantially de-emphasized component of the project, tucked far back from the street up a staircase. The proposed design maintains the important surrounding components of visible corbels, roofline and facade elements while increasing the utility and legibility of the entry by enclosing interior space, providing an improvement that not damaging the character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The enclosure of the south portal will not adversely affect the contributing status of the structure. The design accentuates what is currently established.

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

Applicant Response: The Rohrlich family returned to Santa Fe to raise their own children, and care for aging family. They have outgrown the living space and hope to add square footage and year-round utility to the home while maintaining its architectural character. To prevent the financial, emotional and physical hardship associated with leaving this home, the proposed design enables the family to stay in place. The new entry and foyer provide a more practical entry to the house in all seasons, with additional security provided through the closure of an existing opening in the yard wall and more substantial door/entry. The proposed casita is intended for aging family members to be cared for by the family at home. An enclosed connection to the casita is required for this to allow in-home care. Lastly, the homeowners seek to avoid hardship to the community and project site associated with further disturbance to the constrained and inclined project site. Enclosing the portal and entry avoid new excavation while still adding square footage and improve resident access without additional roofed area or new foundation.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The enclosure of the south portal will not adversely affect the contributing status of the structure, while providing the family the necessary roofed area for their family.

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

Applicant Response: This proposal balances the family's' desire to reside in the historic district in a house that both maintains its historic character, while also serving their practical needs as a multigenerational family. Through their stewardship, the Rohrlich's will continue to care for the home, strengthening its unique contribution to the character of the neighborhood.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criterion has been met. The enclosure of the south portal will not adversely affect the contributing status of the structure. The design accentuates what is currently established.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent

architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in

composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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

DEFINITIONS:

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

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

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Identification

Historic Name(s) of Property, if known

Property Name

Street Address, if applicable

Building #: 1010

Street Address: Camino San Acacio

City: Santa Fe

County: Santa Fe

If no Street Address, describe how to locate:

Land Status

- ☐ Federal
- ☐ State (inc. county & municipal)
- ☑ Private
- ☐ Tribal

State Register Status

Property listed individually in State or National Register? ☐

SR Number:

SR Property Name:

Property listed individually in State or National Register historic district? ☐

District SR Number:

District Name

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Description

Recorder Information

Recording Organization: Chama Environmental Research and Consulting, LLC

Recorder: Berenika Byszewski

Recording Date: 20-Dec-2024

Setting of Property

Select the most appropriate setting: Urban

Describe the physical surroundings of the property: The property is on a residential unpaved road in the east side of downtown Santa Fe. It is similar to adjacent properties, but the house is more visible due to absence of the tall coyote fences and stucco walls that obscure many other houses on the road. There is a low, stone border wall along the road and narrow strip of grass and landscaping plants, including two small trees, between the front (south) facade and the road. Two rock border walls are located in the back yard that create narrow terraces up the north-facing slope. A two-story carport and storage building is on the west side of the building, attached to the house by a covered walkway and rear wall. The low stone wall and landscaping plants in front of the house post-date photos taken in the 1970s. In 2021, the stone wall was partially demolished on the eastern end to construct a new, short driveway/parking space.

Description of Property

Descriptions of buildings may include but are not limited to its overall shape, number of stories and bays, foundation, construction materials, structural system, roof plan, and interior plan, if known. Descriptions of structures may include but are not limited to its overall shape, dimensions, structural system, number of bays or bents, foundation, and construction materials. Descriptions of objects may include but are not limited to function, overall shape, size, construction materials, foundation, and inscriptions.

General Description: The building is a single-story stucco house with an irregular plan and a semi-attached two-story carport and storage area on the western side. The house has very low-pitched roof with overhanging eaves and decorative wooden corbels on all elevations. The carport/shed has a similar style roof but is a flat or very slightly pitched shed roof. There is a 2-3 ft high rubble foundation around the base of the building.

The style is a unique expression of the Spanish-Pueblo Revival style. Elements of this style include: one-story massing; very low-pitched (almost flat) roof; courtyard-centered plan that works with the natural contours of the lot (south portal and yard, windows set to capture views); large rough-cut rafters in the interior ceilings; corbeled brackets (decorative); and rubble stone construction material.

Descriptions of specific features may include but are not limited to porches, windows, doors, and chimneys.

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Description

Specific Features: Windows were replaced in 2021, but those on the north (front) and east elevations are high-set, wide windows similar to the original shape and size of the original windows. The entrance is through a stairway between the house and the carport/portal and not very visible from the road. There is a large stucco interior chimney in the center of the western wall of the house. A 40-ft portal is located on the rear (south) elevation.

Descriptions of decorative elements may include but are not limited to carved features, wrought ironwork, and mass-produced decorative features.

Decorative Elements: Decorative elements include a unique stained-glass window on the front (north) elevation made by Louie Ewing, wooden corbelled brackets under protruding eaves on all elevations of the building, and the rubble stone foundation.

Architectural style(s), if known:

Architectural Styles
Spanish Pueblo Revival

Architect, architectural firm, builder, engineer, and artist, if known: Santa Fe Artist Louie Ewing

Dates of principal construction

From: 1961

To: 1964

Physical changes to the property: Changes to the landscaping in front of the building sometime after the mid 1970s to include landscaping plant and a low rock border wall. Renovations in 2021 included new windows through the house and carport, and construction of a one-car drive/parking spot on the east side of the front of the house.

Changes in the use of the property: Still used as a residence

History of Property, if known: See attachments for history of Artist Louie Ewing and 1974 article about the construction of the house.

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Location

UTM Coordinates (NAD 83)

Zone:	13 S
Easting:	416670
Northing:	3948415

Geographic Coordinates

Latitude:	35.676112
Longitude:	-105.920823

HCPI55017 NMCRIS No: 157387



12/20/2024, 3:54:07 PM

HCPI55017 NMCRIS No: 157387

Proposed

1:382

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0 0.01 0.01 0.02 km

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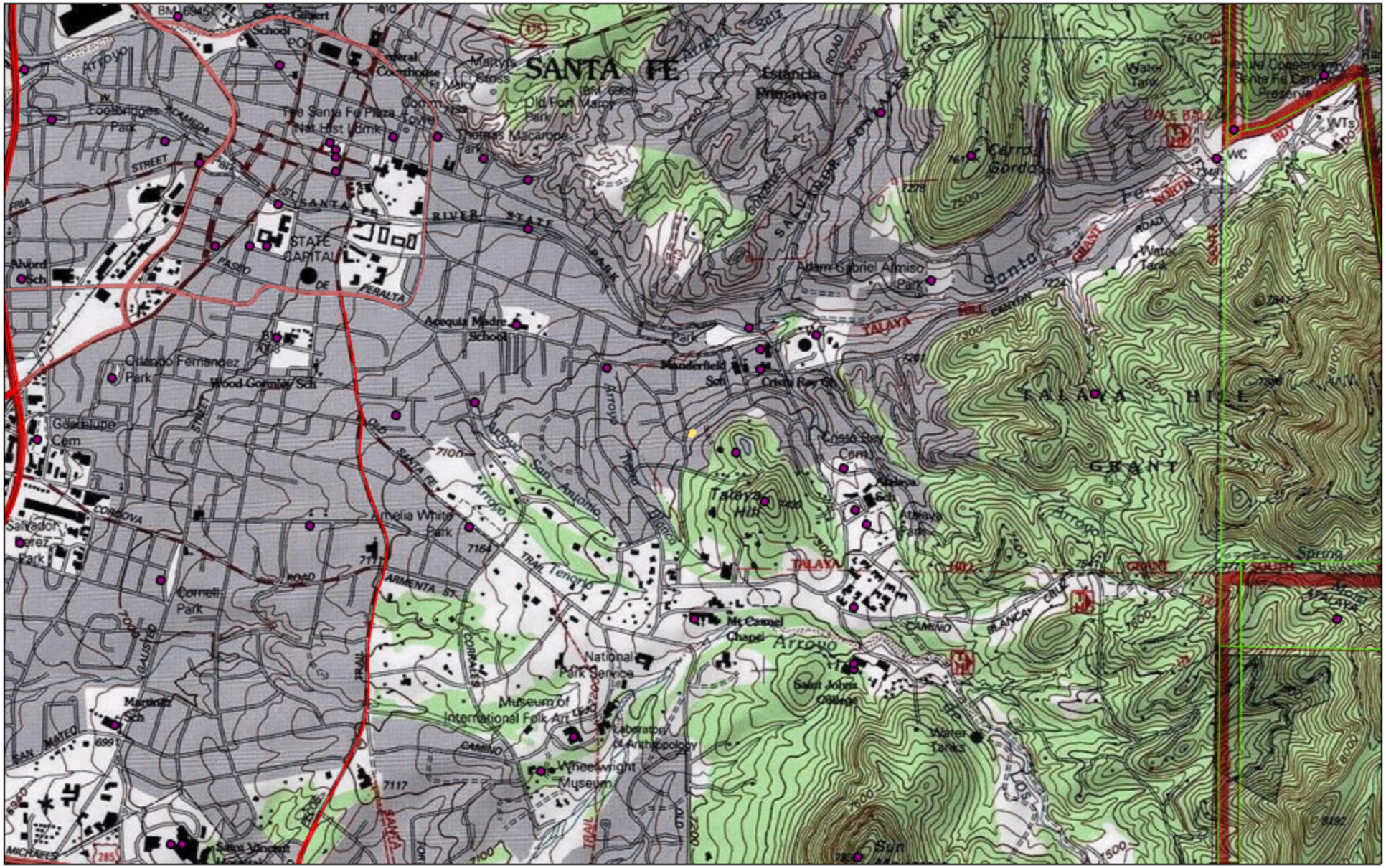
HCPI55017 NMCRIS No: 157387



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HCPI55017 NMCRIS No: 157387



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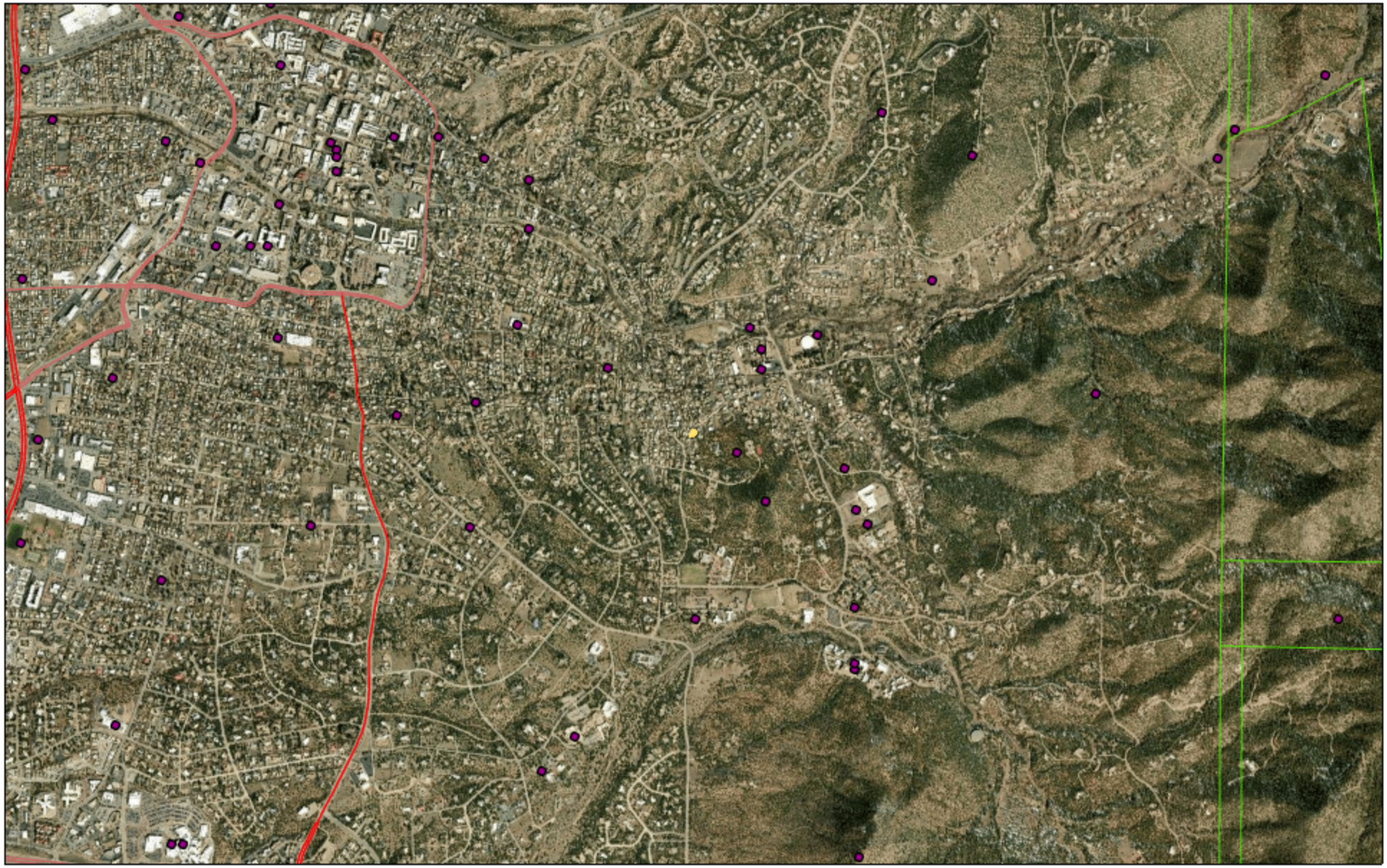
HCPI55017 NMCRIS No: 157387



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HCPI55017 NMCRIS No: 157387

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Maxar

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

N.R. Evaluation

Historic Context: Santa Fe Arts Scene 1930s-1960s **NMCRIS No:** 157387 ☐ National ☐ State ☑ Local ☐ Tribal

Aspects of Integrity: Despite 2021 renovations that replaced all original windows, the building still retains original materials including a raised rubble foundation, decorative corbelled brackets, and a stained-glass window on the front facade. The building retains integrity of setting, design, workmanship, as well as feeling and association with the artist-builder, Louie Ewing.

Eligibility Criteria: ☐ A ☑ B ☐ C ☐ D ☐ MPL

Authority: Recorder **Person:** Berenika Byszewski **Evaluation Date:** 20-Dec-2024 **N.R. Eligible:** U

Remarks: Although the building contains elements of the Spanish-Pueblo Revival Style, it post-dates the typical c1950 end date of this style by over a decade. Recent 2021 modifications include replacement of windows on the front and side elevations. The building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association to be contributing to the Santa Fe Downtown and Eastside Historic Review District; however, it is not recommended as individually eligible for listing as a good or representative example of the Spanish-Pueblo Revival Style (Criterion C).

The house is associated with Louie Ewing, a well-known artist who lived in Santa Fe from 1935 to 1983. Ewing built the house between 1961 and 1964 and lived and worked in it until his death in 1983. The house features a unique stained-glass window on the front façade created by the artist. Ewing was a significant figure in the Santa Fe arts scene beginning in the late 1930s and a pioneer in the artform of serigraphy. As such, the building may qualify for listing under Criterion B, but further research is needed to place the building and the artist in an appropriate historic context.

HPD Log Number: ☐ State Register Listed **State Register Number:**

Edited Date: 20-Dec-2024 ☐ National Register Listed ☐ Formal Determination

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017 **NMCRIS No: 157387**

Attachments

Documents

Activity	Attachment Type	Description	Name	File Type	Upload Date	Upload By

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *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: 05161552A
Ewing House 1010 Camino San Acacio	1010 Camino San Acacio Santa Fe, NM 87501	4. County: Santa Fe
		5. Date of Survey: 20 December 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone X 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 __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

X Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: __1 _X_11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A
Shape: __ Flat _X_ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None _X_ Low
__ Medium __ Steep
Features: _X_ Eave __ Parapet
Materials: _X_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
X 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	Alu Clad Wood	2 Pane Horizontal	14
Awning	Alu Clad Wood	2 Pane Vertical	1
Awning	Alu Clad Wood	1 Pane	1
Hopper*	Wood	1 Pane	2
Fixed	Alu Clad Wood	2 Pane Horizontal	5
Fixed*	Stained Glass	Glass & Mortar	1

Notes: *Indicates original window; others replaced 2021

11. Doors __ N/A

Type	Style	Material	Number
One-Leaf*	Panel	Ptd & Stained Wood	1
One-Leaf	1 Panel w/ Adornment	Wood	2
One-Leaf	2 Pane Horizontal glass over 1 solid panel	Alu Clad Wood & Glass	1
Bypass Slider	3 Pane Horizontal	Alu Clad Wood & Glass	2
One-Leaf*	Vertical Plank	Painted Wood	1

Notes: *Indicates original door; others replaced 2021

12. Chimneys
(describe whether interior or exterior and material)

Interior Masonry Chimney/Fireplace
Interior Stainless Steel Stove pipe

13. Porches __ N/A

Type: X Entry X Partial-Width
__ Full-Width __ Wrap

14. Other Significant Feature: Stained glass window on front facade. Decorative corbels along rafter eaves. Exposed random rubble foundation. Interior masonry fireplace.

15. Modifications: __ No known modifications
#1 Seligman Renovation Date: 2021 Known X Estimated__ Source: Previous owner / permits

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	_X_ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Spanish- Pueblo Revival elements typical of owner-built homes of the 60-70s of the neighborhood

17. Documents Available and Their Locations

CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS, recorded March 28, 1930, Instrument # 566024, Santa Fe County, New Mexico.

"Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and David Neidorf", recorded 21 Dec 2020, Document # 1938028, Book 872, Pg 1, Santa Fe County, New Mexico.

WARRANTY DEED, WILLARD .E LEWIS, JR. AND KAY C. LEWIS to WILLARD E.LEWIS, JR. AND KAY CARSON LEWIS TRUST UTA, recorded 29 June 2000, Instrument # 1121874, Santa Fe County, New Mexico.

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman, recorded 22 Dec 2020, Book 872, Page 5, Document # 1938233, Santa Fe County, New Mexico

WARRANTY DEED for Alan Ortiz Seligman & Robert Presson to Jeremy Rohrlich and Caroline Rose Grant, 12 May 2022, Document #1988372, Santa Fe County, New Mexico

"LOUIE EWING HOUSE" in The Santa Fean, Mar 1974, Pages 4-5

SITE:

18. Attached or Associated Properties

None

Are associated properties eligible for listing? No

19.Site Plan:

See Attached 'Plat Boundary Survey prepared for The W.E. Lewis and K.C. Lewis Trust and Alan Ortiz Seligman'

PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A
		4. County: Santa Fe
		5. Date of Survey: 11 December 2024

Historical Overview

The house at 1010 Camino San Acacio was built by the owner over a three year period from 1961-1964. It remains today in m same footprint and updates in 2021, having passed through only 3 other owners.

Louie Ewing designed and constructed the house over a 3-year period from 1961-1964 with help from his son and a few trades for specific tasks such as plastering. The house is sited for solar efficiency and its' unique views of the city and mountains. Louie dug and constructed a rubble foundation with locally sourced rock, both on the property and with the help of the crew concurrently digging a sewer down Camino San Acacio. The most prized rocks were saved for the interior hearth and chimney.

The walls were built of masonry blocks filled with pumice for insulation, and the beams and rafters of the low-pitch eaved roof were sourced locally. Ewing's artistry shows in the decorative corbels anointing each rafter tail, and in the stained glass window that remains in the primary bathroom, made of thick glass in numerous colors, chipped to reveal facets and cast in mortar.

In the 2021 renovation, original opening locations were retained, however glazing dimensions were shrunk, with most original windows and doors replaced with modern double paned aluminum clad wood units. Original openings are evident in the stucco. The stained glass window, and exterior gates at the top of the main stair remain original, as well as the wooden corbels throughout. The rubble foundation remains visible and in good shape.

Inside, the home retains its original layout, with original wooden ceilings and masonry hearth. The kitchens, bathrooms and floors have been updated, with a new slab poured in 2021.

Facade Descriptions

NORTH

The North facade features long horizontal proportions with a stone yard wall in front of an exposed band of random coursed stone rubble foundation, and a blank brown elastomeric stucco wall with asymmetric placement of long horizontal windows with horizontal lite divisions. The facade is broken up by a single vertically oriented site-built stained glass window with small hopper windows above and below the stained glass—the most significant feature of this home. A recently-veneered brick clad stair abuts the East side of the rectanglular mass of the home leading to a de-emphasized entry beneath a covered portal, connecting a small storage unit above a large carport to the home's roofing mass.

The carport and storage above were clearly given less effort than the home's attention to detail, yet feature the same decorative corbels.

EAST

The west facade is largely hidden from public view featuring numerous stucco'ed retaining walls, and recently modified doors and windows. Decorative corbels on the eaves remain the only significant historical feature on this facade.

SOUTH

A large portal dominates the South facade with its original detailing of wood post and beam construction. All window and door openings have been updated with modern doors and windows in 2021. These are non-publicly facing, and feature long horizontal lite divisions.

WEST

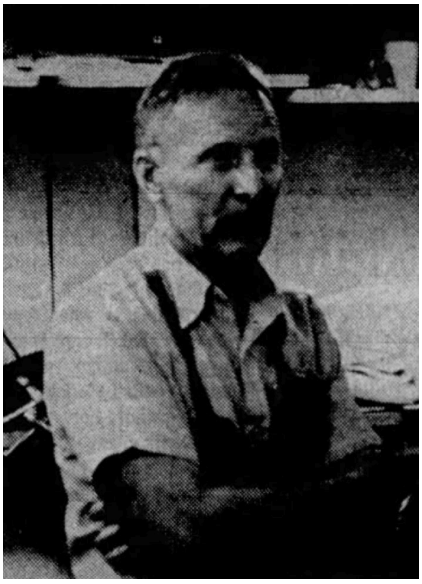
The East facade of the home features a very large window capturing views of the mountains on its North end mimicking the shape and orientation of the hearth to its South on the same wall. The stone hearth is not visible from the exterior. This glazing has been updated in 2021 with modern aluminum clad glazing units, but retains its operation and dimensions.

The other East facade of the carport/storage is largely obscured by its proximity to the lot-line which features a large stucco wall. There are no windows or doors, and electrical service equipment makes this the least significant facade.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A
		4. County: Santa Fe
		5. Date of Survey: 11 December 2024

Owners

The home was constructed by its first owners, Louie & Virginia Ewing in the early 1960s. The Ewings continued to live in the home until Louie's death in 1983, and Virginia's sale of the house to Willard & Kay Lewis in the mid-1980s. The Lewis' continued to reside in the home until they sold it in 2021 to Boulder-based developer Alan Seligman Ortiz, who renovated the home and sold it to the current owners, Jeremy & Caroline Rohrlich in 2022.



Santa Fe New Mexican, Aug 17, 1969, Page 23

About Louis Ewing

Louie Ewing was born in Pocatello, Idaho. In 1933 he moved to California and studied art in a junior college, then followed his art professor, Stanley Breneiser, to Santa Fe in 1935. There they both taught at the newly organized Eidolon Art School, which unfortunately closed after one year due to creative differences and death of the primary funder in an airplane accident.[1]

Ewing went on to teach alone until that work dried up and he was offered a job engraving with Russell Vernon Hunter who had been given funding from the WPA's Federal Art Project. In the late 1930s the Washington, D.C. headquarters of the Federal Art Project sent Russell a group of materials on the process of silk screening with encouragement to spread the technique in the Southwest. Ewing became a pioneer in silkscreening, experimenting with homemade tools until manufacturers reached out for feedback and they invented appropriate squeegees and inks.

Louie Ewing is viewed by some to be one of the first artists in the United States to



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0001*



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0006*



Portfolio of Navajo Blankets, Roswell Museum & Art Center *RMAC #1950.004.0013*

[1] *Oral history interview with Louie H. Ewing*, Transcript. Smithsonian Archives of American Art. 7 Jan 1964.

"work creatively with serigraphy" on posters and book illustrations. He also did many landscape paintings of New Mexico. Perhaps his most notable work was a reproduction of Navajo blankets as prints for the Laboratory of Anthropology in 1939. With WPA funding, Kenneth Chapman, curator of the Laboratory, collaborated with Ewing to make prints of his original paintings of fifteen Navajo blankets. The fifteen silk screens were each printed 200 times and the resulting portfolios were distributed to libraries, universities and museums.[2][3]

Ewing continued a prolific career in serigraphy, landscape paintings of New Mexico, and numerous other media including watercolor, gouache, oil, stained glass, tile, sculpture. Ewing did not seek to acquire fame in the art world. His exhibitions were almost all confined to New Mexico.

Modifications

The 2021 update made a significant modification to the original home removing many character defining features of the home in service of more efficient windows and doors, and desires of the current real estate market.

The opening sizes on all facades have been altered, with the stained-glass window being the only original window remaining. The only original doors are those entering the backyard and the storage unit from under the front portal, both of which do not appear to have received significant thought or attention from Ewing in the original construction.

Based on the current state of the home, the north facade of the home is likely the only remaining significantly contributing façade (to the Santa Fe Downtown and Eastside Historic Review District). It's exposed rubble foundation, decorative corbels and stained-glass window define the home.



The Santa Fe New Mexican Mon, Mar 15, 1948 ·Page 10

[2] *Louie Ewing — Nedra Matteucci Galleries.* Biography. Accessed 12 Dec 2024. https://www.matteucci.com/louie-ewing

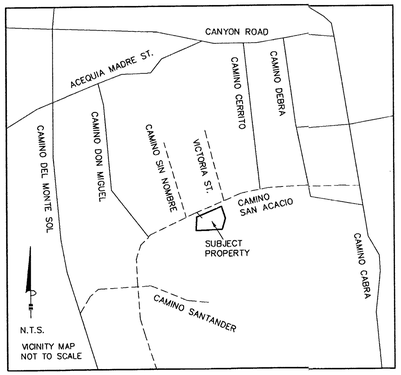
[3] *Portfolio of Navajo Blankets*. Roswell Museum and Art Center, New Mexico Centennial Project. 1935-1939. Accessed 12 Dec 2024. https://econtent.unm.edu/digital/collection/roswell/id/290/rec/9

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman

BOUNDARY SURVEY OF LOT 1 OF THE L.H. EWING SUBDIVISION LAST DESCRIBED ON SURVEY FILED IN SANTA FE COUNTY CLERK INSTRUMENT NO. 566,024
SAID PROPERTY LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM
SAID LOT 1 LOCATED AT NO. 1010 CAMINO SAN ACACIO IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



SURVEYORS NOTES

1. NOTE: THIS SURVEY IS BEING FILED TO CHANGE THE NAME OF THE PROPOSED BUYER ON THE TITLE AND TITLE BLOCK. NO OTHER CHANGES WERE MADE TO THE PLAT FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 1.
2. SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320.
3. COMMIMENT FOR TITLE INSURANCE ON LOT 1 ISSURED BY PRIMA TITLE, LLC FILE NO. 20-1144.
4. DATE OF FIELD SURVEY: OCTOBER 13, 2020.
5. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
6. THE DATA WITHIN PARENTHESIS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESIS.
   (R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
   (R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

1. SURVEY ENTITLED "SURVEY FOR MRS. L.H. EWNG, 1G10 SAN ACACIO...", BY J.G. HORNE NMPS NO. 889, FILED ON APRIL 26, 1985, IN MISC. BOOK 519, PAGES 281-284, AS DOCUMENT NO. 566,024 AS DOCUMENT ENTITLED "CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS...LOT 1 AND LOT 2.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR THE SARAH M. NOLAN 1998 TRUST...", BY P.A. ARMIJO NMPS NO. 13604, FILED ON AUG. 23, 2012, IN PLAT BOOK 749, PAGE 005, AS DOCUMENT NO. 1679,123.
3. WARRANTY DEED-LOT 1. W.E. LEWIS, JR. AND K.C. LEWIS TO THE WILLARD E. LEWIS, JR. AND KAY CARSON LEWIS TRUST, FILED ON JULY 3, 2000, IN MISC. BOOK 1783, PAGE 823, AS DOCUMENT NO. 1121,874.
4. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR THE W.E. LEWIS JR. AND K.C. LEWIS TRUST ...", BY P.A. ARMIJO, FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 001, AS INSTRUMENT NO. 1938,028.

SURVEYORS CERTIFICATION

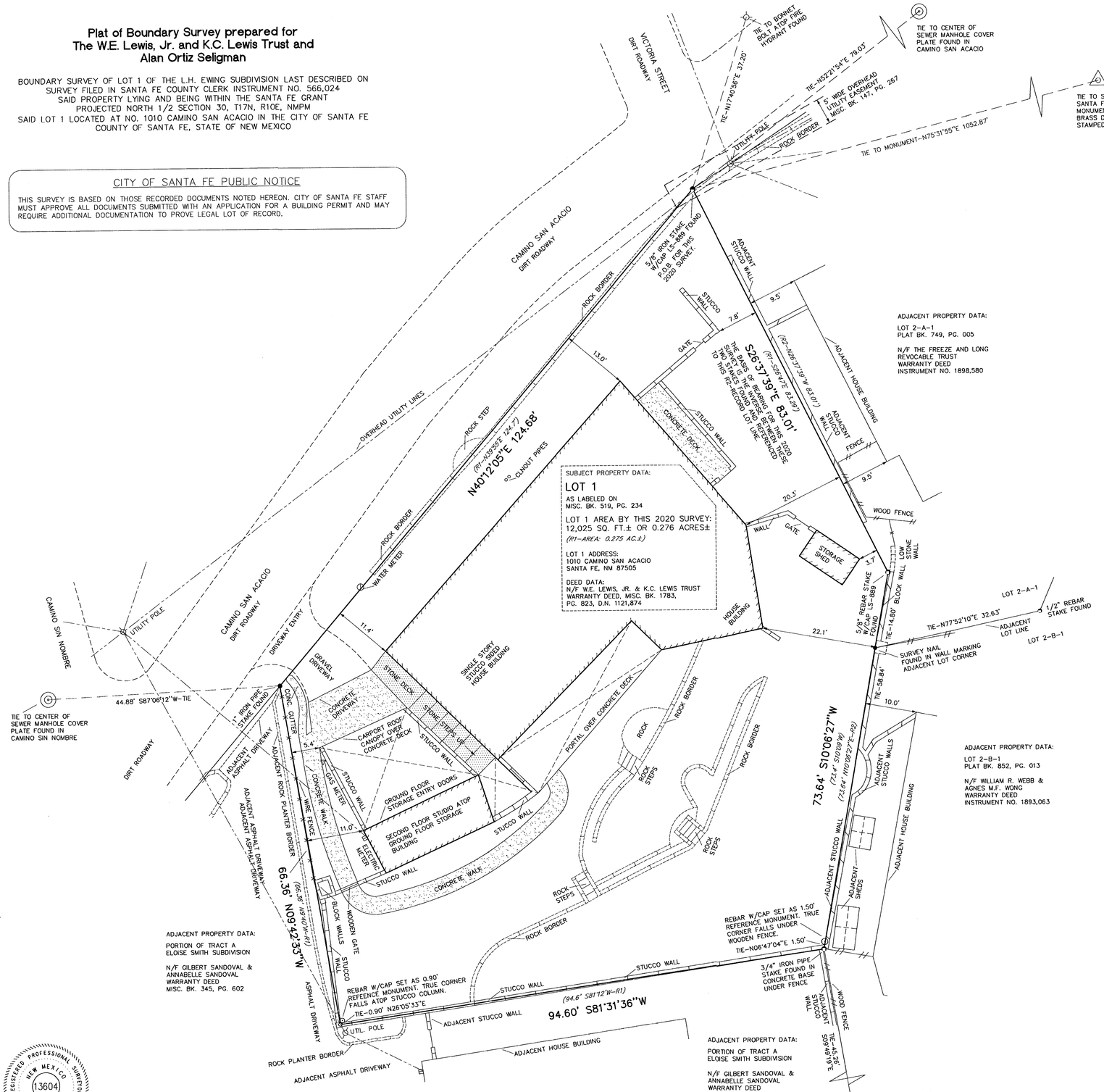
I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON OCTOBER 13, 2020 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS 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.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

Paul A. Armijo DEC. 22, 2020

PAUL A. ARMIJO, N.M.P.S. NO. 13604



MAP LEGEND

- ● – SURVEY MONUMENT FOUND SEE MAP FOR DESCRIPTION
- ⊙ – SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- O – RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F – NOW OR FORMER PROPERTY OWNER
- ---⊙--- – UTILITY POLE WITH OVERHEAD UTILITY UTILITY LINES
- STUCCO WALL
- WOOD FENCE
- WIRE FENCE

COUNTY CLERK SEAL

COUNTY CLERK OF SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

Document No. 1938233

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 22 day of December A.D. 2020 at 11:45 o'clock A.m. and was duly recorded in Book 872 Page 05 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320
OWNER: THE W.E. LEWIS, JR. & K.C. LEWIS TRUST WARRANTY DEED, INSTRUMENT NO. 1783,823
LOCATION: LOT 1 OF THE L.H. EWING SUBDIVISION, INST. NO. 566,024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1010 CAMINO SAN ACACIO 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

PLAT OF BOUNDARY SURVEY PREPARED FOR THE W.E. LEWIS, JR. AND K.C. LEWIS TRUST AND ALAN ORTIZ SELIGMAN

DRAWN BY P.A.A. DATE OCT. 2020
SURVEY NO. 2020303-2 SHEET NO. 1 OF 1

H877

[illegible]	23-XI-84 by [illegible]	Santa Fe	0516 1552 A
SFHD-6-1552 A		reference easting / northing zone 12 13	

location description: 1010 San Acacio

city/town: Santa Fe

land grant/reservation:

building name:

legal description: [illegible] T S range E W sec

[illegible] by [illegible] no.

negative nos.

[illegible] of neg.

sign shape



date of construction: P estimate ___ actual

source: BD

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ___ good ___ fair ___ deterioration

degree of remodeling: ___ minor ___ moderate ___ major

describe:

style

foundation material

wall material/surface

architectural features

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest X none

if eligible, why? N.C. DATE

associated buildings? ___ yes

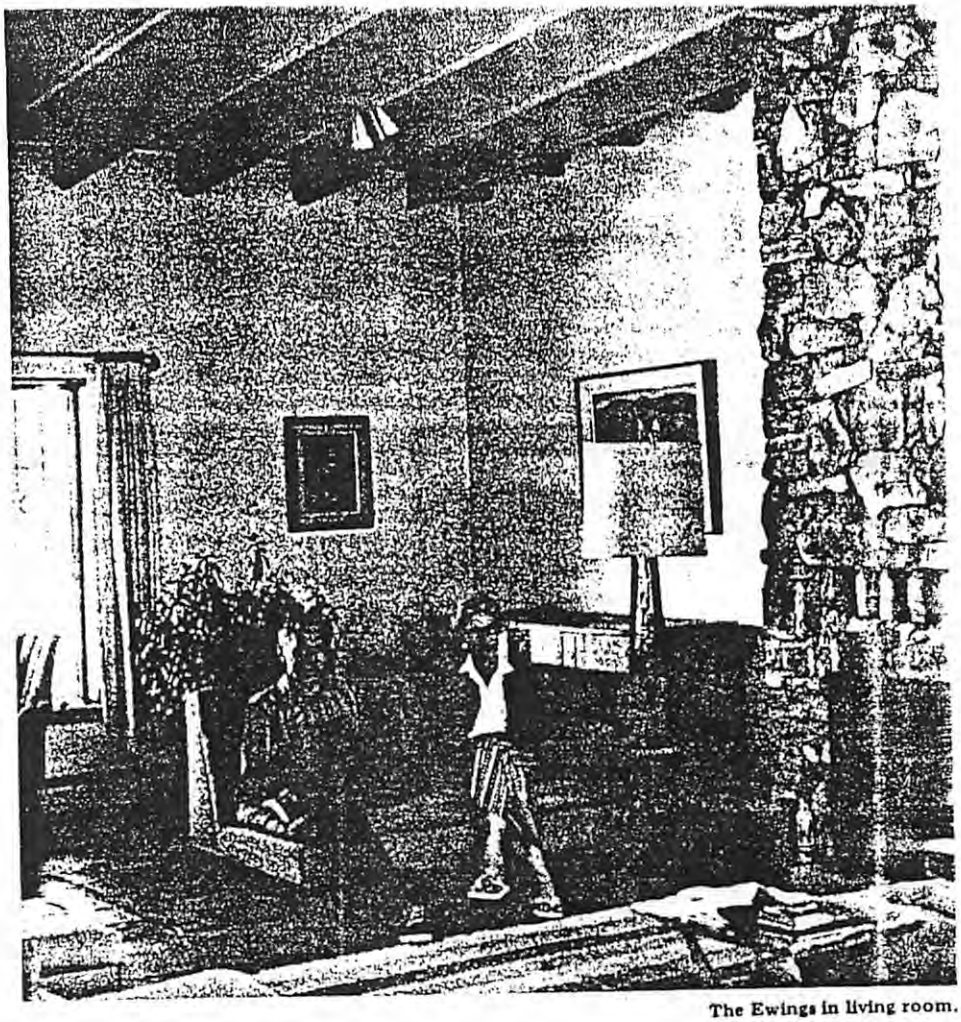
what type?

if inventoried, list ID nos.

see back? ___ yes

LOUIE EWING HOUSE

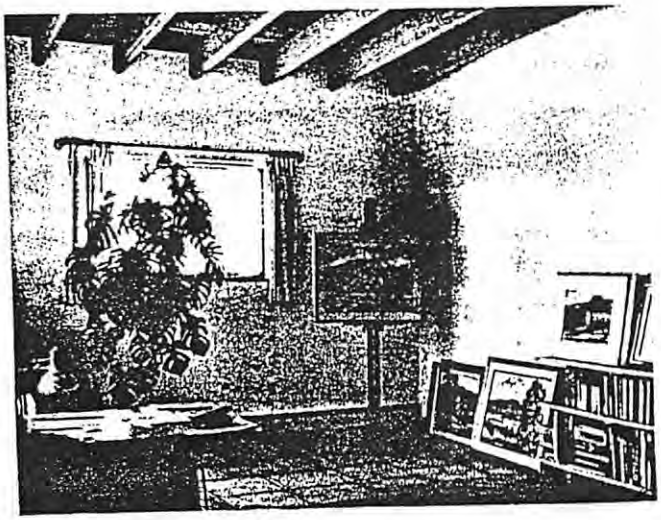
"YOU REALLY HAVE TO HAVE A LOT OF NERVE TO BUILD A HOUSE BY YOURSELF."



The Ewings in living room.

Louie Ewing, distinguished painter and serigrapher and longtime Santa Fean spent his free time from 1961 to 1964 building the house where he and his wife, Virginia, live. Their first meal there, a festive picnic supplied by friends, was spent huddled cozily in a corner while rain poured into the still roofless house. A roaming dog dashed in through the half-open portal door to get out of the wet and, once inside, shook itself in dismay upon observing that the rain was as heavy inside as out. It fled from room to room looking up in puzzlement and howling mournfully while the unfeeling picnickers laughed.

This is the second and largest house which Louie has built but he remarks, "You really have to have alot of nerve to build a house by yourself." As a youngster he helped his father, "a good craftsman", to build the various outbuildings needed on a farm and later worked during summer vacations for construction companies.



Gallery wing of living room.

Louie's labors on his present home were slowed considerably at every step because he knows everyone in the neighborhood and whoever came along the road below Louie's hill had to stop and chat and examine his progress. As the months went by neighbors would holler up at him, "Hey, Louie, pretty soon Christmas, better hurry! "

Just as Louie had finished digging trenches for his foundation along came men and machines to dig up the road for a new water line. The rocks the men heaved out were perfect for Louie's foundation fill and walls. When especially fine stones turned up, the workmen, knowing Louie's need, would yell for him to come and haul them away, and they took as much pride in their suitability for a good fit as did Louie.

He and Virginia made a cardboard scale model of the house and with squares for partitions they worked out the proper proportions and arrangements of rooms in relation to one another. Using the scale model, they also determined the correct orientation of rooms, windows and doors for sunlight and air flow in all seasons of the year.

The finished house gets maximum light and heat from the winter sun, and a 40 foot long portal facing a radiant garden on on the south protects the house from summer heat. High-set wide windows look out upon magnificent far views to the west, the east and the north.

When Louie raised his block walls, filled with pumice, to a respectable height a chipmunk appeared and appointed itself fore-

man of the operation. As soon as Louie came to work the chipmunk would pop out of an unfilled block and scamper back and forth, squeaking commands. The chipmunk was not, however, the arrogant, dictatorial field marshal the plasterer turned out to be. This man did a masterly job but permitted no visitors, no suggestions and no comments. He threw down so many cigar stubs with attached plastic holders around the house that Louie never bothered to pick them up, just paved them in beneath the square, red-brown, concrete tiles he made for the flooring.

Louie built a fireplace and chimney in the big gallery-living room with rocks which he selected and dug out from his own hillside. He and his son, Mark, raised the level ridge beam for the slightly pitched roof in sections, drawing up each section with ropes, first at one end then the other to rest them on the supporting walls. The ridgepole sections, fastened together, run the 70 foot length of the house above the 11 foot high ceilings.

The four by eight inch ceiling beams and the boards of the ceiling are of unfinished lumber. Louie and Virginia tried to paint the wood with brushes but it was impossible and they ended by spraying on a mixture of raw umber "and gallons and gallons of a sealer", choking and gasping and spattering. This messy task was of course done before the arrival of the haughty and disapproving plasterer.

The master bedroom, 15 by 23 feet, is a splendidly bright place with an entire wall of convenient closets and storage cabinets which Louie built. A wide north window near a big corner fireplace looks out over the city, and an eastern window frames foothills and mountains.

Louie made and set in a five-foot long jewel toned stained glass window in the master bathroom, chipping the edges "to make interesting facets", and built a wall of convenient cabinets in the kitchen, cupboards on the opposite wall and beneath the "pass-through" shelf opening into the dining room.

He delighted Virginia by fashioning a three by five foot table set in the center of the kitchen. It has a long spice shelf above it and the table is so thick that even when Virginia uses it as a chopping board it is not marred. Here is where she kneads the many different sorts of bread for which she is famous.

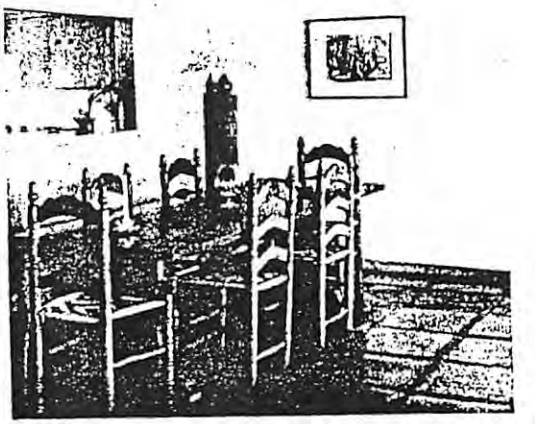
Louie's studio, 14 by 20 feet, holds, besides his easel and silk screen drying racks, a marvelous old dentist's cabinet. It has so many little drawers in it that after he has carefully put away paints, nails, screws and odds and ends, Louie has to go through every one of these "handy" storage drawers searching for what he needs.



Hillside garden.

The Ewings' big, bright, comfortable home was best described by the late poet, Witter Bynner, who, when he first stepped inside it, looked around in delight and exclaimed, "Why, this house opens its arms to you!"





Pass-through counter into kitchen.



The Stiha Studio & Gallery

LA FONDA HOTEL
ENTRANCE FROM HOTEL
FROM SHELBY STREET OR
MAIN ENTRANCE ON WATER STREET
TEL. (505) 983-6145 - SANTA FE, NEW MEXICO 87501

WESTERN ART . . . SCULPTURE

Uniform Residential Appraisal Report

0001124
File # 0001124

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1010 Camino San Acacio | City Santa Fe | State NM | Zip Code 87505-5955
Borrower Lewis | Owner of Public Record Lewis | County Santa Fe
Legal Description Lot 5 Block 1
Assessor's Parcel # 1-055-098-246-320 Tax ID # 10705536 | Tax Year 2005 | R.E. Taxes $ 1,861.12
Neighborhood Name Eastside | Map Reference smsa 7490 | Census Tract 0005.00
Occupant ☒ Owner ☐ Tenant ☐ Vacant | Special Assessments $ 0.00 ☐ PUD HOA $ Na ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
Lender/Client Charter Mortgage | Address 208 Washington Avenue, Santa Fe, NM 87501
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s). Multiple Listing Service

CONTRACT

I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Refinance

Contract Price $ Refinance | Date of Contract Na | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) County Assessor
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE		One-Unit	100 %
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	%
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	270	Low	New	Multi-Family	%
Neighborhood Boundaries	Eastside marketing area street boundaries include Artists Road = north, Paseo							3,540	High	31+	Commercial	%
Peralta = west, Old Santa Fe Trail = east, and the Saint Michaels Drive = south								589	Pred.	31+	Other	%

Neighborhood Description See additional comment section

Market Conditions (including support for the above conclusions) See additional comment section

SITE

Dimensions See the attached plat of survey | Area .275 Acre + - | Shape Irregular see plat | View Typical for area
Specific Zoning Classification Residential | Zoning Description Single family residential
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Paved	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone C | FEMA Map # 3500700009B | FEMA Map Date 7/2/1980
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit		☒ Concrete Slab ☐ Crawl Space		Foundation Walls	Concrete/Average	Floors	Tile/Vinyl/Cnct/Avg
# of Stories	One	☐ Full Basement ☐ Partial Basement		Exterior Walls	Masonry/Stucco/Avg	Walls	Drywall/Plaster/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit		Basement Area	sq.ft.	Roof Surface	Built-up/Average	Trim/Finish	Wood/Average
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish	%	Gutters & Downspouts	Gutters/Average	Bath Floor	Vinyl/Average
Design (Style)	Pueblo	☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Metal/Wood/Average	Bath Wainscot	Tile/Average
Year Built	1964 + -	Evidence of ☐ Infestation		Storm Sash/Insulated	Insulated/Average	Car Storage	☐ None
Effective Age (Yrs)	15-18	☐ Dampness ☐ Settlement		Screens	Screens/Average	☒ Driveway	# of Cars 2
Attic	☒ None	Heating ☐ FWA ☒ HWBB ☐ Radiant		Amenities	☐ Woodstove(s) #	Driveway Surface	Paved
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Gas	☒ Fireplace(s) # 2	☒ Fence	☐ Garage	# of Cars
☐ Floor	☐ Scuttle	Cooling ☐ Central Air Conditioning		☒ Patio/Deck	☒ Porch	☒ Carport	# of Cars 2
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool	☐ Other	☐ Att.	☒ Det. ☐ Built-in

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 5 Rooms | 2 Bedrooms | 2 Bath(s) | 2,639 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject property features: two fireplaces, masonry construction, beams with deck ceilings, tract lighting, and a 2-carport with storage. See the attached interior photo addendum for further information.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject appeared adequately maintained with no needed repairs noted.

Note:This appraisal report is not a home inspection and cannot be relied on to disclose defects or conditions in the property.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 30 Oct 2024

Site Address: [redacted] no San Acacio, 87501

Property Owner of Record [redacted] & Caroline Rohrlich

Applicant/Agent Name: [redacted] Strongwtaer / Ruffians LLC

Proposed Construction Description: [redacted] above carport and closet; new parking spot; enclo

Contact Person Phone Number: [redacted] 421 - 622

TOTAL ROOF AREA: [redacted] ng: 4,224 Proposed: 4,45

Zoning District: [redacted] wntown & Eastside

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

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan □ Elevations

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

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

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

Terrain: □ 30% slopes_____

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

Lot Coverage [redacted] %
□Open Space Required:_____

Setbacks:
Proposed Front: [redacted] 3'7" Minimum: [redacted]
2nd Front? _____
Proposed Rear: [redacted] 0' Minimum: [redacted]
Proposed Sides: [redacted] 5'2" [redacted] 6'7" Minimum [redacted] 5'

Height: Proposed [redacted]
Maximum Height: [redacted] D w/ Historic
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed [redacted] new Accessible [redacted] NA
Minimum: [redacted] NA

Bicycle Parking:**
Proposed: [redacted] NA Minimum: [redacted] 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.

[redacted] ager PRINT NAME [□OWNER □APPLICANT ☒AGENT]

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

SIGNATURE **DATE** [redacted] Oct 2024

To Be Completed By City Staff: 2024-009485PAR

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

Zoning Approval:
☑**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: Legal lot of record provided, setback affidavit signed for garage addition

REVIEWER: Rebekah Clouser **DATE:** 11/18/2024

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

Revised 20 November 2020

—

PROJECT PROPOSAL

March 31, 2025

To whom it may concern,

The single-family residence at 1010 Camino San Acacio was originally built in 1963 by Louis Ewing as a personal residence with help from neighbors and many local materials, as was typical of the time. It features an exposed stone rubble foundation with stuccoed pentile or CMU walls, and an eaved low-pitched roof with decorative corbel ends on an exposed ridge beam and rafter ends. The North (street facing) facade features a stained glassier window created by Ewing himself, who was a noted artist and pioneer in screenprinting.

Ewing, born in Idaho, moved to Santa Fe in 1935 to work on the New Mexico Federal Art Project of the WPA. He later worked for the Laboratory of Anthropology in Santa Fe, New Mexico where he continued to produce screenprinted art.

The home was renovated by Alan Ortiz-Seligman in 2021, replacing nearly all original windows with aluminum clad units, and re-stuccoing the exterior. The current owners obtained the property in 2021.

This proposal seeks to make the following changes to improve the livability of the home for the current residents who hope to move aging family into a proposed casita in the future. A total additional 385SF of conditioned space will be added. 175SF of additional roofed area will be added.

- **CARPORT** (+0SF conditioned space)
  - Excavate to standard 8′ ceiling height
  - Add a single double-width garage door as shown in plans with vertical board orientation and stained to match existing trim work with **Diamond Vogel Grain Stain Parson Gray**
  - Add an access door on the East wall, relocated from existing main patio entrance
- **ENTRY & PORTAL** (+385sf conditioned space)
  - Enclose the existing upper landing of entry stairway. Existing exterior door (previously approved in 2021 renovation) shall be relocated to North facade of entry. Adds 98sf conditioned space, no new roofed area.
  - Enclose existing South portal (non-publicly visible) for additional 287sf of conditioned space, no new roofed area.
  - Install new vertical plank wood door with window on North Entry wall, and relocate existing glass entry door to S wall.
- **CLOSET** (+175SF conditioned space)
  - Construct a new 175sf walk-in closet on the East facade of house with a flat roof and low profile 4′x4′ skylight in **Mill Finish**.
  - Stucco to match existing **El Rey Ash**
- **PARKING SPACE**
  - Border a new parking space on the Northeast corner of the lot with a dry-stack sandstone retaining wall.

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REQUESTED CODE EXCEPTIONS

The enclosure of the Entry and South Portal require exceptions to the following code provisions:

14-5.2(D)(2)(c) Additions are not permitted to primary façades
14-5.2(D)(4) Porches and Portals: Existing porches or portals shall not be enclosed

Below are responses to the exception criteria. Note responses are the same for both, given they refer to the same design proposal of enclosing the Entry and South Portal:

i. Do not damage the character of the district;

The enclosure of the Entry and South Portal harmonize with the district and home through re-use of existing architectural detailing, color and material palettes. The South Portal is non-publicly visible, thus not contributing to the public character of the district, and the Entry, while visible, is a substantially de-emphasized component of the project, tucked far back from the street up a staircase. The proposed design maintains the visible corbels, roofline and significant aspects of the facade while increasing the utility and legibility of the entry, therefore not damaging the character of the district.

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

The Rohrlich family returned to Santa Fe to raise their own children, and care for aging family. They have outgrown the living space, and hope to add square footage and utility to the home year round while maintaining its architectural character. To prevent the financial, emotional and physical hardship associated with moving, the proposed design enables the family to stay in place. The new entry and foyer provide a more secure and practical entry to the house in all seasons, with additional security provided through the closure of an existing opening in the yard wall and more substantial door/entry.

Lastly, the homeowners seek to avoid hardship associated with further disruption to the constrained and inclined project site. Enclosing the portal and entry add square footage and improve resident access without additional roofed area or site disturbance.

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.

This proposal balances the family's desire to reside in the historic district in a house that both maintains its historic character, while also serving their practical needs as a multigenerational family. Through their stewardship, the Rohrlich's will continue to care for the home, strengthening its unique contribution to the character of the neighborhood.

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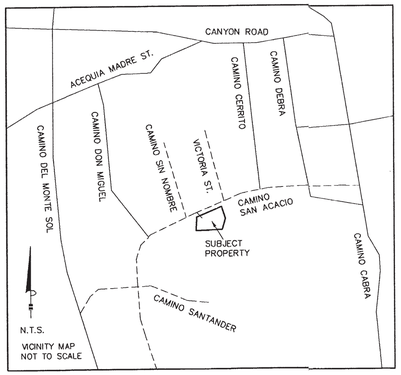
Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman

BOUNDARY SURVEY OF LOT 1 OF THE L.H. EWING SUBDIVISION LAST DESCRIBED ON SURVEY FILED IN SANTA FE COUNTY CLERK INSTRUMENT NO. 566,024
SAID PROPERTY LYING AND BEING WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM
SAID LOT 1 LOCATED AT NO. 1010 CAMINO SAN ACACIO IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



SURVEYORS NOTES

1. NOTE: THIS SURVEY IS BEING FILED TO CHANGE THE NAME OF THE PROPOSED BUYER ON THE TITLE AND TITLE BLOCK. NO OTHER CHANGES WERE MADE TO THE PLAT FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 1.
2. SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320.
3. COMMIMENT FOR TITLE INSURANCE ON LOT 1 ISSURED BY PRIMA TITLE, LLC FILE NO. 20-1144.
4. DATE OF FIELD SURVEY: OCTOBER 13, 2020.
5. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
6. THE DATA WITHIN PARENTHESIS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESIS.
   (R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
   (R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

1. SURVEY ENTITLED "SURVEY FOR MRS. L.H. EWNG, 1010 SAN ACACIO...", BY J.G. HORNE NMPS NO. 889, FILED ON APRIL 26, 1985, IN MISC. BOOK 519, PAGES 281-284, AS DOCUMENT NO. 566,024 AS DOCUMENT ENTITLED "CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS...LOT 1 AND LOT 2.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR THE SARAH M. NOLAN 1998 TRUST...", BY P.A. ARMIJO NMPS NO. 13604, FILED ON AUG. 23, 2012, IN PLAT BOOK 749, PAGE 005, AS DOCUMENT NO. 1679,123.
3. WARRANTY DEED-LOT 1, W.E. LEWIS, JR. AND K.C. LEWIS TO THE WILLARD E. LEWIS, JR. AND KAY CARSON LEWIS TRUST, FILED ON JULY 3, 2000, IN MISC. BOOK 1783, PAGE 823, AS DOCUMENT NO. 1121,874.
4. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR THE W.E. LEWIS JR. AND K.C. LEWIS TRUST ...", BY P.A. ARMIJO, FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 001, AS INSTRUMENT NO. 1938,028.

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 ON OCTOBER 13, 2020 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.

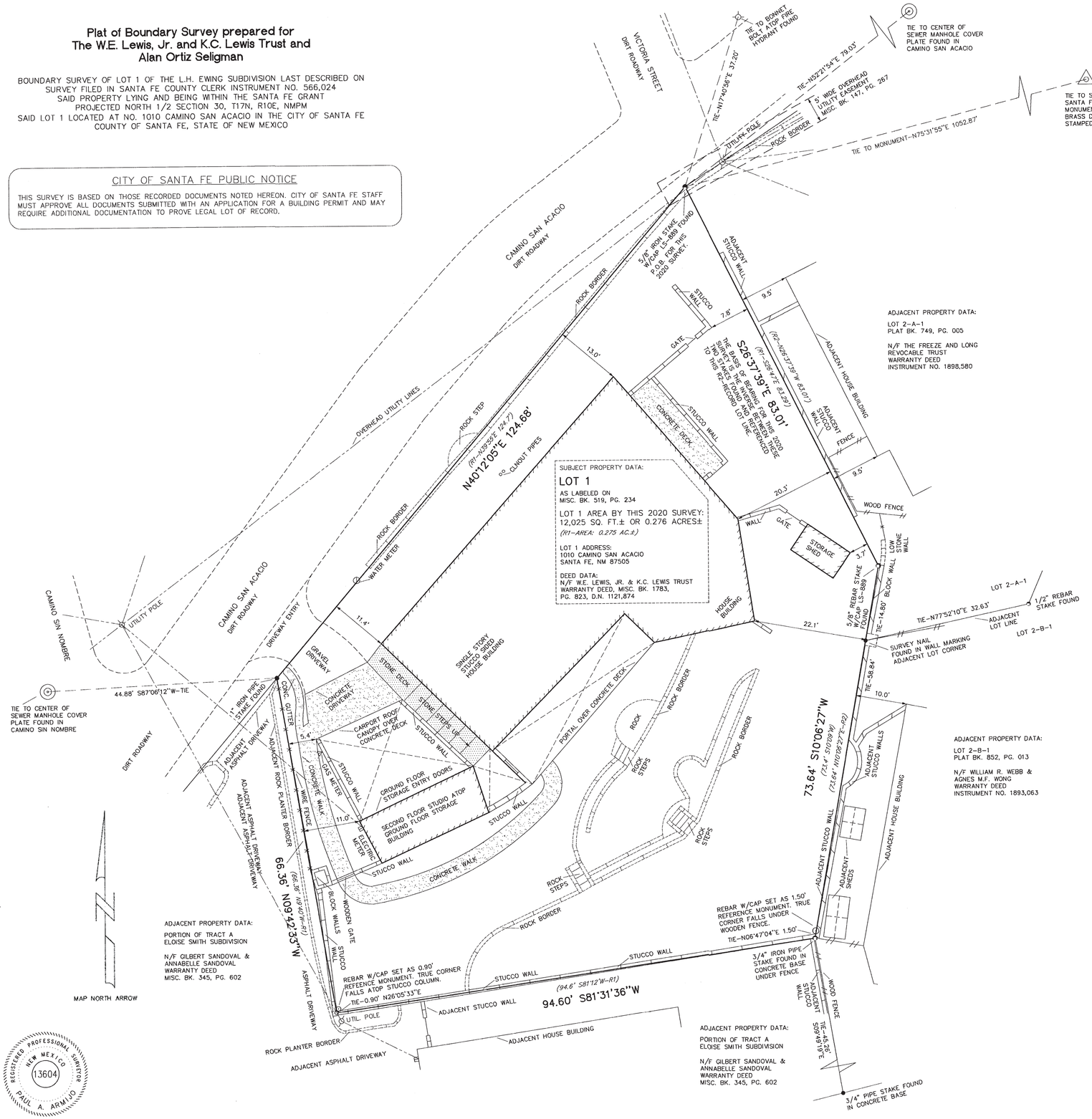
I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armijo DEC. 22, 2020

PAUL A. ARMIJO, N.M.P.S. NO. 13604

VERTICAL DATUM NAVD 88

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO



MAP NORTH ARROW

MAP HORIZONTAL SCALE: 1"=10'

10 5 0 10 20

MAP LEGEND

- ● – SURVEY MONUMENT FOUND SEE MAP FOR DESCRIPTION
- ⊙ – SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- O – RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F – NOW OR FORMER PROPERTY OWNER
- –⊙– – UTILITY POLE WITH OVERHEAD UTILITY UTILITY LINES
- – STUCCO WALL
- // // – WOOD FENCE
- X X – WIRE FENCE

COUNTY CLERK SEAL

COUNTY CLERK OF SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

Document No. 1938233

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

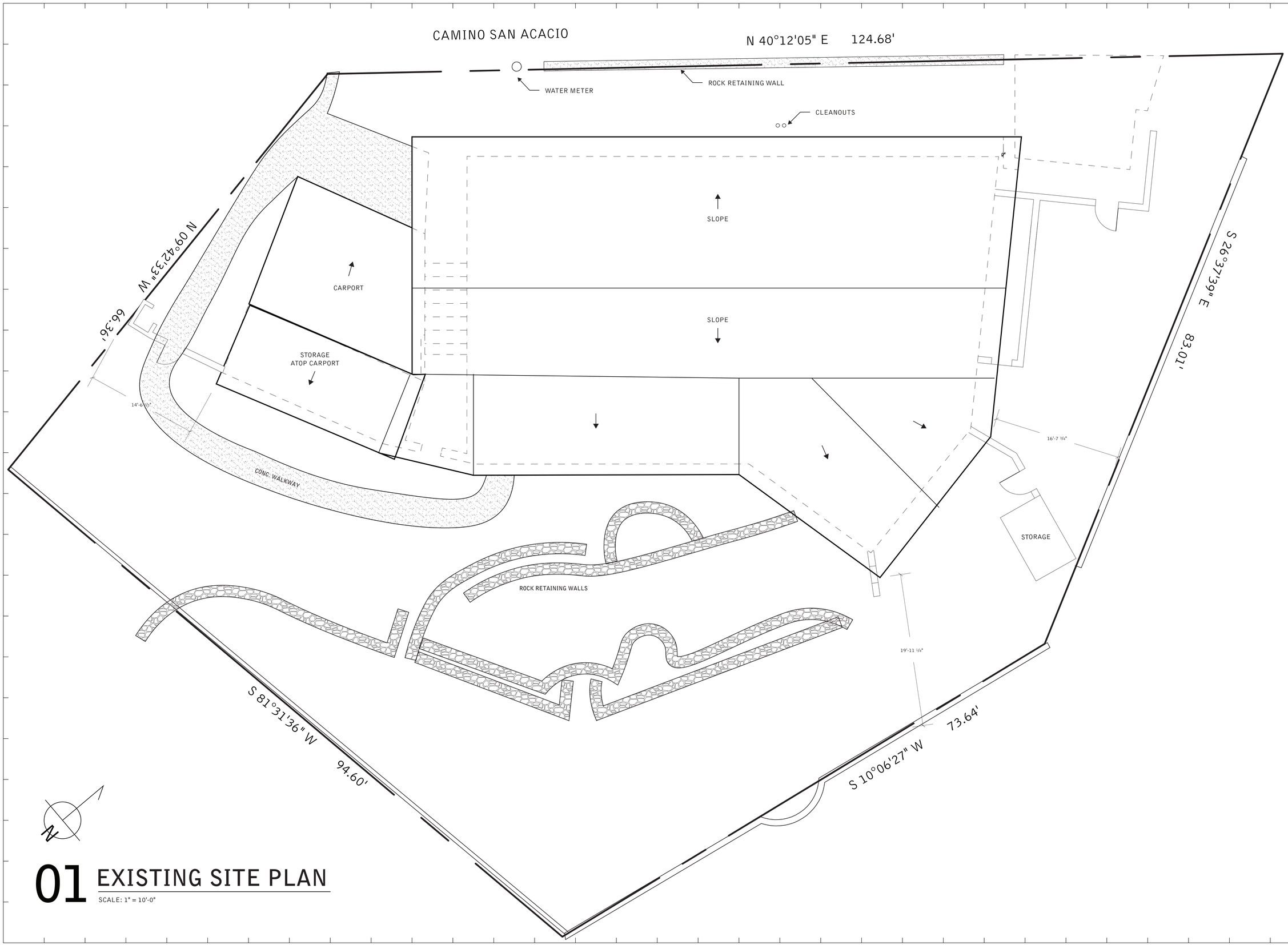
I hereby certify that this instrument was filed for record on the 22 day of December A.D. 2020 at 11:45 o'clock A.m. and was duly recorded in Book 872 Page 05 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320
OWNER: THE W.E. LEWIS, JR. & K.C. LEWIS TRUST WARRANTY DEED, INSTRUMENT NO. 1783,823
LOCATION: LOT 1 OF THE L.H. EWNG SUBDIVISION, INST. NO. 566,024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1010 CAMINO SAN ACACIO 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

PLAT OF BOUNDARY SURVEY PREPARED FOR THE W.E. LEWIS, JR. AND K.C. LEWIS TRUST AND ALAN ORTIZ SELIGMAN

DRAWN BY P.A.A. DATE OCT. 2020
SURVEY NO. 2020303-2 SHEET NO. 1 OF 1



01 EXISTING SITE PLAN

SCALE: 1" = 10'-0"

ROHRLICH RESIDENCE

—

1010 CAMINO SAN ACACIO

OWNERS
Caroline & Jeremy Rohrlich

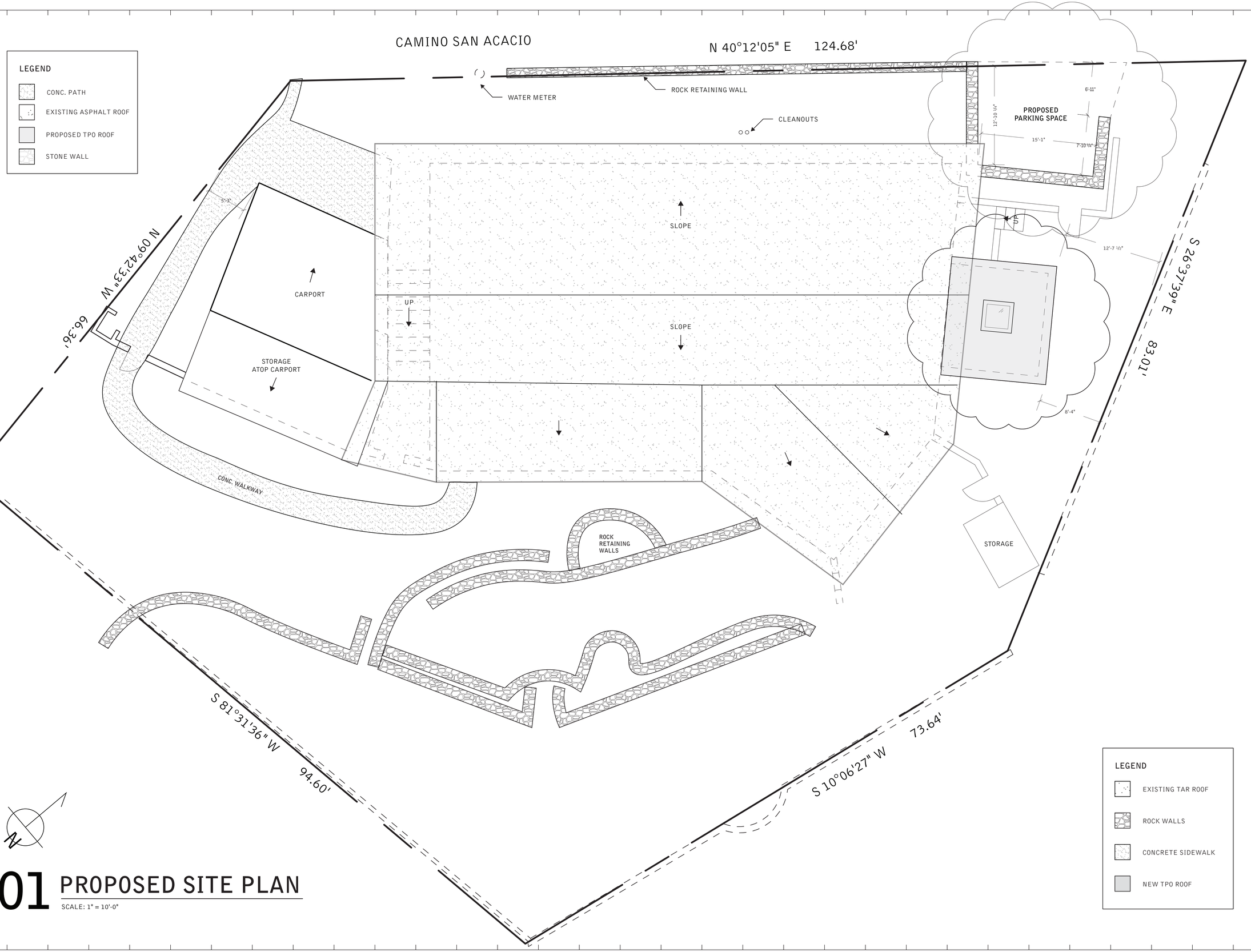
AGENT
RUFFIANS LLC
c/o Daniel Strongwater
(505) 421-6221
daniel@strongwater.co

REVISIONS

HDRB DRAFT 0.1	30 OCT 2024
HDRB DRAFT 3.0	4 MAR 2025

A0.1

EXISTING SITE PLAN



01 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

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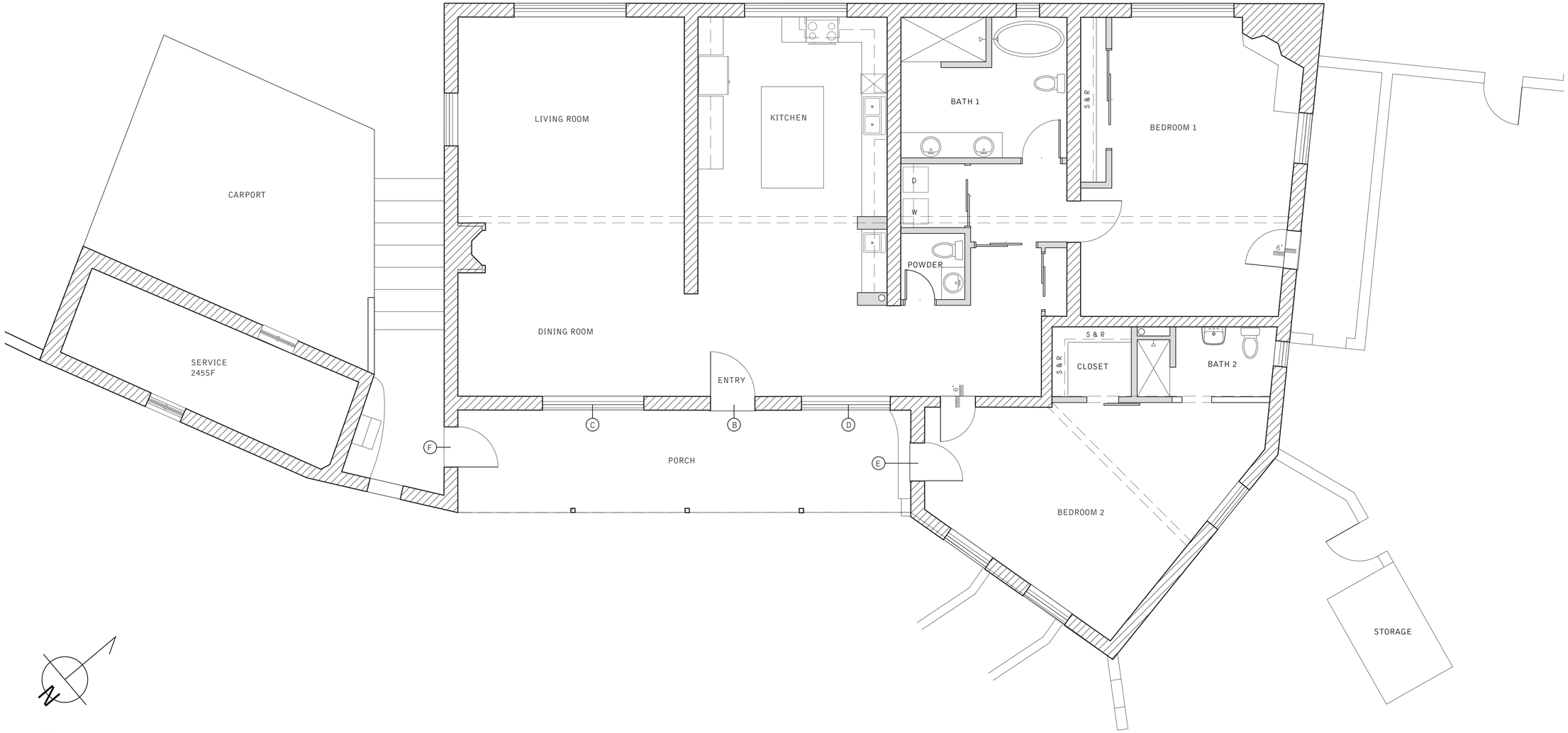
PZR DRAFT 0.2	4 NOV 2024
HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025
HDRB DRAFT 3.0	4 MAR 2025

A0.2

PROPOSED SITE PLAN



01 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'

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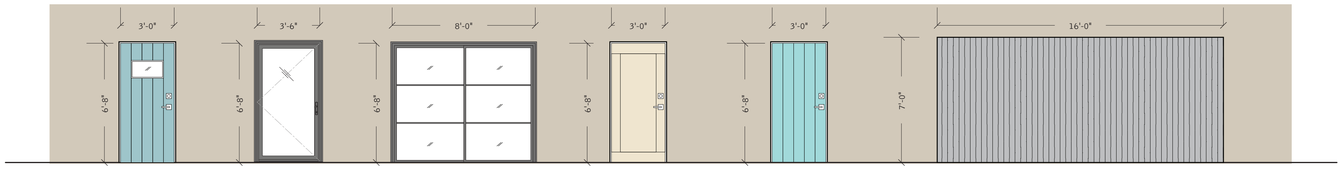
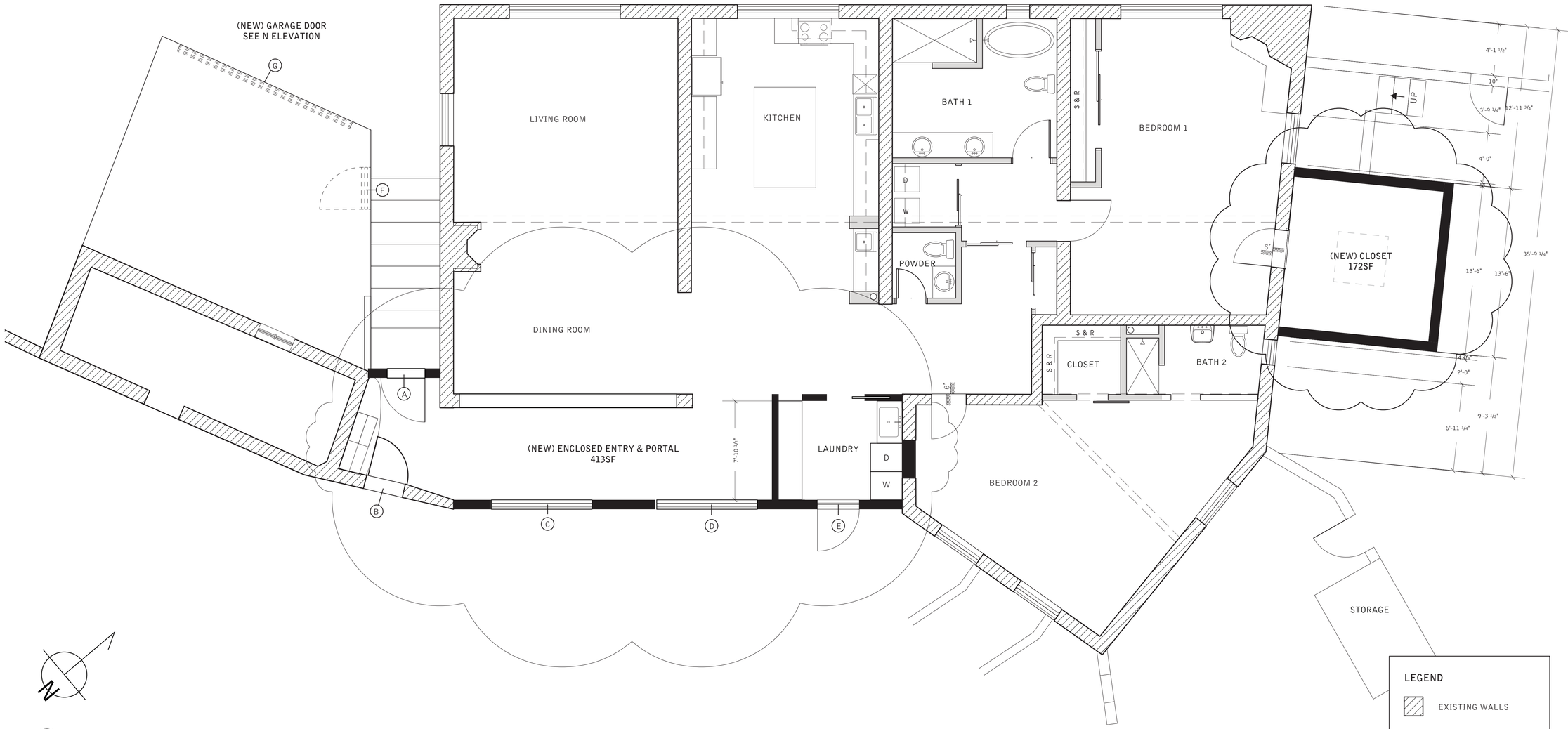
EXISTING FLOOR PLAN

02 DOOR SCHEDULE

SCALE: 1/4" = 1'



NEW	EXISTING	EXISTING	EXISTING	EXISTING	NEW
A	B	C D	E	F	G
WOOD & GLASS IN FARROW & BALL BLUE GROUND	ALU CLAD WOOD & GLASS	ALU CLAD WOOD & GLASS	WOOD DOOR CLEAR STAIN	WOOD DOOR IN EXISTING PAINT	VERTICAL PLANK IN PARSONS GRAY



LEGEND

- EXISTING WALLS
- PROPOSED NEW WALLS

01 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

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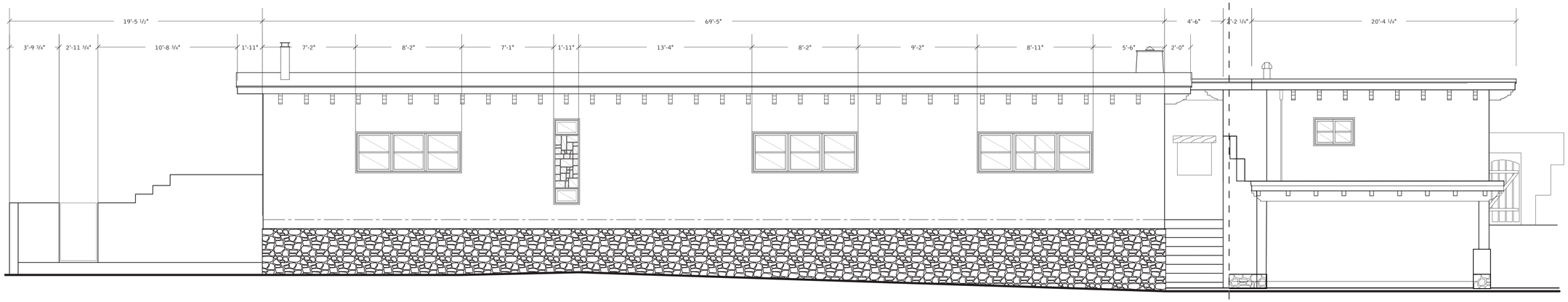
A1.1

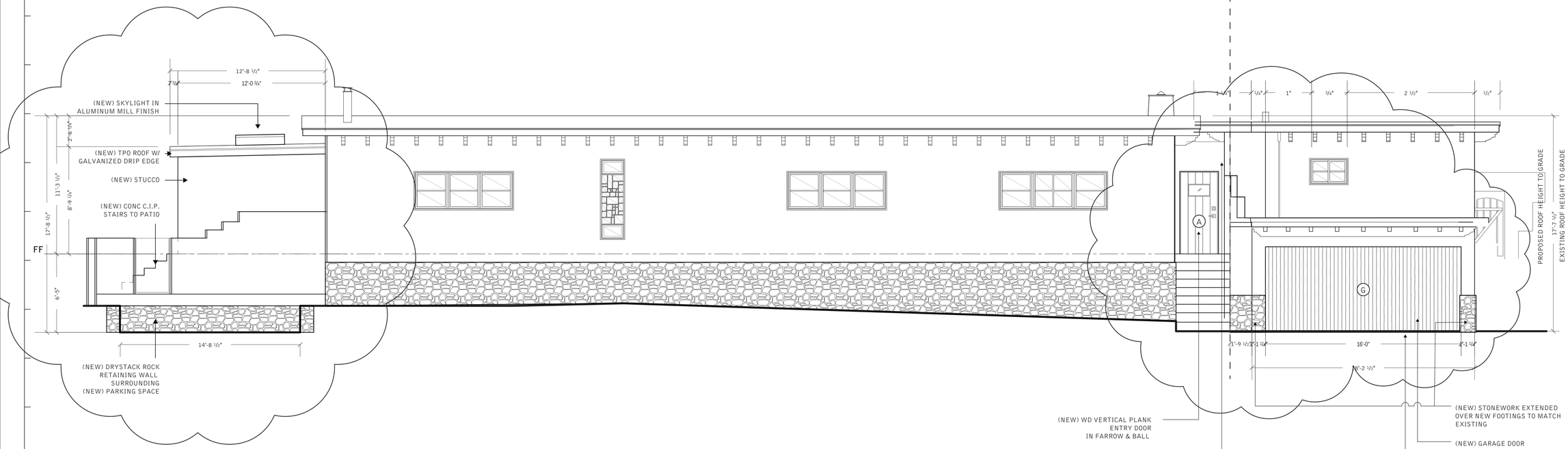
PROPOSED FLOOR PLAN



01 EXISTING NORTH FACADE

SCALE: 1/4" = 1'

NOTE: ORIENTATION ROTATED TO SHOW ELEVATION PERPENDICULAR TO FACADE ORIENTATION



02 PROPOSED NORTH FACADE

SCALE: 1/4" = 1'

ROHRLICH RESIDENCE

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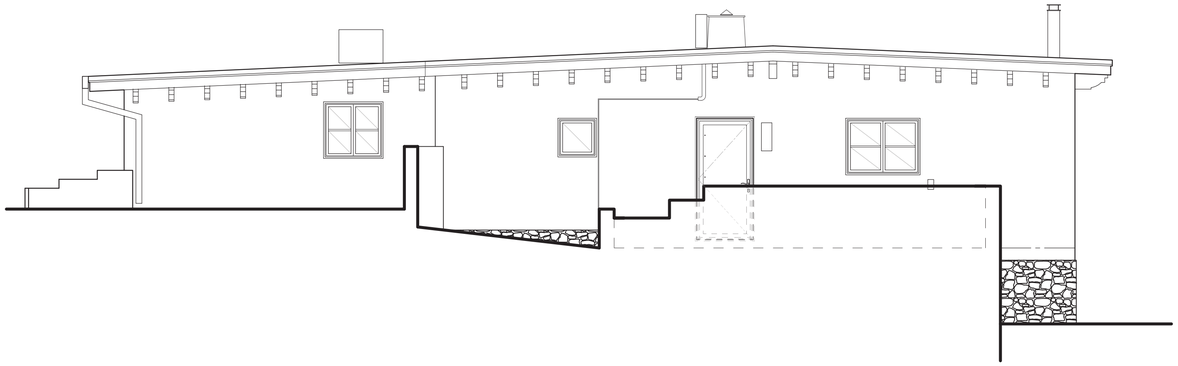
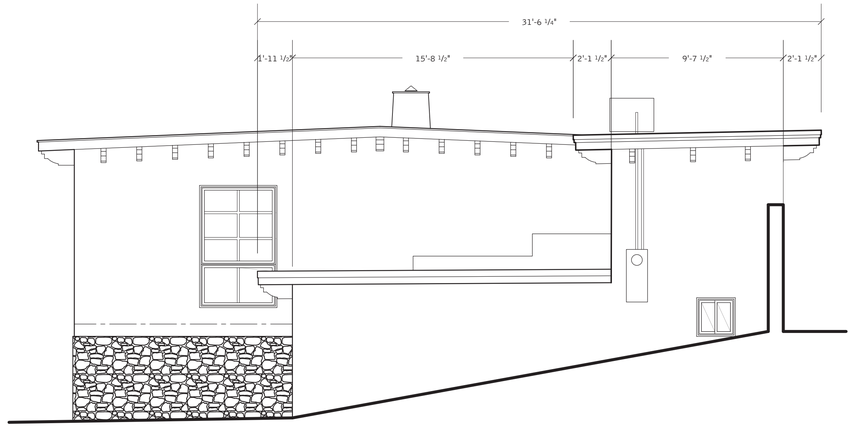
A2.1

NORTH ELEVATIONS



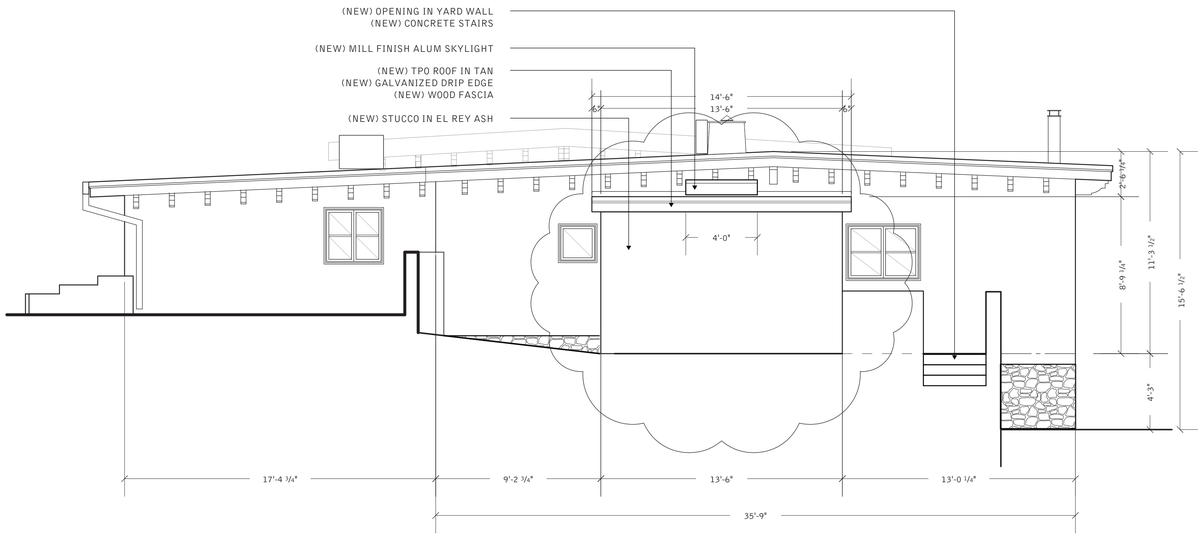
01 EXISTING EAST FACADE

SCALE: 1/4" = 1'



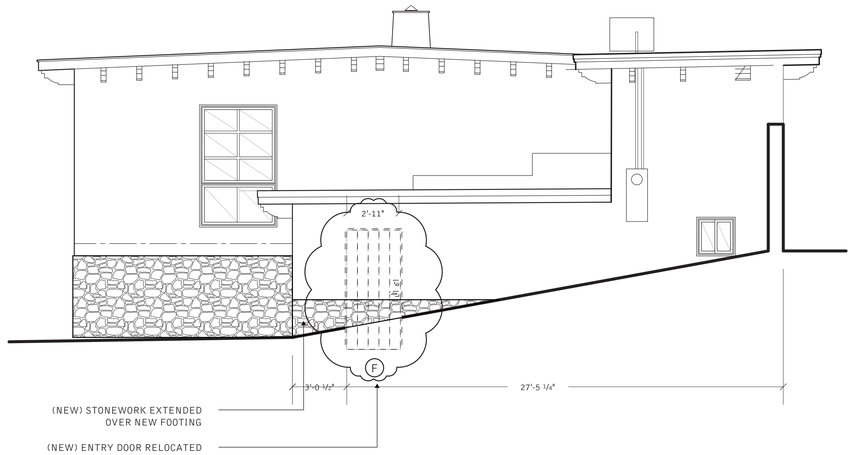
03 EXISTING WEST FACADE

SCALE: 1/4" = 1'



02 PROPOSED EAST FACADE

SCALE: 1/4" = 1'



04 PROPOSED WEST FACADE

SCALE: 1/4" = 1'

ROHRLICH
RESIDENCE

—

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SAN ACACIO

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Rohrlich

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REVISIONS

HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025
HDRB DRAFT 3.0	4 MAR 2025

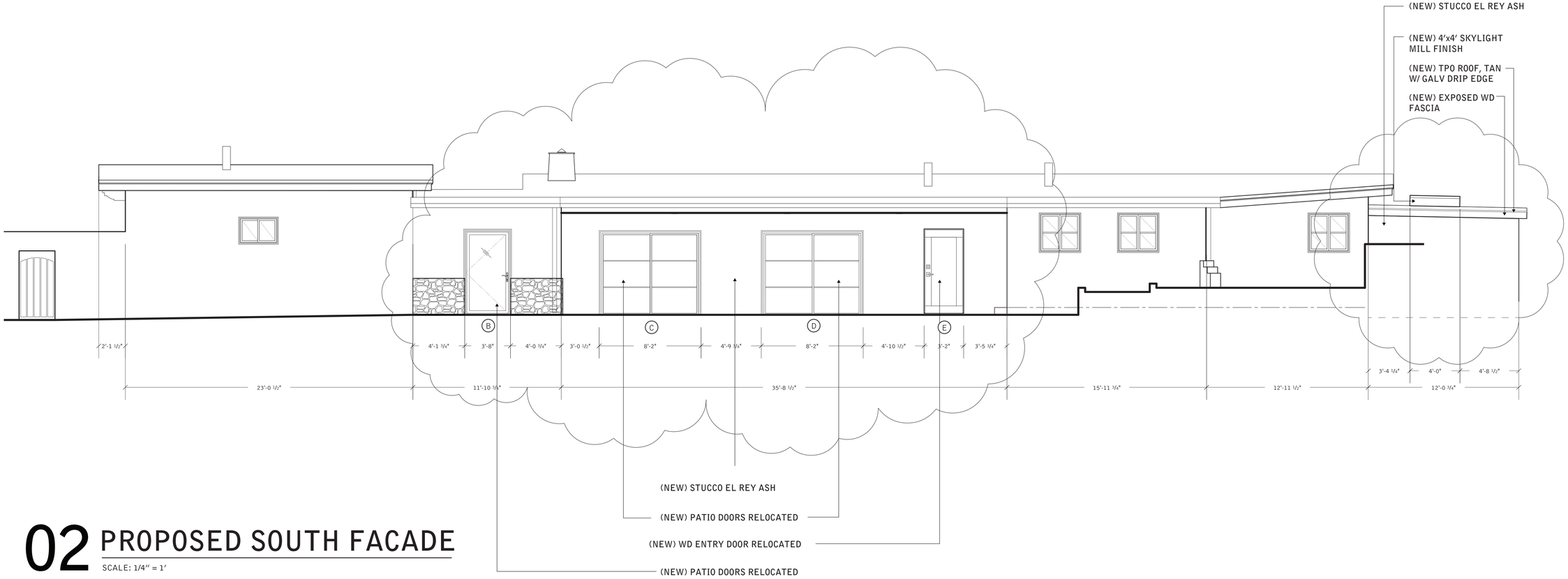
A2.2

EAST & WEST
ELEVATIONS



01 EXISTING SOUTH FACADE

SCALE: 1/4" = 1'



02 PROPOSED SOUTH FACADE

SCALE: 1/4" = 1'

ROHRLICH RESIDENCE

—

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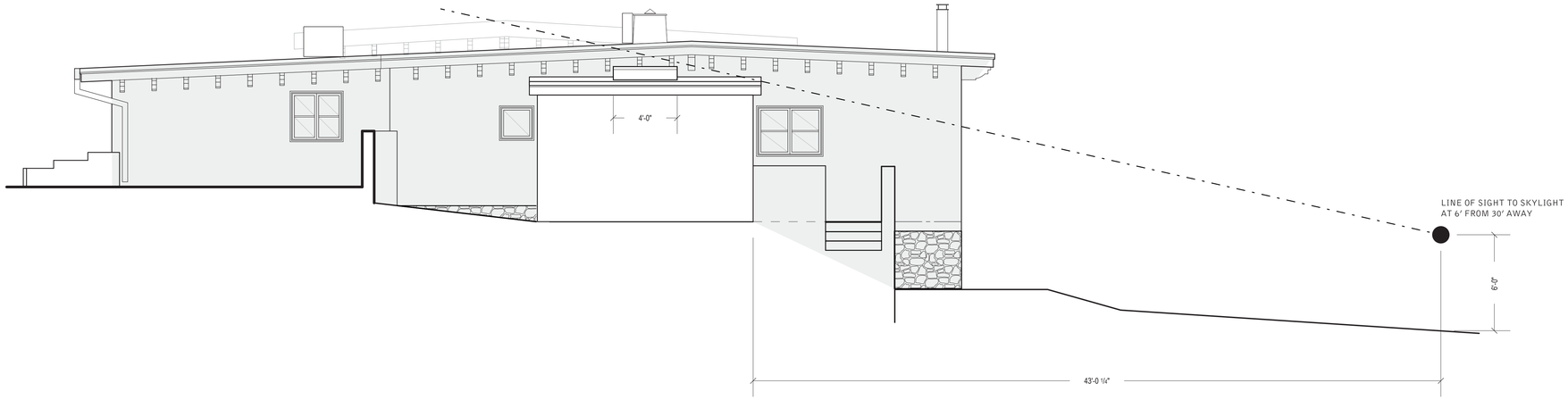
REVISIONS

HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025
HDRB DRAFT 3.0	4 MAR 2025

A2.3

SOUTH ELEVATION



01 SKYLIGHT VISIBILITY

SCALE: 1/4" = 1'

ROHRLICH
RESIDENCE

—

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REVISIONS

HDRB DRAFT 4.0	31 MARCH 2025

A2.4

VISIBILITY
STUDY

PROPOSED COLORS

STUCCO

El Rey Ash



ENTRY DOOR

Farrow & Ball

Blue Ground



GARAGE DOOR

Diamond Vogel Semi-transparent Grain Stain in Parsons Gray

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Photographs



Front (north) and west elevations.



Front (north) and west elevations.



Front (north) of carport/storage building and west elevation of house.



Front (north) elevation.



Front (north) elevation with stained-glass window.



Detail of stained-glass window, front (north) elevation.



Detail of entry stairs, north and west elevations.



Detail of entry stairs, east elevation of carport.



Detail of entryway between house (left) and carport (right).



East elevation.



East elevation.



South elevation.



South elevation portal detail.



West and north (front) elevations of house and carport.



Detail of decorative corbelled brackets.



1010 Camino San Acacio: Primary Façade Diagram

Primary Façade: ——

Non-primary Façade: ——

City of Santa Fe, New Mexico

memo

DATE: **April 8, 2025**

TO: **Historic Districts Review Board**

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

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

2025-009943-HDRB, 925 Acequia Madre, Downtown and Eastside Historic District, Contributing. Gregory Waits, agent for A. Jason Flanagan, owner, proposes to construct a 178 sq. ft. portal on the north façade of the main structure to a height of 9'.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Façade Diagram and Previous Case Documents	__x__ Photographs
	____ Other:

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

Sample motion:

a. Approve, conditionally approve, or deny Case #2025-009943 to allow the construction of

a portal at 925 Acequia Madre.

BACKGROUND & SUMMARY:

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 904 sq. ft. main residence was constructed in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof and rounded parapets, and recessed doors and windows with divided lites.

On March 25, 2025, Case No. 2025-009943-HDRB, the Board postponed the case until the next hearing on April 8, 2025, and asked that the applicant provide at least one construction detail of the roof profile to indicate the translucent material edge will not be publicly visible. The applicant agreed.

On February 11, 2025, Case No. 2024-009202-HDRB, the Board accepted and approved staff's recommendation that the historic status of the structure be maintained as contributing with the south façade, excluding non-historic materials, designated as primary, identified as number one on the façade diagram. The guest house and yard wall with metal elements and gate on the south property line facing the street were designated as non-contributing. The motion passed unanimously.

On November 26, 2002, Case No. H-02-140, the Board approved a detached 514 sq. ft. guest house with the following conditions: all openings adhere to the 30" rule with the exception of those on the north elevation, all windows and doors must meet the 3' rule except the east elevation door, the glass block on the west elevation be eliminated and the window design there be reviewed and approved by staff. The motion passed unanimously.



925 Acequia Madre: Façade Diagram

Primary Façade:

Non-Primary Façade:

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 178 sq. ft. portal on the north façade of the main structure which will connect the main structure with the casita to a height of 9'.

Because the portal will have a light touch both on the existing house and it will still be apparent that the two structures were constructed at different times, an exception for an addition greater than 50% of the historically contributing structure will not be required. In the future, if there is a proposal for enclosure of a portal, an exception to Section 14-5.2(D)(2)(d) will need to be requested.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

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

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

(1) General

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

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

(2) Additions

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

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

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

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

noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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

DEFINITIONS:

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025 – Rev.

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:
Atanacio and Feliciana Vigil Property Arturo Vigil House	925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: Old # 051611486 4. County: Santa Fe Parcel # 12919936

5. Property Type:
_x Buildings: house
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
November 25, 2024

7. Previous Survey Date(s):
_x_Yes: November 14, 1984, Michael Belshaw; June 27, 2003, Giovana Buckley
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6791526,-105.92438



10. Photo Information: John W. Murphey, photographer. Photo 1: Front elevation, view from Acequia Madre, camera facing north.

11. Brief Description of the Property:

Constructed in the late 1930s with subsequent additions, 925 Acequia Madre is a small adobe home at the intersection of Camino Don Miguel and Acequia Madre streets. The house, primarily made of adobe with frame additions, encompasses approximately 848 square feet and features two bedrooms. It is situated below street grade on a 0.15-acre lot, which includes a guesthouse completed in 2003. Up until recently, a roofed structure connected the two buildings. The house stands on a former agricultural field. The front (south) façade and east elevation of 925 Acequia Madre have retained their historic integrity, while the other sides have undergone alterations. It is a Contributing Structure to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1939
__Known _x_ Estimated Source: city directories

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

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

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

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

For: Current owner:

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

Current owner: JRF Real Estate LLC
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house __ Non-contributing _x_ No Status: walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051611486
Atanacio and Feliciana Vigil Property Arturo Vigil House	925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Clad	1	3
Casement	Wood	6	3 pairs

11. Door Types

Type	Style	Material	Number
Single-Leaf	10-light	Wood	1
Single-Leaf	15-light	Wood	1
Double	French; 15-light	Wood	2
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A

13. Porches _x_ 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-1958, north volume was likely added; visual and material evidence
#2 Date: c. 2000s, likely infill of back porch; aerial photographs and visual and material evidence
#3 Date: c.2000s, change of fenestration, including new openings across north elevation and northwest patio façade; aerial photographs and visual and material evidence
#4 Date: c.2000s; introduction of curved privacy walls; aphs and visual and material 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

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

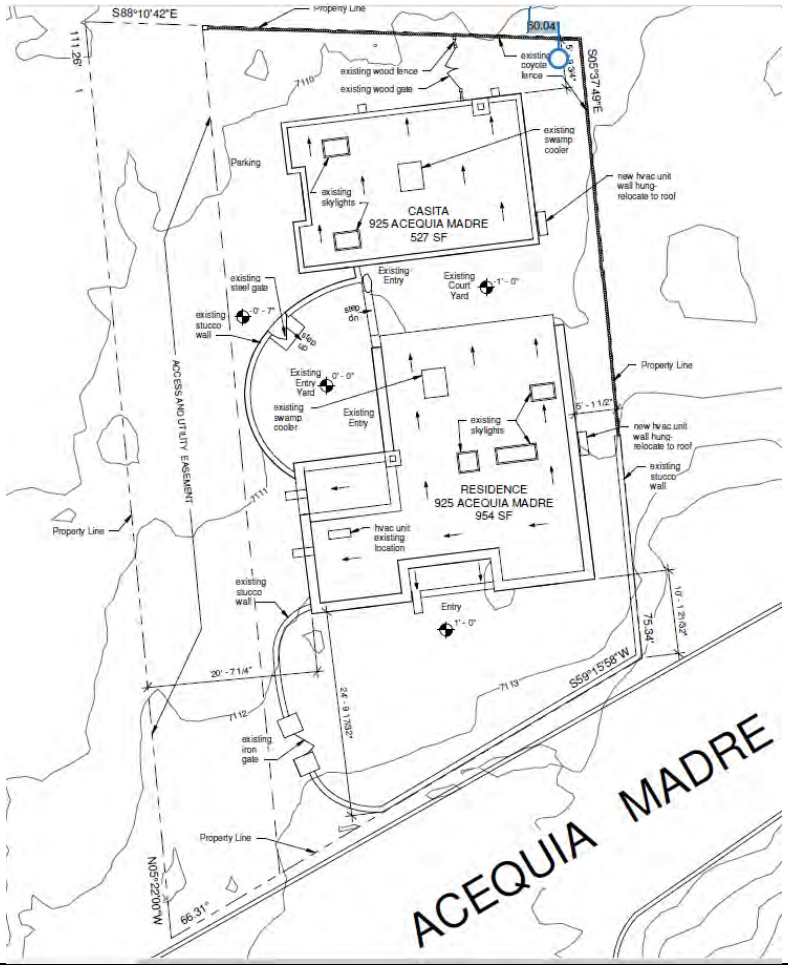
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of site plan, 2024. Courtesy of Waits Studio Works.



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Architectural Description Continued

South (Façade)

The façade is characterized by strict symmetry, presenting a rough approximation of a centered recessed portal design (Photo 2). This scheme was explored in the 1920s following the New-Old Santa Fe Style competition. Unlike most buildings from that era, this house shows more of the Pueblo Revival style.

The two openings, each measuring approximately 40”x 45”[1], contain six light wood casement windows (Photo 3). These windows, with their construction details and geared “crank-out” operation, are replacements. They are situated about 5” back from the wall within bull-nosed openings.

At the center of the façade is the recessed porch, which features a 400-square-foot void and a non-historic entry door (Photo 4). Although the decking has been replaced, the beam appears to be historic (Photo 5).

East Elevation

The east elevation sits close to the neighboring property (Photo 6). It is plain, holding the home’s utilities, and has only one opening. Like the front of the house, it is fitted with a pair of six-light casement windows (Photo 7). These, too, are not original. At about 16’ from the facade, the original house ends. North of this point (beginning with a 2” offset), is a lower volume erected before 1958 (Photo 8).

North Elevation

Facing the guesthouse, the north side of the home reveals modifications (Photo 9). These begin with tall single-light clad casement windows bookending a mechanical room door (Photo 10). Cresting the façade is an overhang of recent construction. Up until recently, a roofed structure, creating shelter, connected the house to the guesthouse (Field 16).

[1] The openings vary in dimension, indicating vernacular construction.

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West Elevation

An intimate brick-lined courtyard defines the building's northwest corner (Photo 11). This feature was likely introduced in the early 2000s (Fig. 7). Double-glazed doors from the kitchen give access to the porch. Judging by their location and design they are probably not original fenestration. The remainder of the west façade, representing the original core of the house, is a solid wall (Photo12).

Walls

The property features several sets of walls, some of which appear old, while others are known to have been constructed in the early 2000s.

Street

Fronting the property is a low stuccoed block wall that may be the structure that appears on a 1958 aerial (Fig. 3). The 10" thick wall measures 45" high from the outside grade (Photo 1). It continues below grade on the other side, working as a retaining wall. Its wide opening, filled with wrought iron fence, seems uncharacteristic of wall construction of the pre-war period. The opening may indicate an alteration made in the 2000s.

Privacy

Two sets of curved privacy walls are found on the west side of the house (Photos 12 & 13). The thick walls, which rise 60" and 65½" above the outside grade, were erected around the time of the guesthouse project.

Summary of Alterations

The original adobe structure of the building consists of a south-facing rectangle that contains two bedrooms and a living room. The bathroom of this block appears to have been an open porch that was enclosed at some point. A frame extension added to the north side of the home contains a kitchen and an additional bathroom. Aerial photographs suggest that this work was completed by 1958. In the 2000s, the

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fenestration of the north and northwest elevations was altered. This likely included creating new door openings to the courtyard.

Historical Overview

A Corn Field

The original portion of the house, presumably constructed in the late 1930s, came following Don Atanacio Vigil's death. Vigil, a former farmer, owned the land on which the house sits. His property once stretched north to Canyon Road. Born in Santa Fe in 1853, Vigil's father, Juan Vigil, was also a farmer, with census records indicating that the family lived in the Upper Canyon area.

Mapping conducted by the state hydrological survey in 1914 shows that Don Atanacio owned a large home on Canyon Road (Fig. 1). His home corresponds with the building at 830 Canyon Road. Like his neighbors, Don Atanacio maintained a small farm field below the house. His and neighboring fields were irrigated by the *Acequia Madre*, of which Vigil was a parciante[2] At the time of the mapping, the field was planted with corn, a traditional crop used for home consumption and trading.

Atanacio married his wife, Feliciana Rodriguez de Vigil, in 1891. She was 20 years his junior and bore five children. Their youngest, Arturo, would inherit the land making up the subject property.

Starting in the 1920s, many of the former acequia-irrigated tracts along Canyon Road began to convert to residential developments. This followed a trend of Anglos moving into the area and establishing compounds and the parallel shift to a cash economy in which home farming was no longer a necessity. Don Atanacio's employment reflected this change moving from farmer to janitor. In this situation, former fields were converted into family compounds holding multiple dwellings.

[2] State Engineer's Office, "Report: Santa Fe Hydrographic Survey (Santa Fe: State Engineer's Office, March 13, 1919), n. pag.

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Census records indicate that the older sons lived on the property as two distinct households. One ran the Vigil Cash Grocery in a storefront adjacent to the family home at 826 Canyon Road. It is unclear if the two families lived in the large home or in separate structures on the property.

The 1930 enumeration provides the clearest picture of the multi-generational Vigil family living at 830 Canyon Road. Atanacio headed the primary household, consisting of his wife, Feliciana, and their youngest children, Sophia and Arturo.[3] The other families were headed by sons Juan and Raphael. In total, eleven individuals lived on the greater property, ranging in age from one to 75.

Revealing a local societal trend, several of the children worked as "servants" or laborers at private homes, reflecting an informal economy where native-born Hispanics were employed at Anglo homes. Similar jobs are shown to be held by neighbors.

Don Atanacio Vigil died on June 6, 1933, at his home on Canyon Road. He was 81.[4] Much later, deeds were created to divide the property. However, as evidenced in a 1939 lawsuit, the land was still under Atanacio's name.[5]

A House Facing the Acequia

The subject house did not appear on the 1914 hydrological map and was first identified by address in city directories in the late 1930s. It had a steady succession of renters. Most were married couples, with the male working in a low-wage job. This included José Barela, a septuagenarian sheepherder.[6] This may indicate the house was smaller than it is today.

A footprint of a building in the general location appears in a 1948 aerial photograph (Fig. 2). Other than the square-shaped roof, details of its footprint are vague.

[3] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 4A; Enumeration District: 0003; FHL microfilm: 2341134.
[4] "Atanacio Vigil [obituary]," *Santa Fe New Mexican*, June 7, 1933, 8.
[5] "Legal Notice," *Santa Fe New Mexican*, November 6, 1939, 6.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 76.

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It was around this time that Arturo and his mother moved into the home bearing the address 925 Acequia Madre.[7] Arturo, who started his work life clerking at the family store, appears to have continued that line of labor by working as a clerk for the New Mexico Bureau of Revenue. At other times, he was employed as an auto mechanic.

The 1950 census captured the tiny household. Feliciana headed it at age 76. She was the home's owner, and lived with her son Arturo, recorded here as Arthur. Arturo, 35, was single ("never married").[8] Three years later, Feliciana deeded the subject property to Arturo.[9] It is unknown when Feliciana died, but her name dropped out of city directories by the mid-1950s.[10]

An aerial image from 1958 indicates that the house had achieved its multi-plane roof, indicating it received an addition across its north elevation by this time (Fig. 3). Arturo continued to live at the home throughout the 1970s.

Overhead photographs from this period illustrate the layout of the property. Images taken in 1973 and 1978 show a small, lower-roofed structure at the northwest corner, which may have functioned as an open porch (Figs. 5 & 6). This area has since been enclosed and converted into a heated living space.

Post-Vigil Ownership

In 1981, Ida B. Vigil, who appears to be Arturo's sister-in-law, deeded the property holding the house to Maria Rosina Tucker, a single woman.[11] It is unclear of the sequence, but Tucker had already deeded it to her cousin, Magaret Ulibarri, with a life

[7] Ibid., 1947, 294.
[8] U.S. Census Bureau, National Archives at Washington, DC; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 26; Enumeration District: 26-5.
[9] Warranty Deed, Feliciano R. Griego Vigil, et al. to Arturo Vigil, recorded April 15, 1953, Book 69/Page 471, Instrument # 112879, Santa Fe County, New Mexico.
[10] An obituary was not located for her Feliciana or her son, Arturo.
[11] Quitclaim Deed, Ida B. Vigil to Rosina Tucker, recorded June 6,1981, Book 422/Page 820, Instrument # 480680, Santa Fe County, New Mexico.

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estate clause.[12] Tucker, a native of Santa Fe born in 1926, worked as a maid in the 1950s.

Maria Rosina Tucker died in 1995. Her obituary claims that she had been married to Arturo Vigil. However, city directories do not show them living together, nor was a Santa Fe County marriage license recorded under their name.

Margaret Ulibarri and her husband Gilbert gained the property after Tucker's death. They, in turn, deeded it in 2000 to their son, Gilbert A. Ulibarri, Jr.[13]

A real estate group acquired the property near the century mark, seeing potential in its location and large lot. The exterior was altered under a building permit (2000-1862). It is unclear whether these changes occurred at that time, but the north elevation and northwest corner were at some point modified with new fenestration.

Claire Lange, an independent broker and owner, presented a project to the HDRB in 2002 to construct a guesthouse behind her home (H-02-140). The upgraded 1930s adobe house was put up for sale in 2004 along with the guesthouse, and the property has since changed ownership several times.

[12] Quitclaim Deed, Rosina Tucker to Margaret Ulibarri, recorded May 1, 1979, Book 379/Page 523, Instrument # 438201, Santa Fe County, New Mexico.
[13] Warranty Deed, Margaret and Gilbert A. Ulibarri to Gilbert A. Ulibarri, Jr., recorded August 15, 200, Book 1797/Page 80, Instrument # 1126343, Santa Fe County, New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The house has maintained its essential historic integrity of footprint and massing since it was captured in a 1958 aerial photograph. Alterations across the north elevation and northwest corner are uncharacteristic of the original construction period. With this in mind, the recommendation is to maintain Contributing status, with the front (south) elevation designated as the primary façade. This elevation has the most architectural character and is the least altered. This recommendation excludes the current windows and doors, which are not historic.

The walls are either recent or appear altered and, therefore, not recommended for Contributing status.

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Illustrations

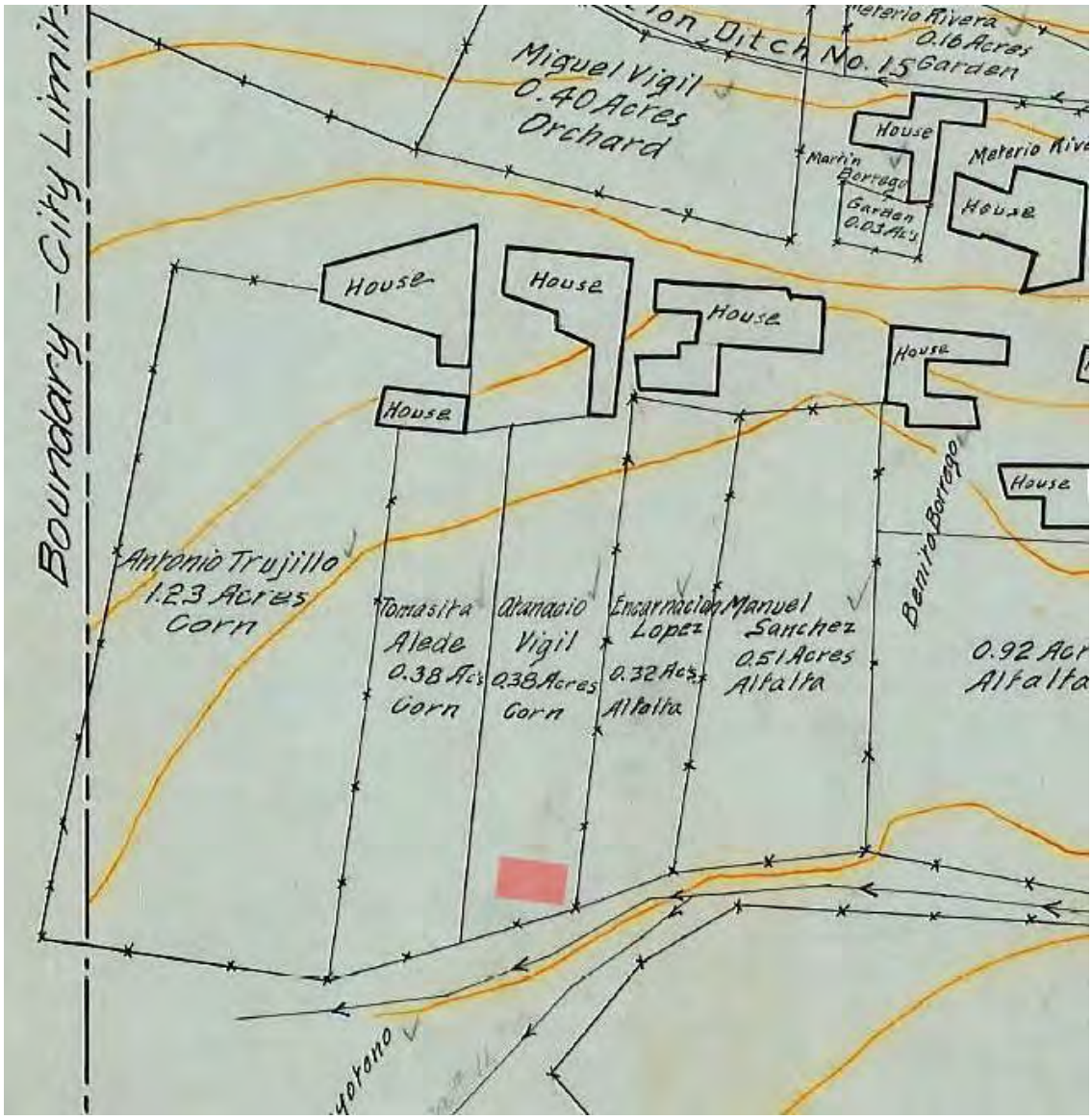

Figure 1: 1914 hydrological survey map of Atanacio Vigil property. Approximate location of future house indicated in red.

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

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Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the current house.

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Figure 3: November 10, 1958, aerial photograph.
Note presence of lower north addition and street wall, indicated by an arrow.

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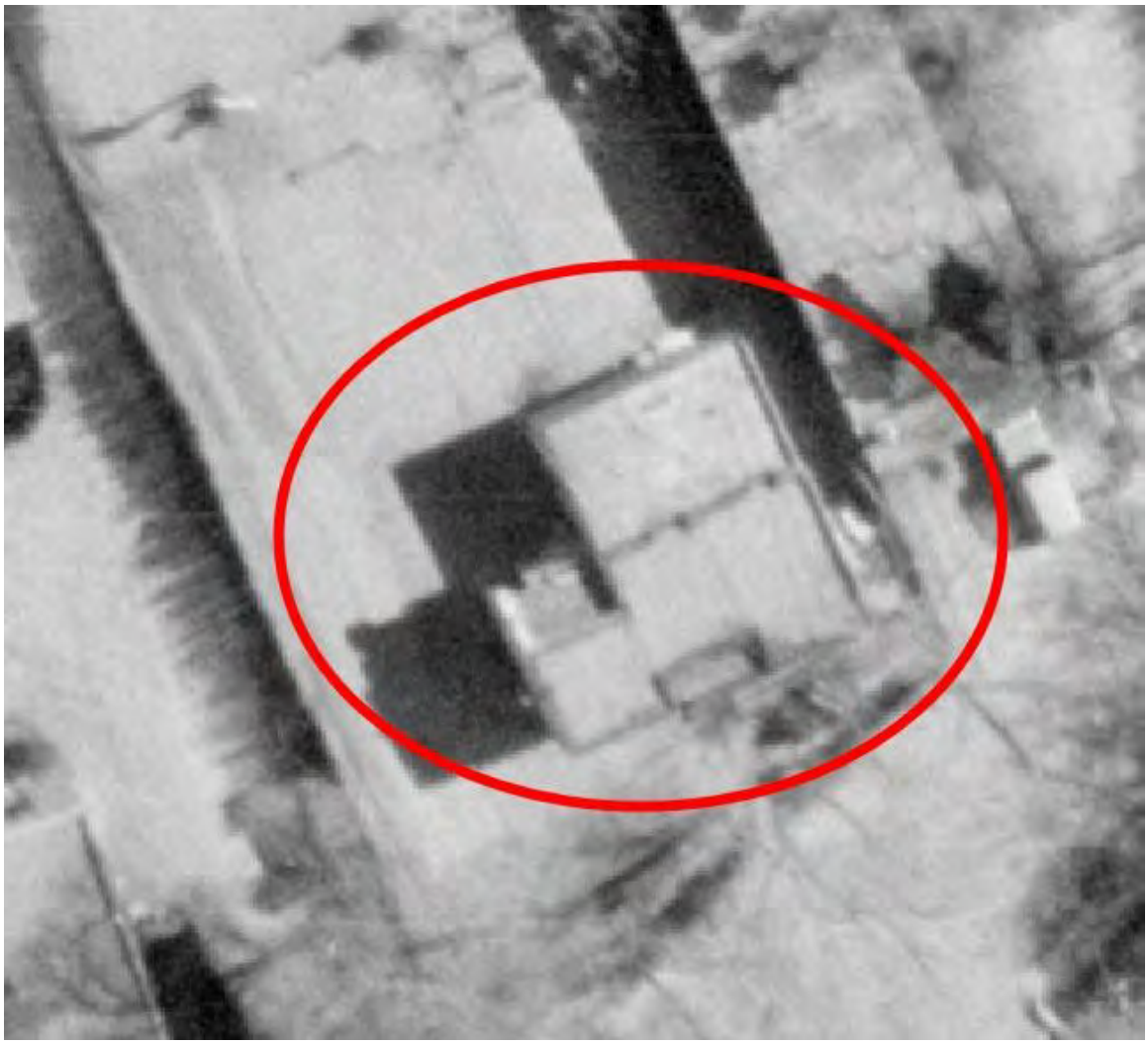

Figure 4: May 11, 1973, aerial photograph.

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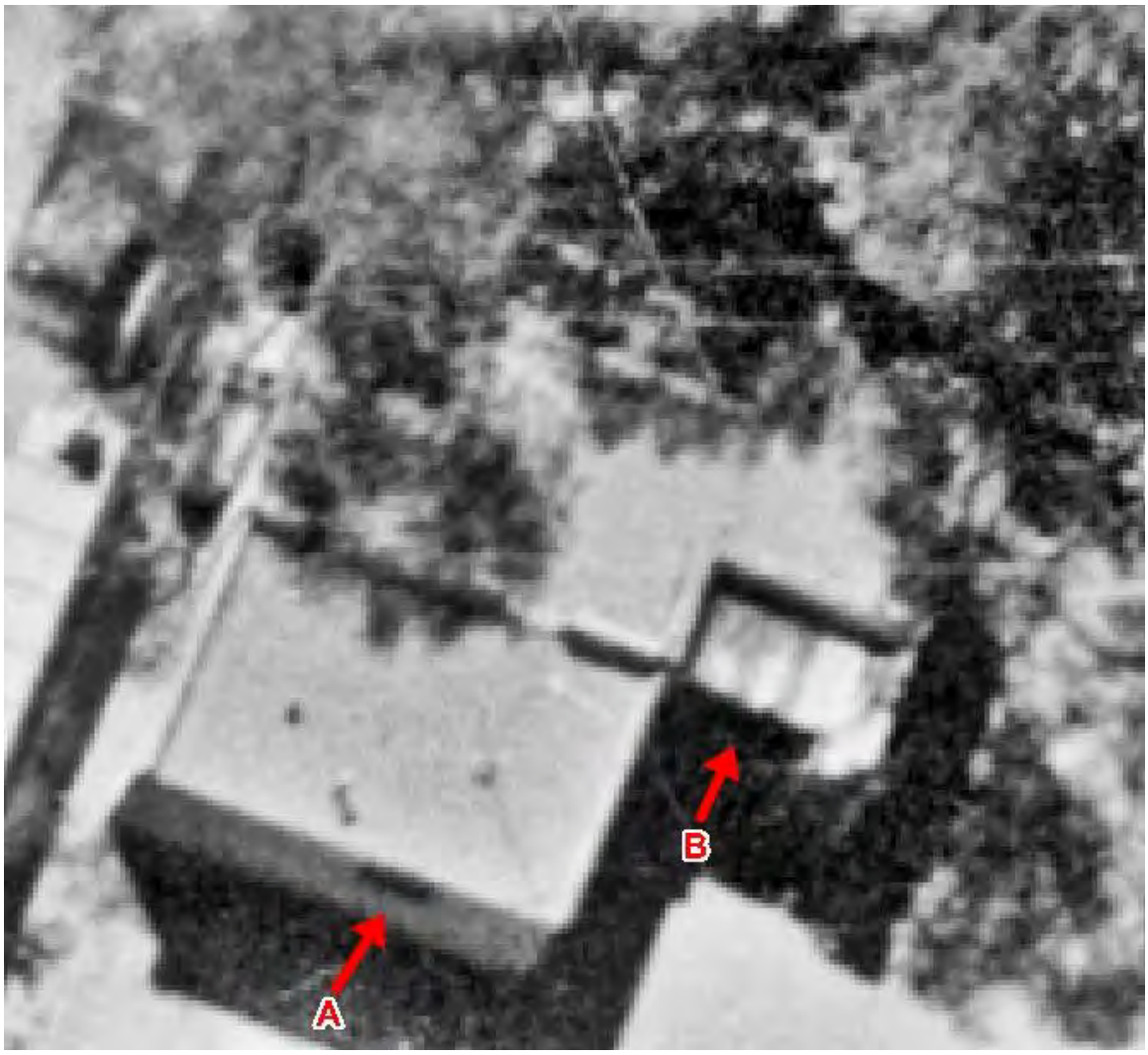

Figure 5: September 11, 1978, aerial photograph, direction reversed. Note opening closer to west edge of building (A) and what appears to be an open porch (B).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Atanacio and Feliciana Vigil Property Arturo Vigil House	2. Location: 925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051611486
		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Figure 6: November 14, 1984, HBI survey photograph. Michael Belshaw, photographer. Courtesy of NMCRIS.

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Figure 7: 2001 (left) and 2005 (right) aerial photographs. Note the introduction of curved privacy walls in the 2005 image.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: November 25, 2024

Survey Photographs

(All images taken by John W. Murphey on November 25, 2024)



Photo 2: South (front) elevation. Camera facing northeast.

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

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		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 3: South (front) elevation. West window. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Atanacio and Feliciana Vigil Property Arturo Vigil House	2. Location: 925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051611486
		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 4: South (front) elevation. Recessed portal. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Atanacio and Feliciana Vigil Property Arturo Vigil House	2. Location: 925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051611486
		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 5: South (front) elevation. Recessed portal decking and beam. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Atanacio and Feliciana Vigil Property Arturo Vigil House	2. Location: 925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051611486
		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 6: East elevation oblique. Camera facing north.

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

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Photo 7: East elevation. Window. Note geared crank-out hardware. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Photo 8: North elevation. Northeast corner. Camera facing southwest.

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

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Photo 9: North elevation oblique. 2003 guesthouse at right. Camera facing west.

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

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		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 10: North elevation. Mechanical room entry. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: November 25, 2024



Photo 11: Northwest (patio) elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: West elevation. Camera facing east.
Note curved wall was constructed in c.2002.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Atanacio and Feliciana Vigil Property Arturo Vigil House	2. Location: 925 Acequia Madre Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051611486
		4. County: Santa Fe
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Photo 13: Entry gate and curved wall. Camera facing northeast. Note gate and wall were erected in c.2002.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 5-30-2024	925 ACEQUIA MADRE
Property Owner of Record:	Proposed Construction Description:
Applicant/Agent Name: GREGORY WAITS	NEW PORTAL, HVAC, STUCCO, REROOF
Contact Person Phone Number: (505) 270 2654	TOTAL ROOF AREA: 1,659

Zoning District: R-5

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

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☐ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage: 30 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: 20'
2nd Front? _____
Proposed Rear: _____ Minimum: 5'
Proposed Sides: L___ R___ Minimum: 5'

Height: Proposed 9'-0"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible 3
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.

GREGORY WAITS [☐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

5/30/2024
DATE

To Be Completed By City Staff: 2024-009025-PAR

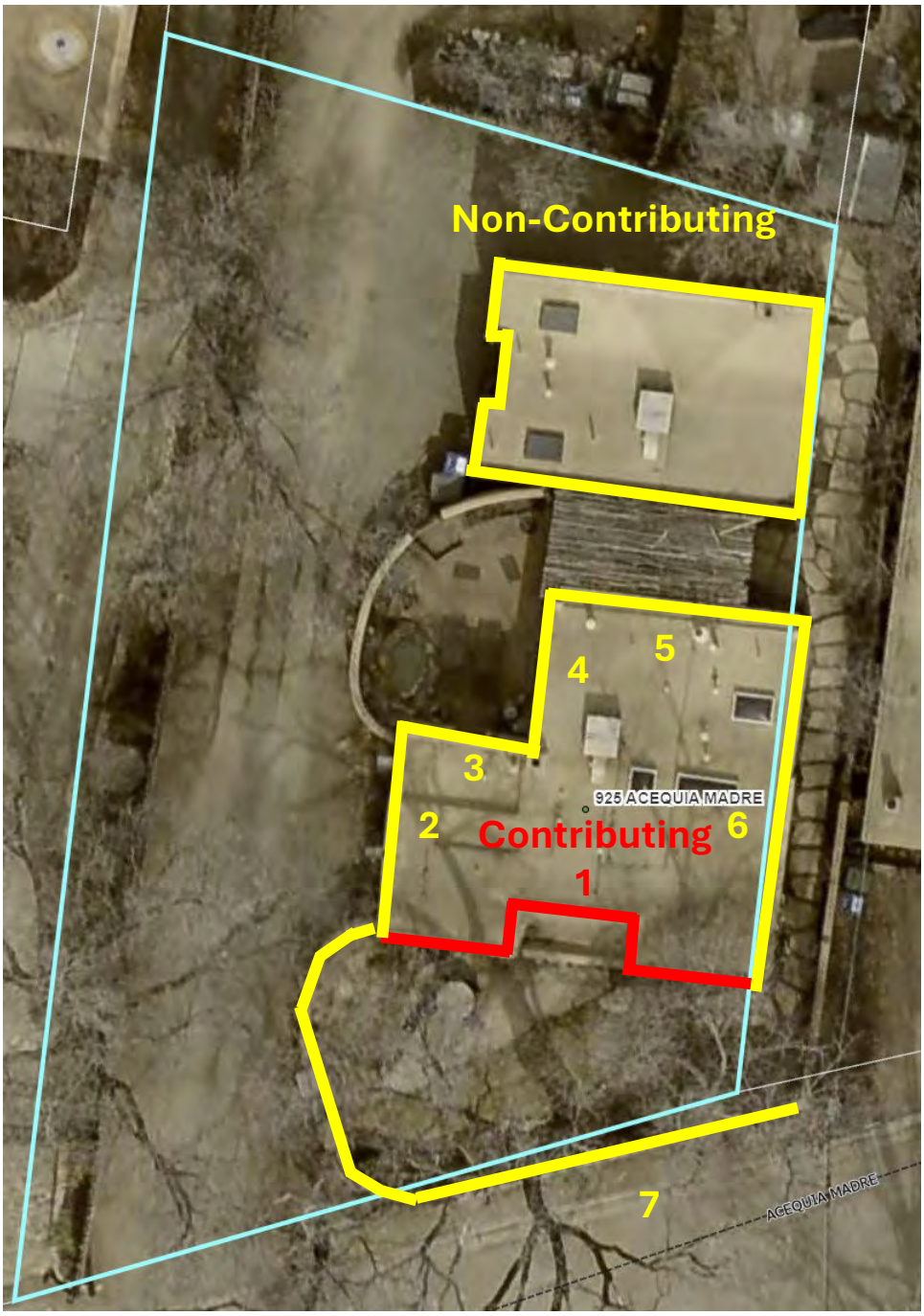
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

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

REVIEWER: Stephanie Perea **DATE:** 8/29/24

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

Revised 20 November 2020



925 Acequia Madre: Façade Diagram

Primary Façade:

Non-Primary Façade:

City of Santa Fe

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

PROJECT DESC: 2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing. Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) if applicable.

CASE NUMBER: 2024-009202--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 925 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS:

Applicant	EUPHORBIA ROSE	925 CALLE ARCO SANTA FE , NM 87501
Property Owner	Jason Flanagan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. The decision of the Board was to except staff's recommendation, the status of the structure be maintained as contributing with the south façade, excluding non-historic materials, be designated as primary.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

Ver. 12 1/14/2020

925 Acequia Madre Proposal Letter for HDRB

The Existing Residence at 925 Acequia Madre located in the Downtown and Eastside Historic District is designated a contributing structure in the district. The Existing Residence is approximately 954 square feet, has an undocumented date of construction and adopts a Santa Fe architectural style.

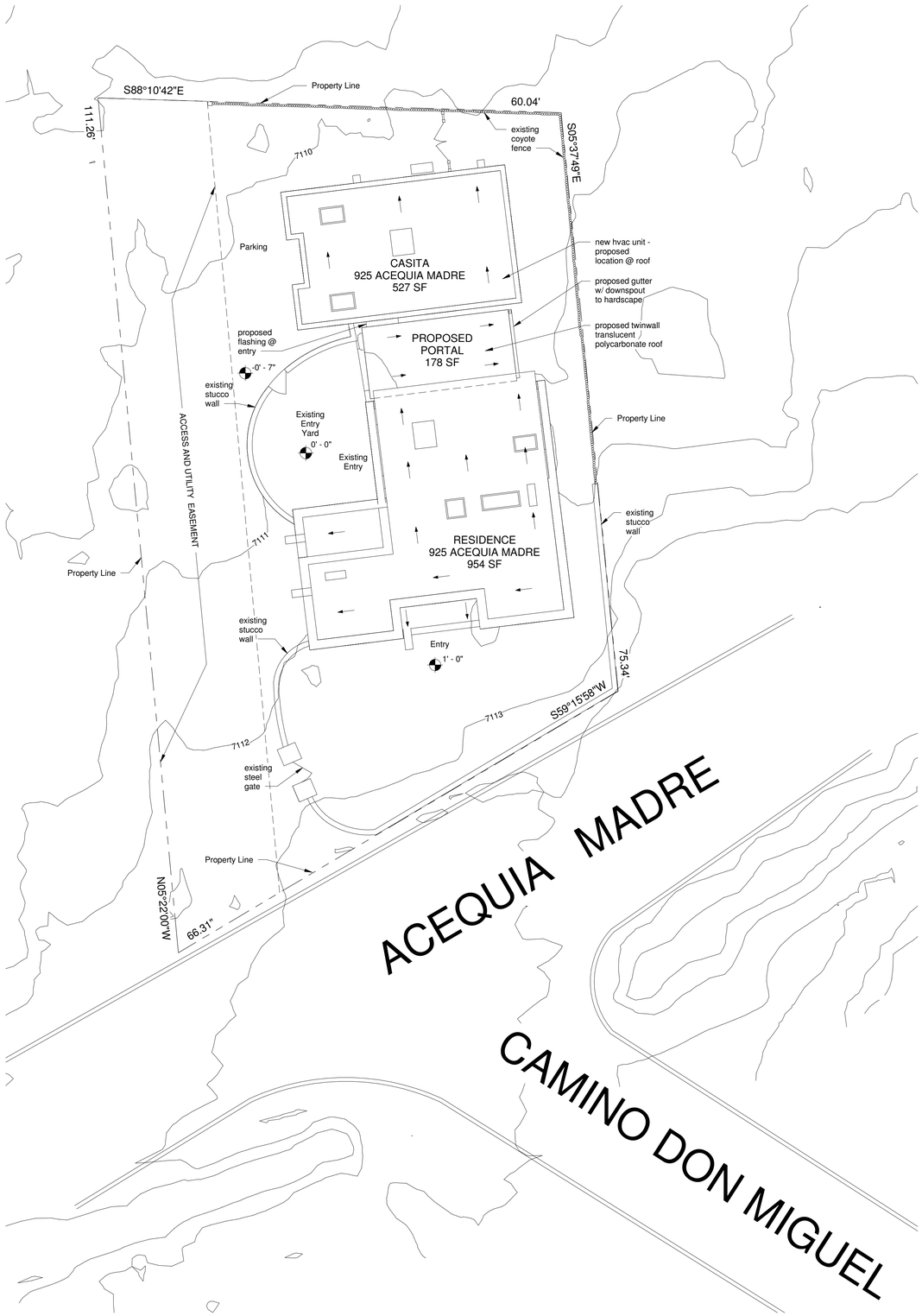
On November 26 2002, a Casita North of the residence was approved by the Historic Design Review Board. The Casita has facades that align with the residence, is approximately 527 square feet and sits 10 feet from the residence creating a courtyard between the two structures.

Sometime after the Casita construction a Portal was constructed to provide outdoor protection from weather conditions. This Portal was in disrepair and was demolished. The Proposed Portal addition at 178 square feet is barely visible from the street, and seeks to improve the outdoor conditions of the courtyard while maintaining the historical conditions of the Existing Residence and Casita. The location, size, materials, and design layout of the Proposed Portal were determined from the construction and footprint of the demolished portal. Existing column anchors from the demolished portal will be maintained for the Proposed Portal. Unstained and sealed wood columns at 8 inches in diameter will support 6 inch x 8 inch wood beam joist under a twinwall translucent polycarbonate roof that will allow for light penetration while protecting the courtyard from the weather. At 9 feet in height from grade the Proposed Portal sits below the Residence and Casita maintaining the existing hierarchy. The Proposed Portal also is detached from the existing structures to insure structural independence and integrity.The proposed gutter, downspout, and flashing will be a galvanized metal to match the existing flashing.

To protect and improve the appearance of the Existing Residence and Casita a re-stucco with Lahabra Buckskin is also being proposed. After researching all possible colors this was the closest color to the existing color.

The current roof condition on both the Existing Residence and Casita are in disrepair and an asphalt roof is being proposed to prevent water damage to the structures.

The wall mounted HVAC units as currently located will be relocated to the roof, as suggested by the case planner for the project. All distribution lines to the HVAC units will be relocated so as not to be seen on the building facades.



2 SITE PLAN PROPOSED
1/8" = 1'-0"

GRAPHIC SCALE
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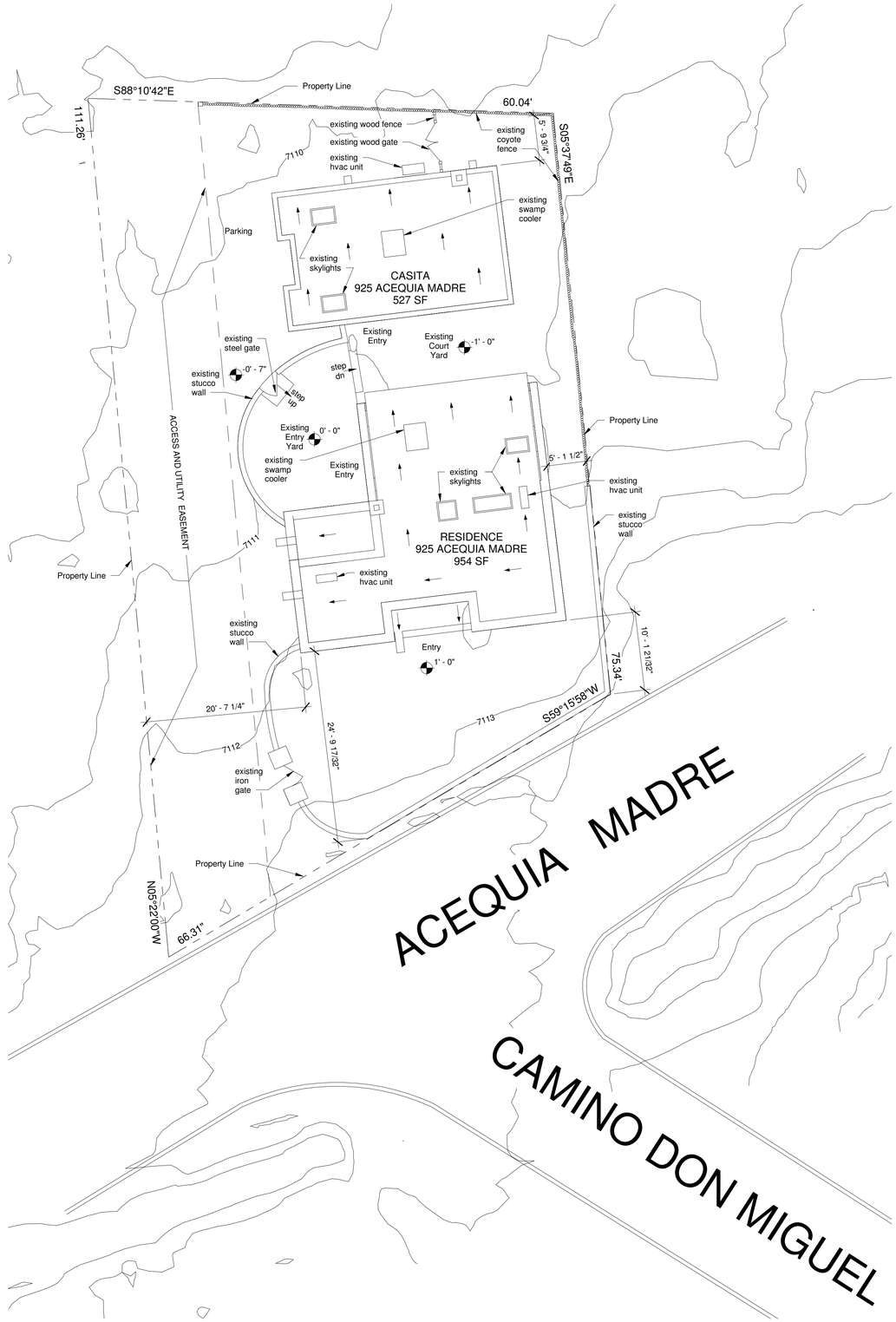


1 SITE PLAN EXISTING
1/8" = 1'-0"

GRAPHIC SCALE
0 2 4 6 8 10 20

WAITS STUDIO WORKS
WSW
925 Calle Arco
Santa Fe, NM 87501
505.467.9772
waitsstudioworks.com
gregory@waitsstudioworks.com

FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

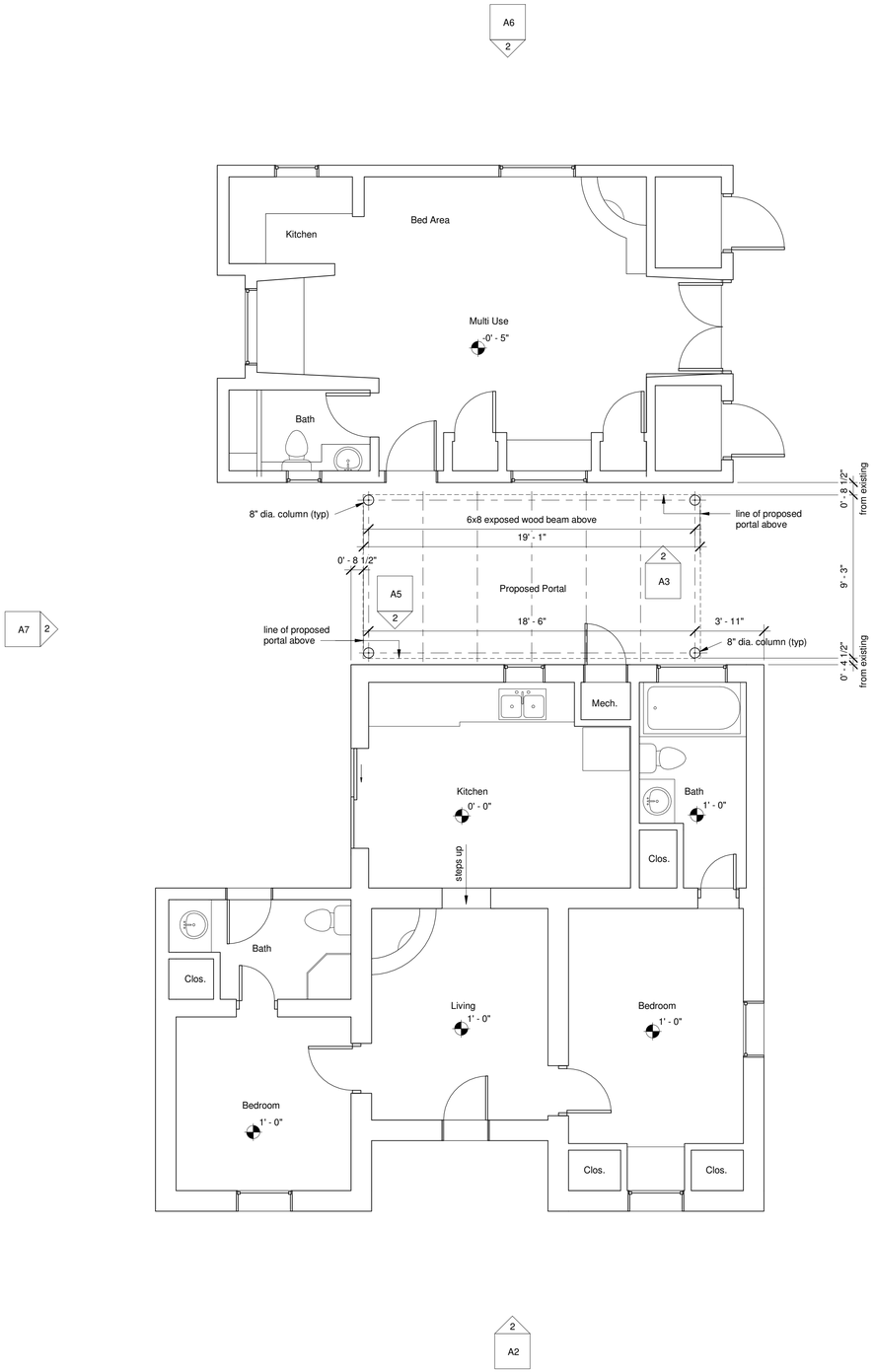
HDRB REVIEW

FEBRUARY 24, 2025

SITE PLAN
EXISTING &
PROPOSED

2101

AO1



2 FIRST FLOOR PROPOSED
1/4" = 1'-0"

GRAPHIC SCALE
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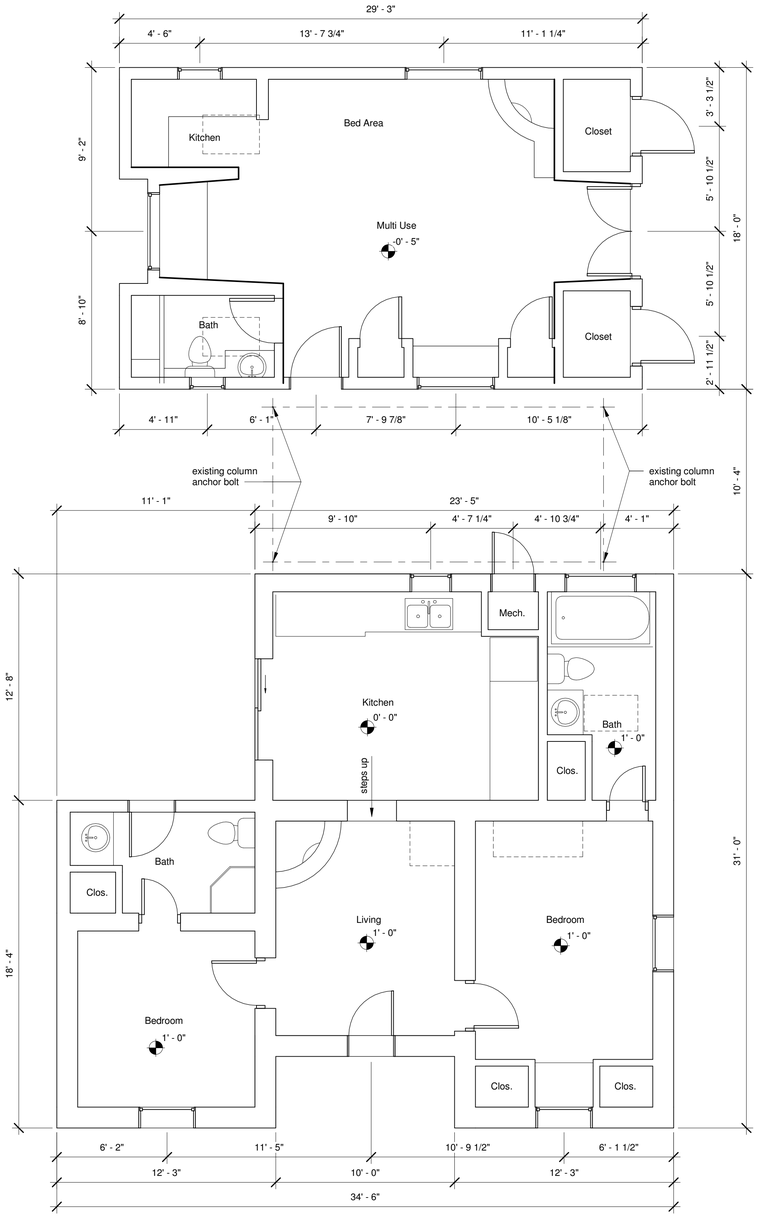

1 FIRST FLOOR EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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SANTA FE, NM 87501

PROPOSED PORTAL

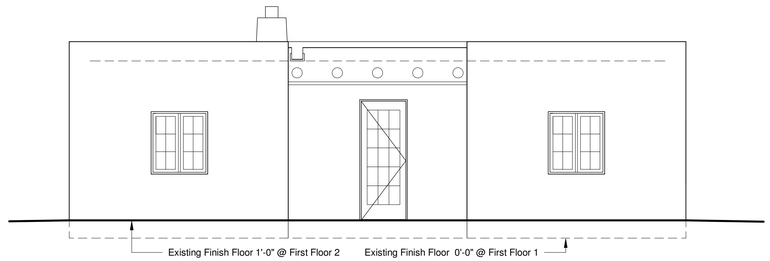
HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED FLOOR PLAN

2101

A1



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GRAPHIC SCALE
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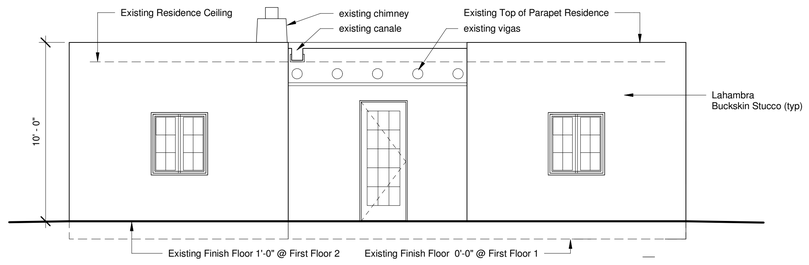

1 SOUTH RESIDENCE EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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FLANAGAN RESIDENCE

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SANTA FE, NM 87501

PROPOSED PORTAL

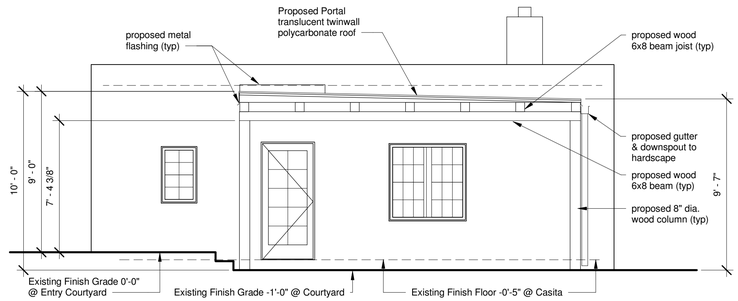
HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED ELEVATIONS

2101

A2



2 SOUTH CASITA PROPOSED
1/4" = 1'-0"

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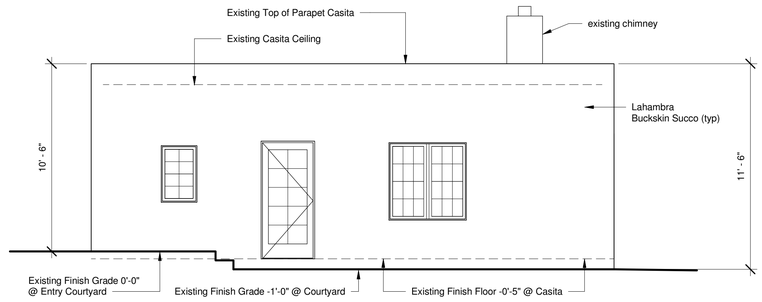

1 SOUTH CASITA EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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PROPOSED PORTAL

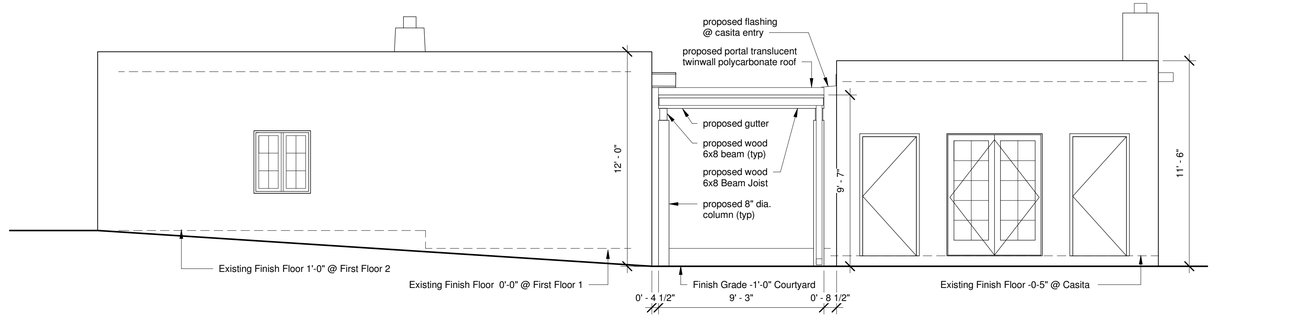
HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED ELEVATIONS

2101

A3



2 EAST PROPOSED
1/4" = 1'-0"

GRAPHIC SCALE
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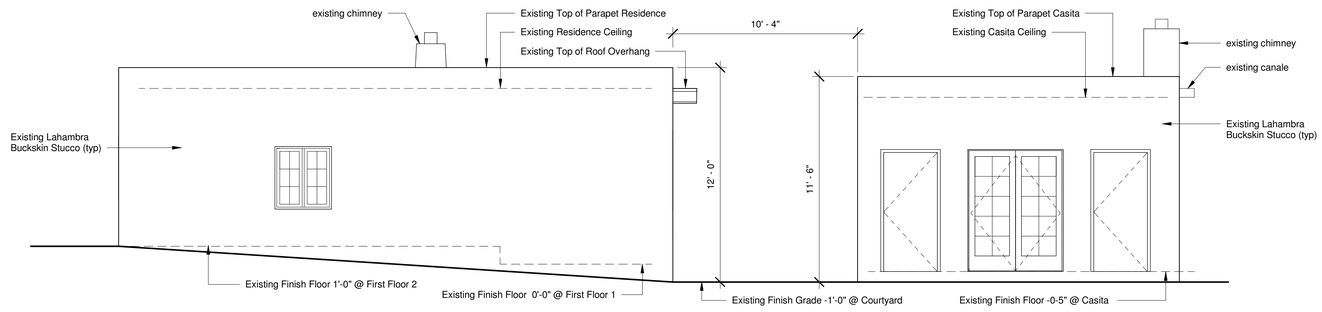

1 EAST EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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PROPOSED PORTAL

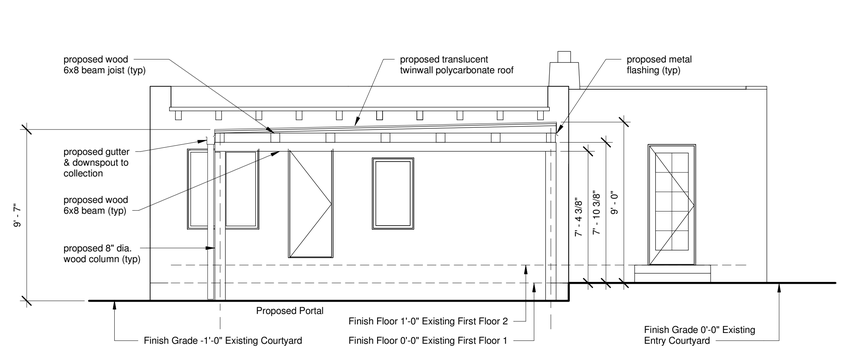
HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED ELEVATIONS

2101

A4



2 NORTH RESIDENCE PROPOSED
1/4" = 1'-0"

GRAPHIC SCALE
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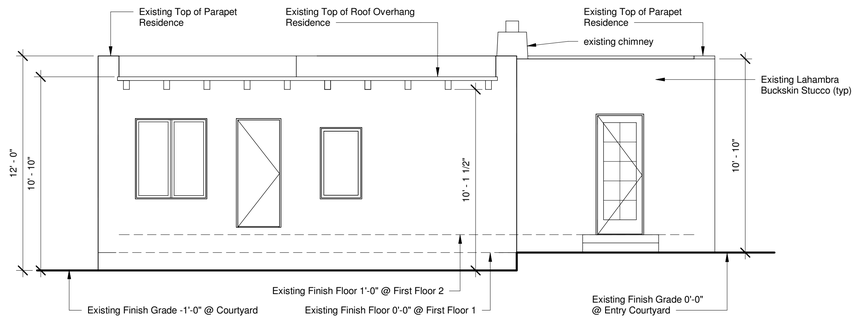

1 NORTH RESIDENCE EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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PROPOSED PORTAL

HDRB REVIEW

FEBRUARY 24, 2025

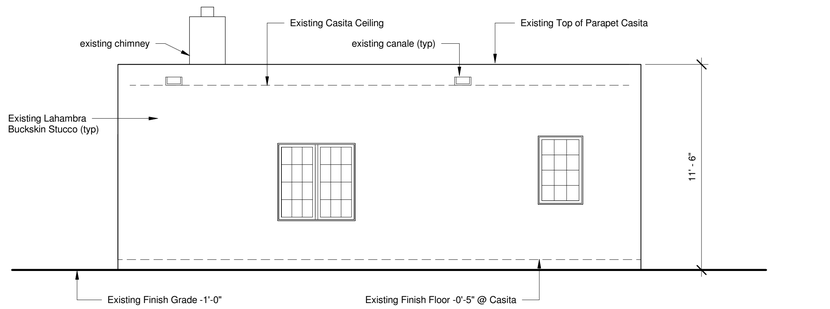
EXISTING & PROPOSED ELEVATIONS

2101

A5

2 NORTH CASITA PROPOSED
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10



1 NORTH CASITA EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

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SANTA FE, NM 87501

PROPOSED PORTAL

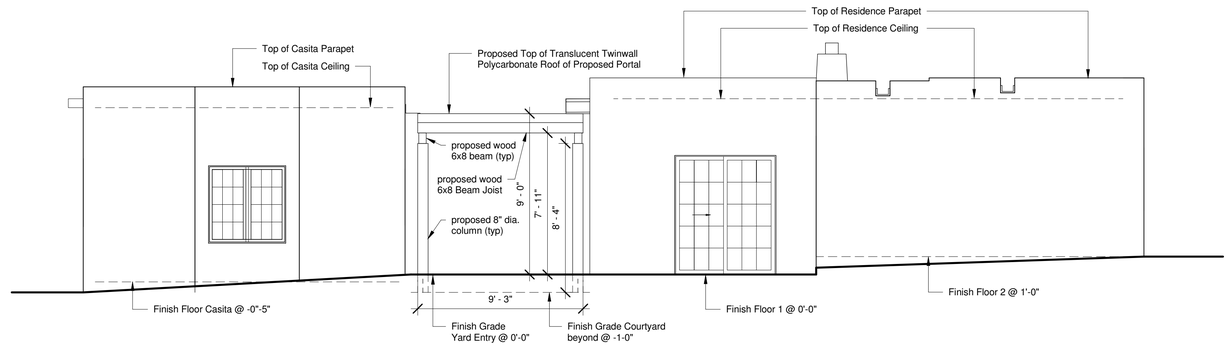
HDRB REVIEW

FEBRUARY 24, 2025

EXISTING & PROPOSED ELEVATIONS

2101

A6



2 WEST PROPOSED
1/4" = 1'-0"

GRAPHIC SCALE
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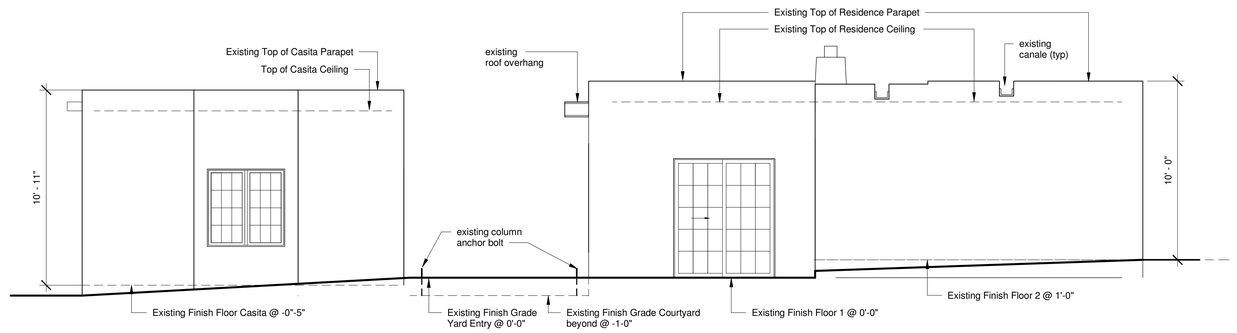

1 WEST EXISTING
1/4" = 1'-0"

GRAPHIC SCALE
0 1 2 3 4 5 10

WAITS STUDIO WORKS

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FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

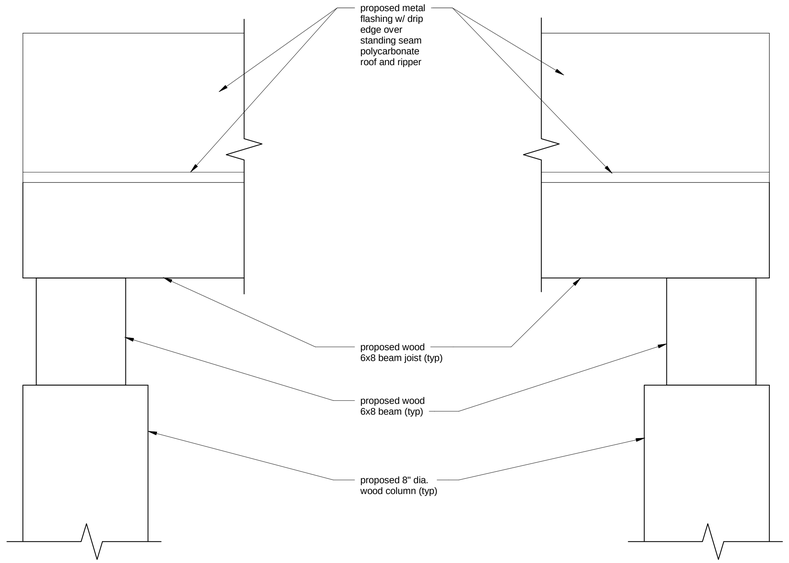
HDRB REVIEW

FEBRUARY 24, 2025

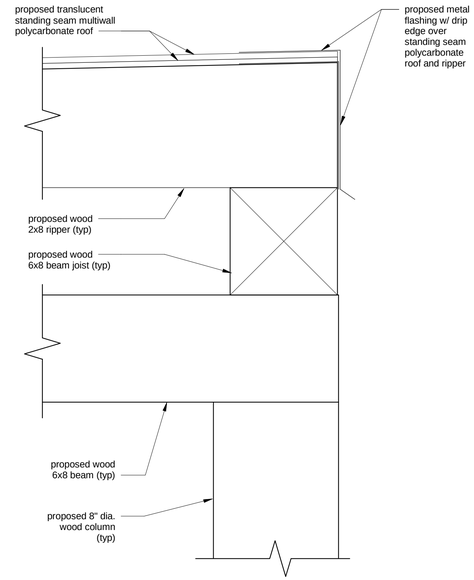
EXISTING & PROPOSED ELEVATIONS

2101

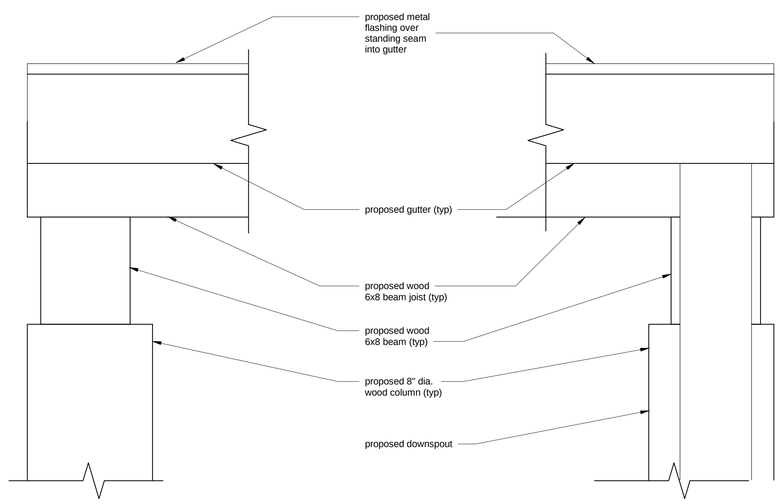
A7



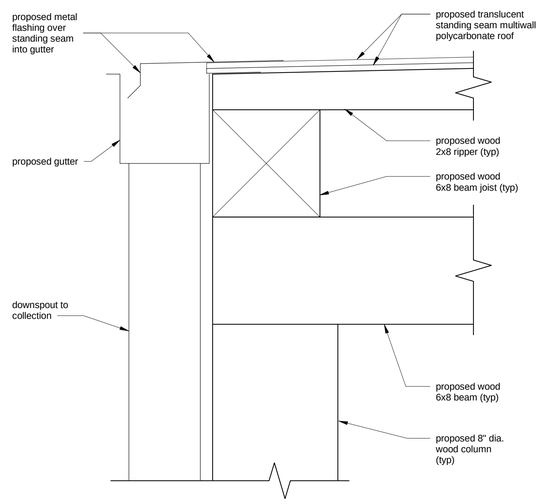
PORTAL PUBLIC VIEW DETAIL



PORTAL SECTION DETAIL @ PUBLIC VIEW



PORTAL GUTTER VIEW DETAIL



PORTAL SECTION DETAIL @ GUTTER

1 PORTAL DETAILS
3" = 1'-0"

WAITS STUDIO WORKS
WSW
925 Calle Arco
Santa Fe, NM 87501
505.467.9772
waitsstudioworks.com
gregory@waitsstudioworks.com

FLANAGAN RESIDENCE

925 ACEQUIA MADRE
SANTA FE, NM 87501

PROPOSED PORTAL

HDRB REVIEW

FEBRUARY 24, 2025

PORTAL DETAILS

2101

AD1



925 Residence and Casita Southwest Elevation from Street



925 Residence South Elevation



925 Residence and Casita West Elevation



925 Residence Northwest Elevation at Entry



925 Residence Northeast Elevation at Courtyard



925 Casita Southeast Elevation at Courtyard



925 Residence and Casita at Courtyard / Proposed Portal



925 Residence and Casita at Courtyard / Proposed Portal



925 Residence and Casita Northwest Elevation



925 Residence and Casita East Elevation with HVAC Units



925 Residence West Elevation Roof HVAC Line



925 Residence and Casita Roof

Color Charts

Parex USA Color Collection



Oyster T010L (57) | Limestone 10402L (55) | Ivory 10444L (66) | Light T017L (57) | Rose T019L (55)



Clear Linen 10431L (64) | Moonstone 10446L (51) | Warm Sand 10432L (43) | Beach T013L (37) | Tumbleweed T014L (37)



Almond 10407L (58) | Bamboo 10425L (53) | Ochre 10433L (47) | Larkspur 3026L (48) | Italia 3023L (26)



Dry River 817L (34) | Rawhide T022L (34) | River Rock 1565L (34) | Pottery 1566L (31) | Sombrero T023L (23)



Tierra 272L (31) | Saddle T015L (29) | Café T016L (24) | Twig 3021L (21) | Laredo 3020L (17)



Buckskin T020L (45) | Quarry 3035L (49) | Moondance 3027L (66) | Mission 3036L (50) | Sonata 3005L (64)

City of Santa Fe, New Mexico

memo

DATE: April 8, 2025

TO: Historic Districts Review Board

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

2025-010124-HDRB, 248 Rodriguez St., Downtown and Eastside Historic District, non-contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, requests a status review with primary façade designation(s), if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan
___ Zoning Review Sheet	___ Elevations
_x_ Other: [Primary façade diagram]	___ Photographs
	____ Other:

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

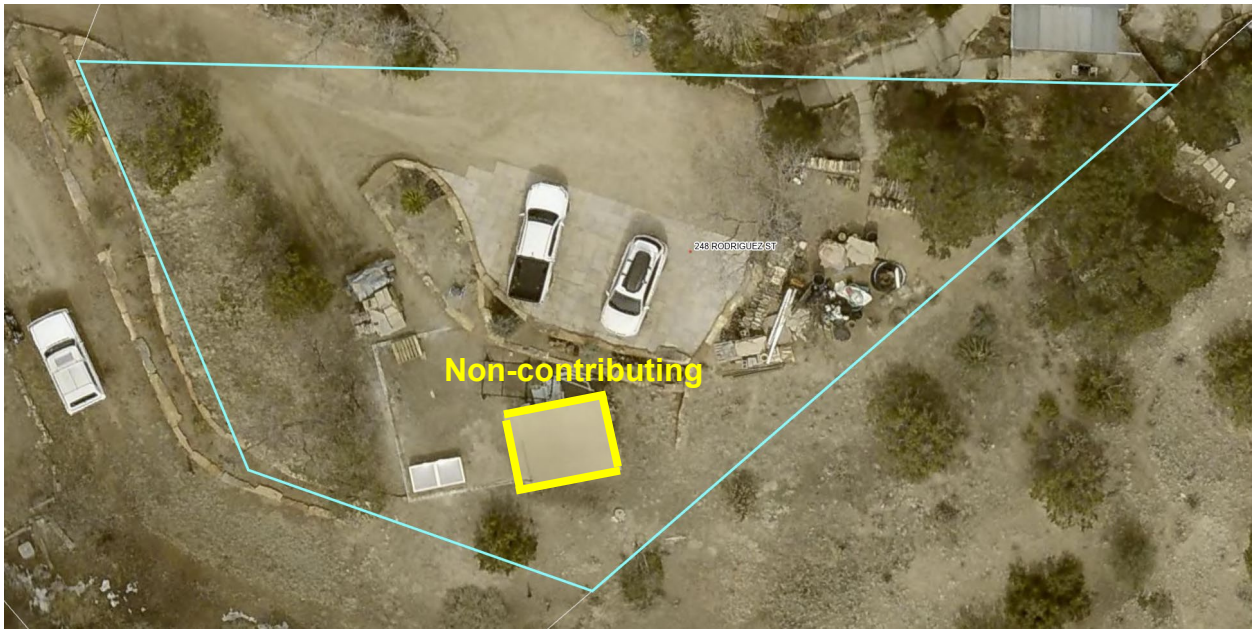
Sample motion:

a. In Case #2025-010124-HDRB. Move to maintain structure as non-contributing with no designated primary facades.

BACKGROUND & SUMMARY:

The storage shed at 248 Rodriguez St. is listed as non-contributing to the Downtown and Eastside Historic District. A 2025 Historic Cultural Properties Inventrory (HCPI) survey form that was submitted by the applicant, which only addresses the storage shed, identifies that the structure was constructed between 1966 and 1973 (2025:1). The structure was built in Vernacular style, as seen by the flat roof, wood frame and stucco construction materials.

The property was previously owned by Jose and Rosalia Ortiz, whose primary residence was located across the arroyo at 537 ½ Rodriguez St., The HCPI indicates the Ortiz's used the shed as storage and no dwelling units were established on the property. Today the current owner owns the property to the north at 246 Rodriguez. Historic Building Inventory (HBI) in for 537 ½ Rodriguez calls the structure out as room with no bath. There are currently no known previous status evaluations, although it is marked non-contributing on the status map. Research found no Historic Board Cases.



APPLICANT'S REQUEST:

The applicant requests a status review with primary façade designation(s), if applicable

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*

, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

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

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

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

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or 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.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

43168

building threatened? yes	surveyed date 10/10/84 by SL	county SANTA FE	ID no. 2171 05161 ~~2074~~
field map SFHD #2	number ~~2074~~ 2171	UTM reference zone 12 13	easting northing

location description: 537 1/2 RODRIGUEZ

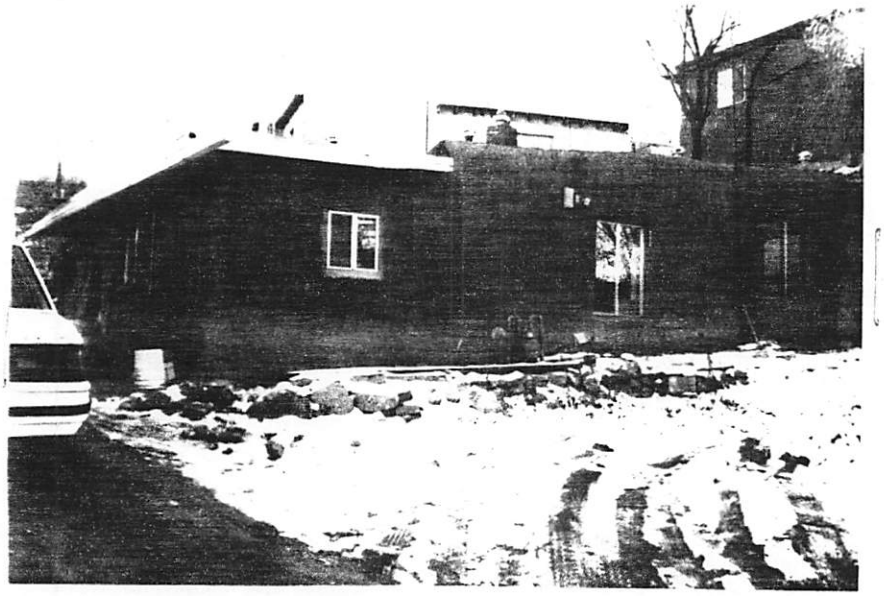
city/town: SANTA FE

land grant/reservation:

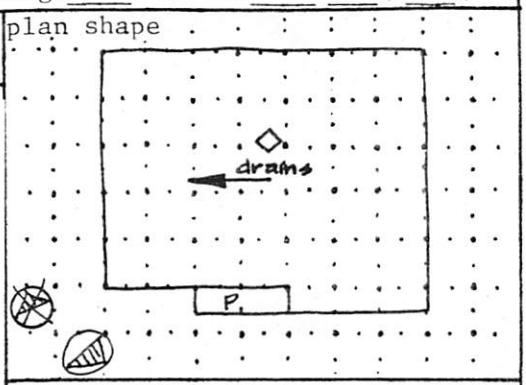
building name: N.A.

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

film roll by SL no. 39	negative nos. 22	loc. of neg. HPB



plan shape



date of construction: 1940-41 estimate _____ actual

source: owner

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ✓good
___fair ___deteriorating

NMUV

CONC./ROCK

wall material/surface: ADOBE/CMU/ROCK/STUCCO

degree of remodeling
___minor ✓moderate ___major
describe: ADDITIONS (SEE BACK)

architectural features
Shed rf. w/ flat parapet to conceal low pitch, ext'd eave, exp'd rafter on canal on; bermed on side; windows: alum. sliding-2 light & [illegible], recess'd & most w/ conc. sills

surroundings: RESIDENTIAL

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

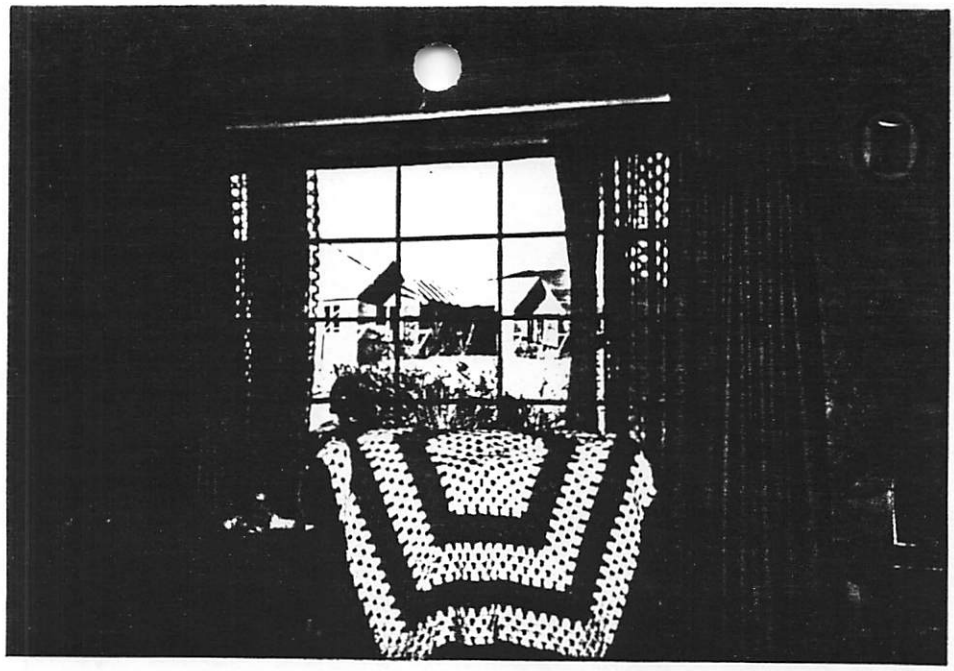
significance
___eligible ___of interest ✓none
if eligible, why?
alt nc

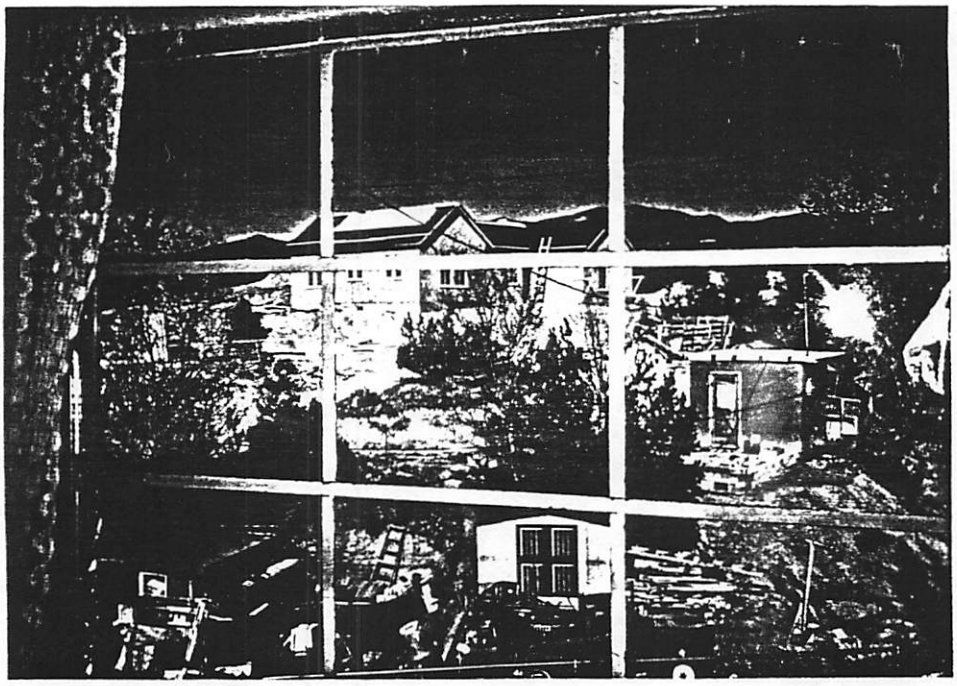
comments

OWNER: JOSE B. ORTIZ (mother: Gregorita Ortiz, prev. owner)

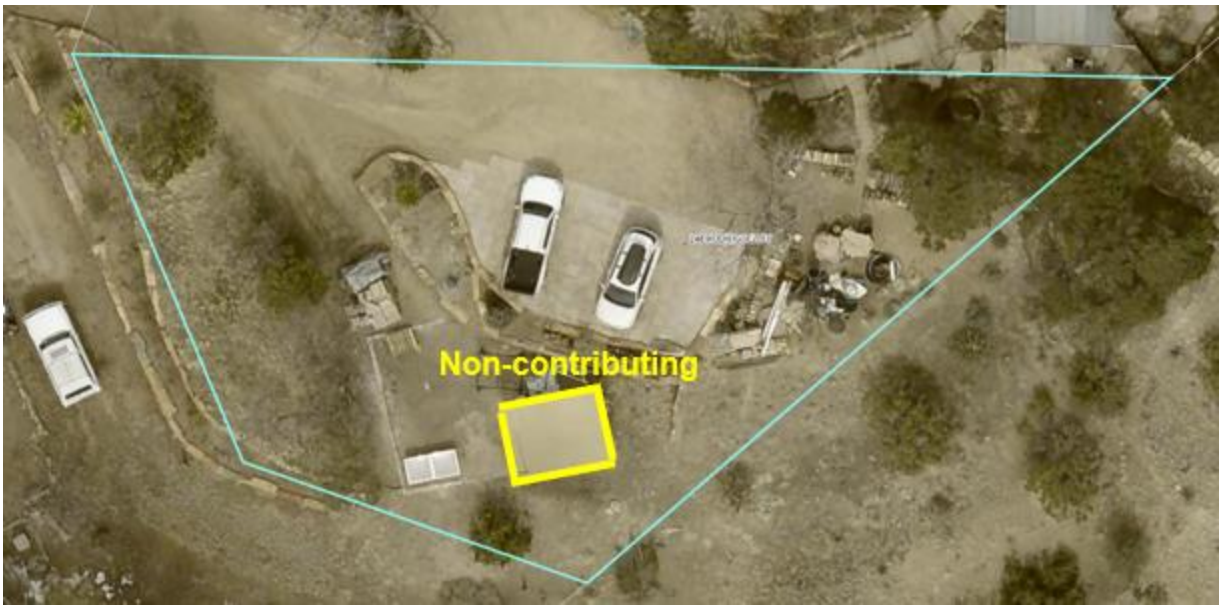
associated buildings? ✓yes
what type?
STORAGE ROOM, SM. APT. W/O BATH
if inventoried, list ID nos.

see back? ✓yes









Primary façade diagram: 248 Rodriguez St.

Non-contributing/ non-primary facades-

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 7, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
José and Rosalia Ortiz Property Shed	248 Rodriguez Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 11933824

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

6. Date of Survey:
March 6, 2025

7. Previous Survey Date(s):
__Yes:
__x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6872741,-105.9260488



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north and west elevation, facing northeast

11. Brief Description of the Property:

A small storage shed is positioned on a graded pad overlooking an arroyo. Based on aerial photographs, the shed was likely constructed between 1966 and 1973. This timeframe is supported by its construction technique, building materials, and the surface scatter found nearby. At the time of its construction, the property was owned by José and Rosalia Ortiz, whose home is located across the arroyo at 537 ½ Rodriguez Street. The hillside property has since changed ownership and is now linked to a lot to the north at 246 Rodriguez Street. The shed does not hold any status within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Storage

13. Construction Date:
Date: Between 1966 and 1973
_ x_Known __ Estimated Source: aerial photographs

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

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

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate

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

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

For: Steven Barrett and Katharine Arnold

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

Current owner: Steven Barrett and Katharine Arnold

N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing __ Non-contributing _x_ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
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
José and Rosalia Ortiz Property Shed	248 Rodriguez Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 6. 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½ Light & Panel	Wood	1

12. Chimneys _x_ 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 Uknown.

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: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

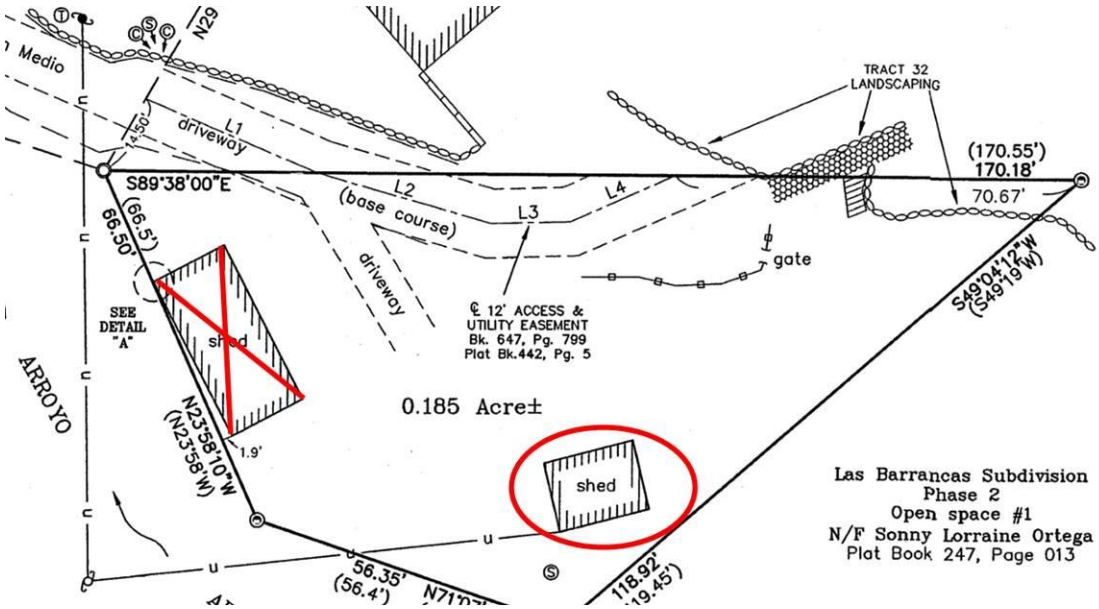
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2018 survey plat. Courtesy of Zia Surveys.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Architectural Description Continued

Setting

The structure rests on a graded pad on a 30º slope, above a sand wash that drains into Arroyo Saiz. It sits below a modern Northern New Mexico-style house (246 Rodriguez Street), constructed in the 1980s with additions made in the 2000s (Photo 2). It is accessed by a graded gravel drive which also serves as storage for materials used in a landscaping business (Photos 3 & 4).

Structure

The shed is oriented 255º southwest, with its only entry on the west elevation (Photo 5). The roughly 104-square-foot building is constructed with a frame structure sheathed in fiberboard and finished with stucco, showing a time-diagnostic brocade texture.

The construction technique is visible through a cut on the south elevation (Photo 6). It consists of a layer of fiberboard nailed to the studs, covered by a metal lath to hold the stucco. There is no indication of insulation. The layering suggests it was constructed on a small budget and not intended for human habitation.

Based on an exploration 6” below ground level, the shed sits on a mixed poured concrete and rubble stone foundation (Photo 7).

A flat roof that extends out on the south and east elevations protects the structure.

West

The west elevation is fenestrated with a 32-inch-wide glass and four-panel wood door. While the door appears old due to weathering, the interior reveals that the panels are made of plywood (Photo 7). This door model was still being sold by Sanbusco (No. F-117) in the 1960s.[1] The remnants of a screen door suggest an effort toward human comfort.

[1] Santa Fe Builders Supply Company, “Building Materials, Catalog B,” (Santa Fe, c.1967), Section A, 5.

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South

The roof extends over the south side, providing protection for a window (Photo 8). The window is a horizontal sliding aluminum unit, which is diagnostic of the shed's construction period (Photo 9). The elevation has the aforementioned damaged area, along with a round opening holding a modern wall thimble, suggesting the shed was once used for human habitation.

East

The east side of the building has a shallower overhang than the south side and has a similar aluminum sliding window (Photo 10).

North

The north elevation faces the slope and has no fenestration. It is covered with a rough gray coat of stucco, suggesting that this side of the building was not intended to be visible at the time of construction (Photo 11). Ironically, it is now the most visible side of the building.

Interior

The interior is one space currently for storage. It has no ceiling, and the roof construction is exposed (Photo 12). The room is spanned by 1 ½" x 5 ¼" joists arranged at 16" on-center. Sheets of plywood create the decking. Recent white drywall is tacked to the studs; there is no source of electrical lighting. Recently installed white drywall has been attached to the studs.

A notable feature is the circuit breaker box located in the southeast corner (Photo 13). Cutler-Hammer "Safety Breaker" box panels were introduced in the mid-1960s. The minimum number of breakers suggests that the structure had only basic electrical needs, likely consisting of a single light and an outlet suitable for powering a radio or small heater.

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Site

The site features several segments of CMU blocks that are exposed at ground level. The purpose of these blocks is unclear (Photo 14). Ground debris along the south elevation includes broken window glass, fragments of planting pots, and aluminum pull-tabs — a possible time indicator of the shed's construction era (Photo 15).

Historical Overview

Most of the land above Palace Avenue remained undeveloped through the early 20th century. Its sloped terrain, poor soil, and the seasonal impacts of the arroyo were not conducive to settlement.

L. Bradford Prince, an attorney and the 14th Governor of New Mexico Territory, owned a considerable part of Fort Marcy Hill, including land now crossed by Hillside and Rodriguez streets (Fig. 1). Settlement began to move up the hillside after the taming of Arroyo Saiz in the 1930s, which, along with its tributaries, had defined where people could construct homes.

The first evidence of the parcel holding the shed comes from a plat made for Felix A. Armijo in 1953 (Fig. 2). The tract that would later hold the subject structure was acquired in 1960 by José and Rosalia (Rose) Ortiz, who lived in the home across the arroyo, addressed at the time as 527 Hillside Street. The deed was recorded three years later.[2]

José Valentino Ortiz was born in 1915 to Policiano and Gregorita Ortiz. Census records show he grew up in Rio en Medio, a traditional Hispanic community along the river of the same name in northern Santa Fe County. He married Rosalia Trujillo, a resident of Rio en Medio, in the early 1940s, and the couple relocated to Santa Fe a decade later. By the mid-1950s, they and their seven children were in the house across the arroyo, which was deeded to them in 1957 (Photo 16). The family would grow to eleven children.

[2] Quitclaim Deed, Felix A. Armijo and Jose Alfson Armijo to Jose V. and Rosa Ortiz, recorded January 28, 1963, Book 198/Page 52, Instrument # 262470, Santa Fe County, New Mexico.

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Both José and Rose, as she was popularly called, worked. City directories show that José did blue collar work. During the period when the shed was constructed, they both worked at the Catholic Maternity Institute and Clinic, a charity-based maternity home on Palace Avenue. Rose worked as a nurse's aide, while José served as a watchman.[3]

In 1987, José and Rose deeded the subject lot, now populated with the shed, to their son, Ruben Ortiz, and his wife, Debra.[4]

José Valentino Ortiz died in 2007 at 91. Rosalia followed him three years later, passing at the age of 85. Their son Vincent M. Ortiz continues to live in the family home, now addressed as 537 ½ Rodriguez Street. The tract holding the shed went out of family ownership in 2018, when it was deeded to the current property owner.

Use of the Structure

According to the current owner, the shed may have served as a "bunkhouse" to accommodate the additional children of the Ortiz family, particularly the daughters who were close in age.[5] The breaker box and windows on the east and south sides suggest the structure may have been intended for temporary human habitation. However, the lack of wall insulation indicates it was not designed for year-round use. In later years, the shed served as an art studio for a neighbor. The wall thimble may coincide with this new purpose.

[3] R.L. Polk & Co., *Santa Fe City Directory, 1968* (Dallas: R.L. Polk & Co., 1968), 343 and 346.
[4] Warranty Deed, Jose V. and Rosa Ortiz to Debra E. and Ruben R. Ortiz, recorded May 28, 1987, Book 582/Page 459, Instrument # 623452, Santa Fe County, New Mexico.
[5] Conversation with property owner Steven Barrett, March 6, 2025. Barrett learned of the story after speaking to Vincent Ortiz, José and Rose's son, who lives across the arroyo at 337½ Rodriguez Street. Murphey left a note at Ortiz's residence seeking further information, but as of March 10, there was no response.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

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

For these reasons, the recommendation is to designate the shed at 248 Rodriguez Street as Non-Contributing to the Downtown and Eastside Historic District.

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Illustrations

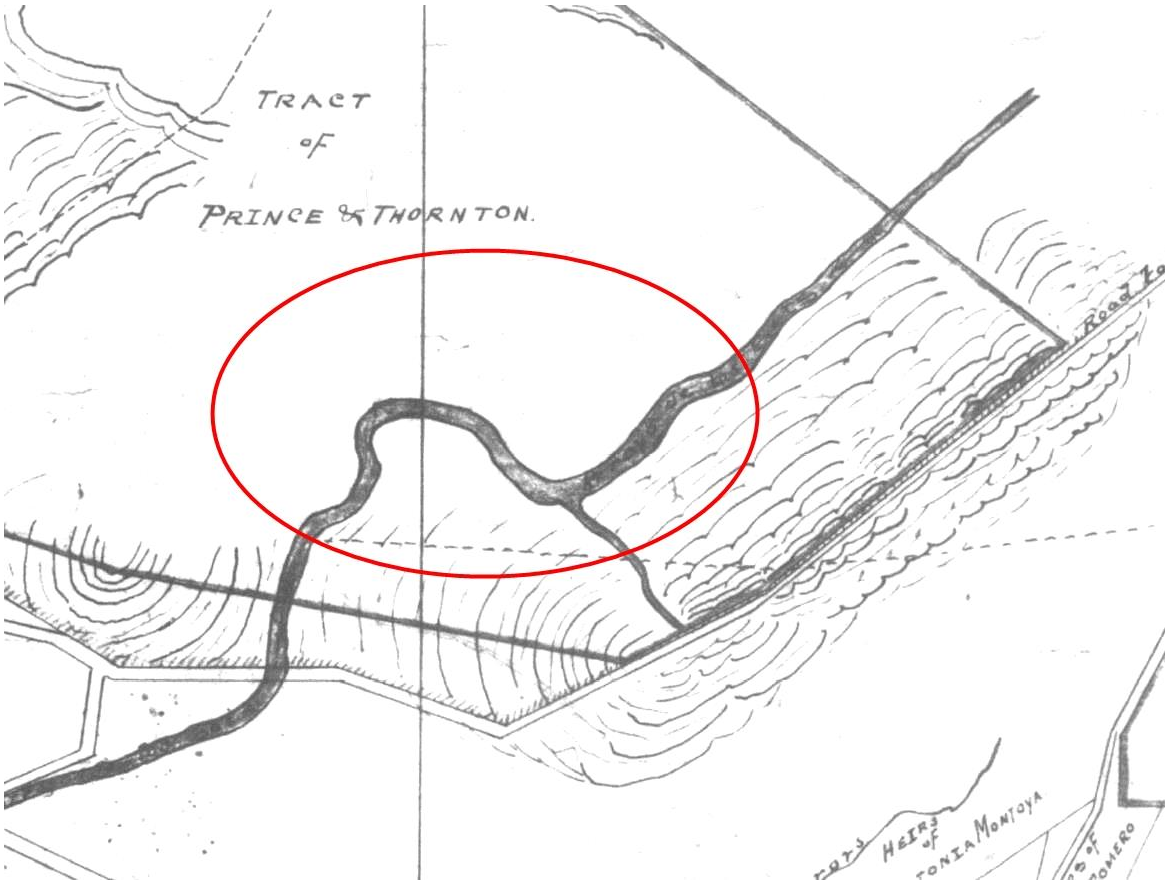

Figure 1: General location of subject property circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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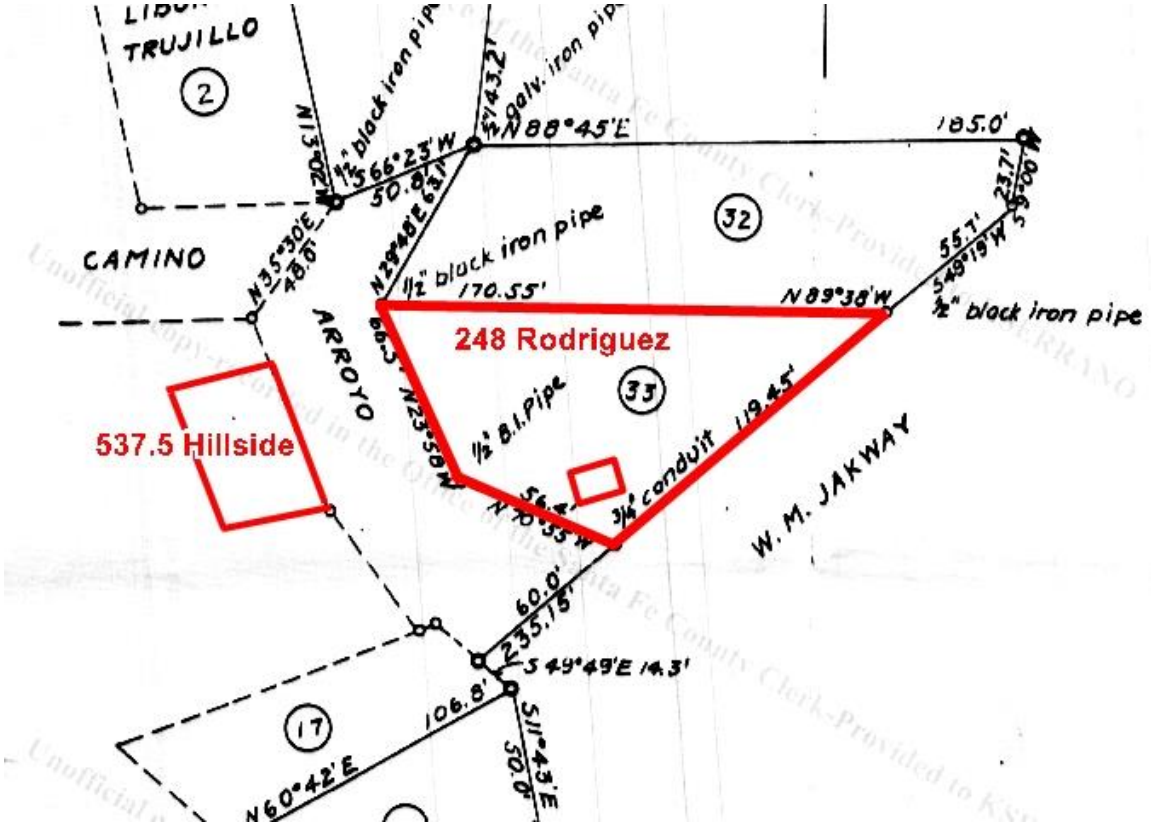

Figure 2: Subject tract highlighted in relation to the Ortiz residence.
James C. Harvey, "'East Portion' of Tract of Land Subdivided for Felix A. and J. A. Armijo," October 5, 1953.

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Figure 3: Overlay of November 10, 1958, aerial photograph on current satellite map. Note shed is not present.

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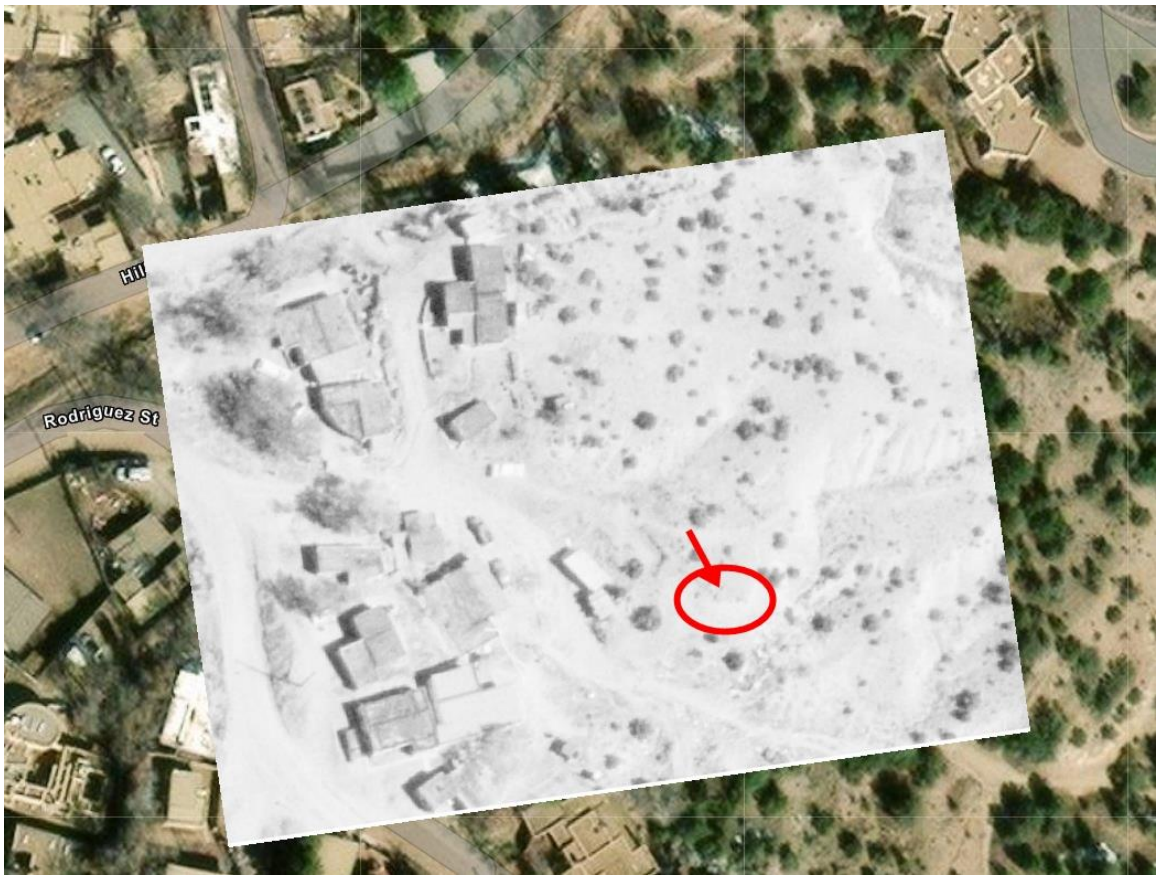

Figure 4: Overlay of May 2, 1966, aerial photograph on current satellite map. Note shed is not present.

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Figure 5: May 11, 1973, aerial photograph.
Note presence of shed.

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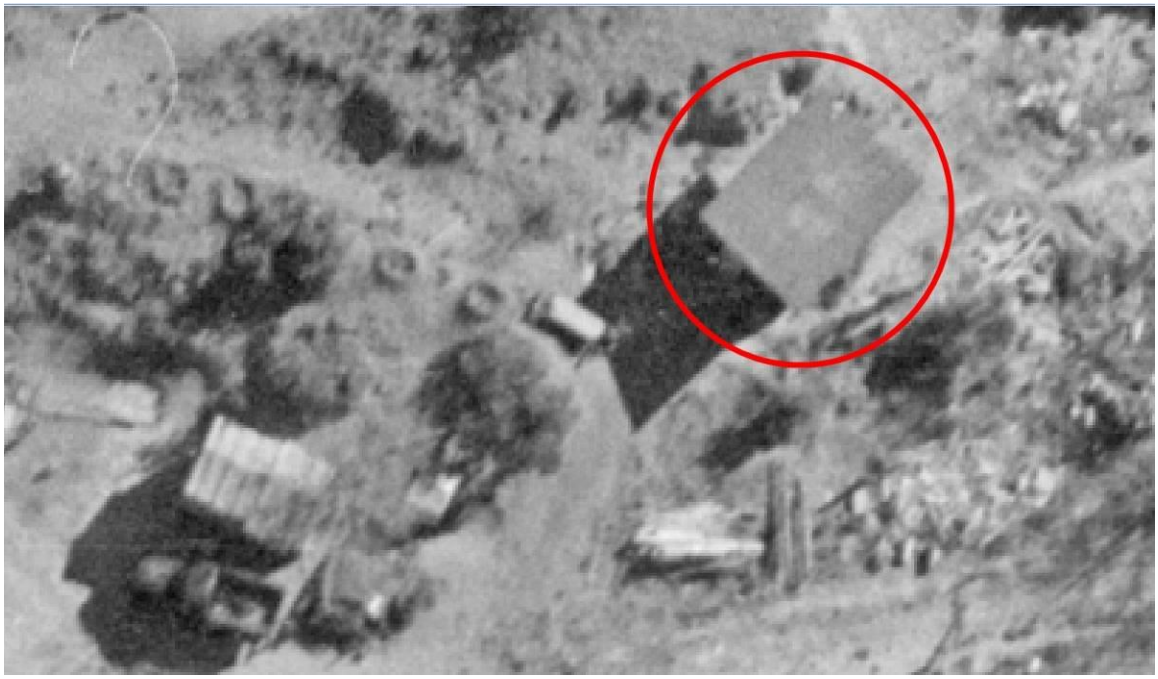

Figure 6: Close-up of 1973 aerial.

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Survey Photographs

(All images taken by John W. Murphey on March 6, 2025)



Photo 2: View from parking court of 246 Rodriguez Street. Camera facing south.

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Photo 3: View from driveway of 246 Rodriguez Street. Camera facing southeast.

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Photo 4: West elevation and immediate setting. Camera facing northeast.

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Photo 5: West elevation. Camera facing northeast.

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Photo 6: Break in south elevation revealing construction technique. Camera facing north.

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Photo 7: Exposure of foundation, consisting of poured concrete and rubble.

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Photo 7: Interior of west door.

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Photo 8: West and south elevations. Camera facing northeast.

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Photo 9: Aluminum sliding window on east elevation. Camera facing northwest.

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Photo 10: East elevation. Camera facing southwest.

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Photo 11: North elevation. Camera facing southeast.

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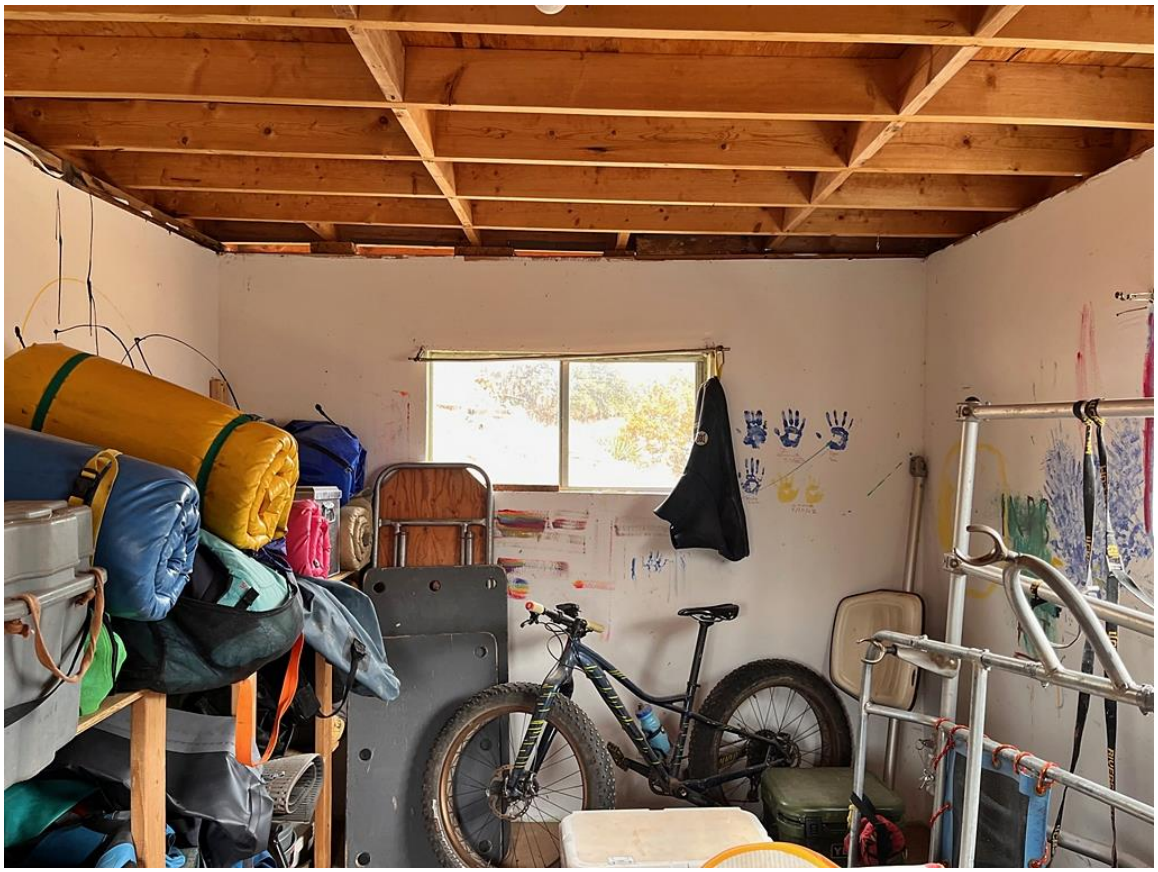

Photo 12: Interior of shed. Camera facing northeast.

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Photo 13: Breaker box on east wall.

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Photo 14: Low foundation wall. Camera facing northeast.

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Photo 15: Surface debris found around shed.

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Photo 16: 537 ½ Rodriguez Street, the former José and Rosalina Ortiz House. Camera facing southeast.

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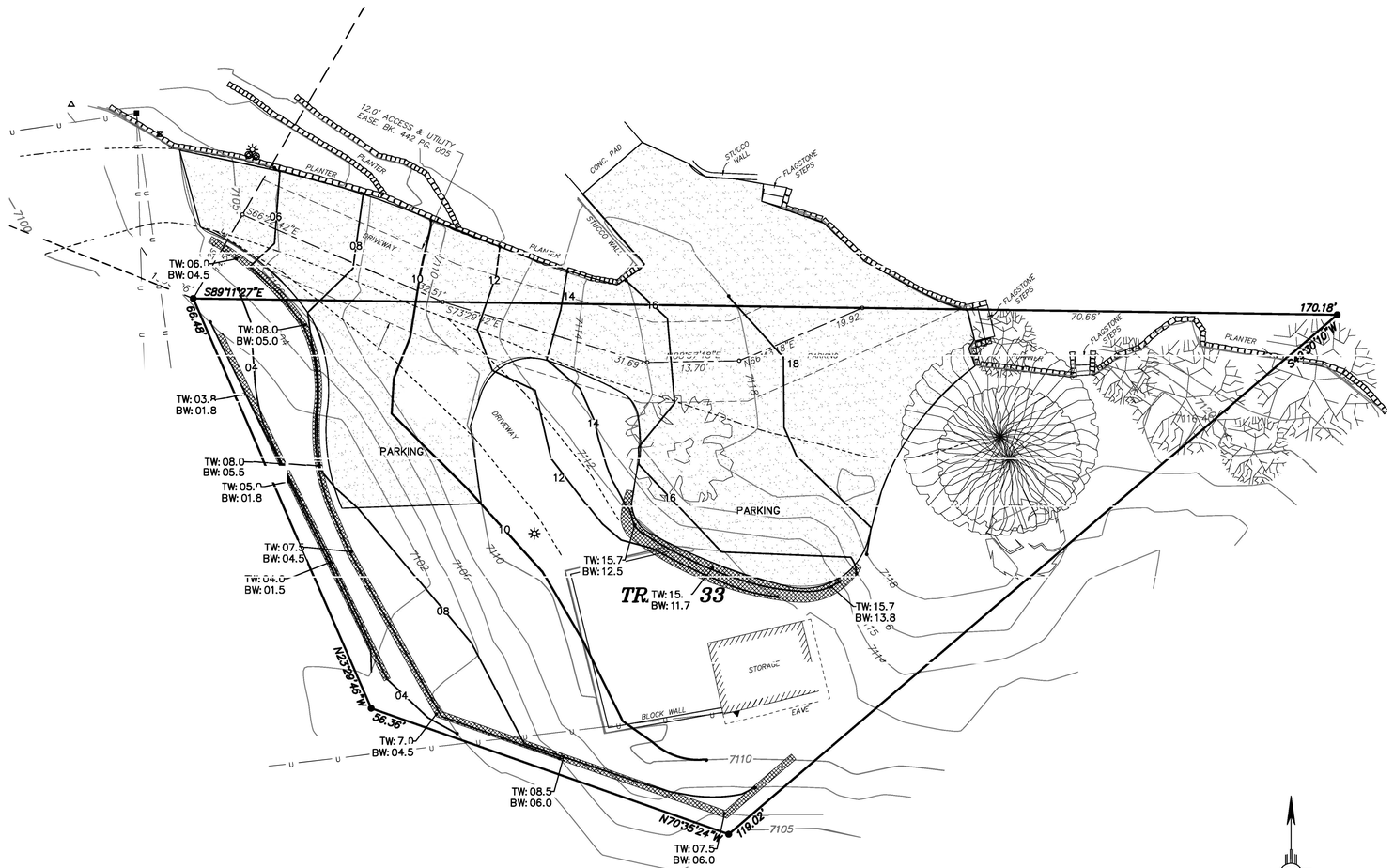
Photo 17: View of shed from the arroyo near the 537 ½ Rodriguez Street. Camera facing southeast.



SCALE: 1" = 10'

10' 0 10'

CONTOUR INTERVAL = TWO FOOT (2')

LEGEND

716	EXISTING CONTOURS
65	DESIGN CONTOURS
	PARCEL LINES
TC 6504'	TOP OF CONCRETE ELEVATION
FG 6504'	FINISH GRADE ELEVATION
	GRAVEL
	WALL

NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

EARTHWORK

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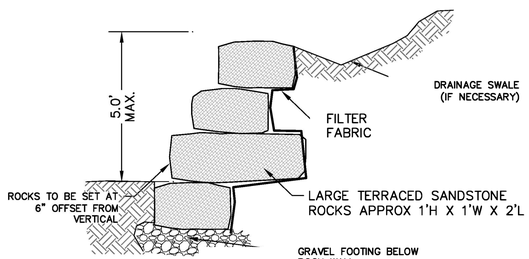
DESIGN FILL=203 CU YD
DESIGN IMPORT=187 CU YD



DRY STACK ROCK TERRACED WALL

NOT TO SCALE

Civil Engineering r Resources o raffic Engineering

W. E Walker En ineerin

05 Camino Sierra Vista, o Santa Fe, NM 8 505

505-820-7990
E-MAIL morey kerengineerin ne

No	REVIS ON	BY	APP	DATE

DESIGNED BY: J.R.D
DRAWN BY: J.R.D.
CHEC D BY: M.E.W.
AS NOTED

: 0-183 PARKING
DATE 01/09/2020
SCALE:

REGISTERED PROFESSIONAL ENGINEER

P OF: TITLE:

S EET

CITY REVIEW

DEPARTMENT	SIGN-OFF
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

City of Santa Fe, New Mexico

memo

DATE: **April 8, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010102-HDRB, 423 W. San Francisco St. ½ Unit: A, Downtown and Eastside Historic District, Non-contributing. Ellen Yarrell, owner, requests status review and primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: Primary Façade Diagram

APPLICANT SUBMITTALS

___ **Proposal Letter**

___ **Site Plan/Floor Plan**

___ **Elevations**

___ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure and garage be upgraded to contributing with the main structure's east and south facades and garage's west façade designated as primary identified in the Primary Façade Diagram as numbers two and three (main structure) and four (garage), per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence and garage at 423 W. San Francisco Street ½ Unit: A, are listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was constructed around the 1880s on a 0.08-acre parcel and comprised of approximately 1,093 sq. ft. of heated space. The main residential structure was built in the Vernacular and Spanish Pueblo Revival design style as seen by the rectangular building shape, adobe block construction material, and recessed three over one window.

Mr. John Murphey has provided a detailed summation of the property in his 2025 Historic Cultural Properties Inventory (HCPI) survey form. The archival research identified in the Sanborn maps showed the west addition occurred pre-1930s with an addition to the west and east on the main residential structure sometime between 1930-1948 (2025:3). The garage structure was constructed sometime post-1948. Window and door alterations have and a latilla portal have been recorded on the south and west facades in the 1990s. The north façade is currently a painted mural cinderblock wall associated with 126 N. Guadalupe Street Concrete Jungle Smoke Shop parking area.

The property is uniquely situated on the landscape and is not publicly visible from W. San Francisco Street or N. Guadalupe Street. The main residential structure and garage meet the criteria for contributing status with the character defining features identified as the east and south facades on the main structure and west façade on the garage.



Figure 1. Vicinity Map.

There are currently no known previous status evaluations, Board cases, Historic Cultural Properties Inventory (HCPI), or Historic Building Inventory (HBI) survey forms completed on the subject property.



Figure 2. Suggested Primary Façade Diagram: 423 A W. San Francisco Street

Primary: ——

Non-primary: ——

APPLICANT'S REQUEST:

The applicant requests status review and primary façade designation(s) if applicable.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

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

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

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:

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

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*,

exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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



Primary Façade Diagram: 423 A W. San Francisco Street

Primary:

Non-primary:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: March 10, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
Rosina Chavez House	423 A West San Francisco Street Downtown and Eastside Historic District Santa Fe	Santa Fe ID: N/A 4. County: Santa Fe Parcel # 10468150

5. Property Type:
_x Buildings: dwelling and garage
__ Structures:
__ Site __ Object

6. Date of Survey:
February 27, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.689145,-105.9446937



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation. Camera facing northeast.

11. Brief Description of the Property:

An old adobe building is located north of West San Francisco and hidden from public view. The central core of the building and its most important feature may date to the 1880s. Lower rooms are attached to the central block, some complementary, others distracting. Including the central core, the building holds four rooms arranged in a line, made of adobe, hollow clay tile, and frame construction. In total, the building encloses approximately 1,093' of heated space. Most of the fenestration was replaced in the early 1990s during renovation. This work also changed the internal configuration of the central core and added a ramada across the façade. The property includes a post-1948 garage. Currently, the dwelling and the garage are designated Non-Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Central Block, potentially 1880s, with subsequent additions.
_ _Known _x_ Estimated Source: historic maps, Sanborn Fire Insurance maps, aerial photographs

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

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

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate; adjusted with lines

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: The Yarrell 2021 Management Trust

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

Current owner: The Yarrell 2021 Management Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and garage __ 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
Rosina Chavez House	423 A West San Francisco Street Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: February 27, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	2
Single-Hung	Vinyl	1/1	2
Single-Hung	Vinyl	3/1	2
Fixed Sash	Wood	6	2
Casement	Wood	1-1	1
Casement	Wood	6-1	

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-light	Wood	2
Single-Leaf	4-light over 2-panel	Wood	1
Single-Leaf	4-light over 3-panel	Wood	1
Garage	Outswing	Wood	2

12. Chimneys _x_ N/

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: Pre-1930, west addition to central block; Sanborn maps
#2 Date: 1930-1948; west and east additions to central; Sanborn maps and aerials.
#3 Date: c.1990s; replacement of windows and doors and introduction of ramada-style porches; construction photos and material evidence.

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: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

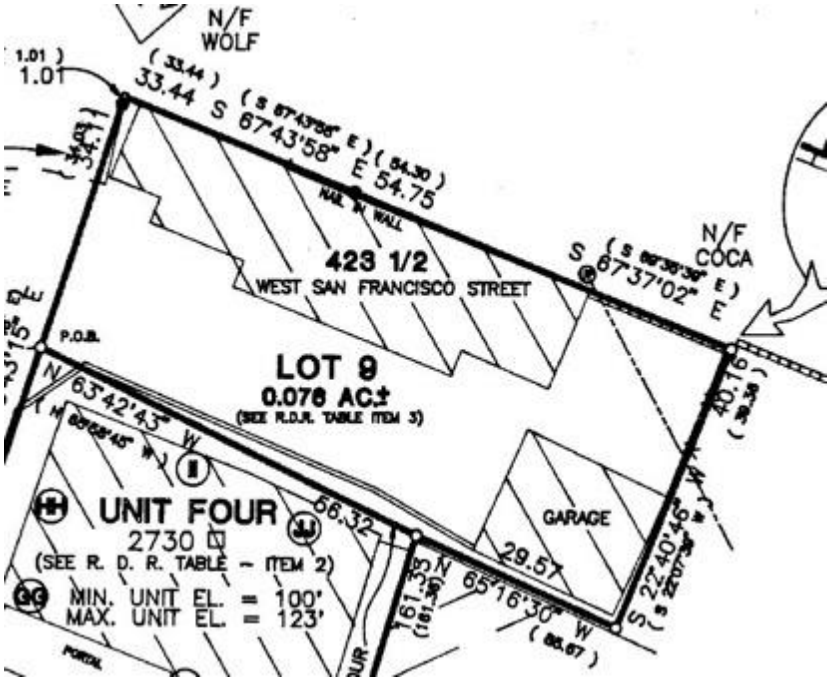
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1995 survey plat. Courtesy of Rick Chatroop.



For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Rosina Chavez House**	**2. Location:** **423 A West San Francisco Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: February 27, 2025**

Architectural Description Continued

Setting

The subject building, recognized in this survey as the Rosina Chavez House (Fig. 1) is located on the north side of West Santa Francisco Street, near its intersection with North Guadalupe Street. It is situated down a 170' long gravel driveway and is out of view (Photo 2). It is surrounded by a mix of buildings that are both historic and modern. Some of these tie directly to its genealogy; others are recent and removed contextual buildings associated with the house.

Starting at the street is the renovated Erwin residence, which is contemporaneous with the core block of the subject dwelling, but altered (Photo 3). Further down the driveway on the right (east) is a line of apartments constructed in the 1940s (Photo 4). On the left (west) are modern buildings operated by Zona Rosa Vacation Rentals. At the end of the driveway is a recent structure that destroyed the original Trinidad Chavez house, which was historically part of the subject property.

Dwelling

The subject building sits at the east end of the driveway along a narrow 0.08-acre parcel originally part of a larger lot fronting North Guadalupe Street (Photo 5). The building spans approximately 70' along the north lot line as a string of four volumes of different construction periods and materials. The oldest of these, Room 3, potentially dates to the 1880s and is the historical and most architecturally significant piece of the structure.

South Elevation and Interior (from west to east)

Room 1 – Bathroom

The building begins at the west end with Room 1, likely the youngest and least visually appealing addition (Photo 7). Constructed after 1948, this room is approximately 56 square feet and contains a bathroom. It is made of hollow tile construction (Photo 8) and was updated during the 1990s renovation. The room has a single opening with two replacement wood casement windows, each with six lights (Photo 9). The presence of two electric meter boxes suggests the building was once divided into two separate

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dwelling units. As with the rest of the house, the stucco has a brocade finish typical of the 1960s and 70s.

Room 2 – Bedroom

The next room to the east historically served as a kitchen during the Rosina Chavez period. This approximately 114-square-foot room is constructed of adobe and is depicted on the 1930 Sanborn Fire Insurance map, the first map to cover the area, as a small garage (Fig. 5). Its exterior features a doorway with an older four-light over two-panel wood door (Photo 11), which is visible in one of the pre-renovation photos when the space was still used as a kitchen (Photo 12). Adjacent to the east is a set of non-original wood casement windows with single lights. The room has clay tile flooring (Photo 13); its viga ceiling has plaster coving between the beams, which was likely added during renovation (Photo 14).

The threshold of the east door rises 7 ⅛" to align with the floor of the central block, indicating that Room 2 was likely an addition.

Room 3 (Central Block) – Kitchen and Living Room

Projecting out approximately 4' from the kitchen, the central block is the building's oldest and most significant piece (Photo 15). It presents a strong example of late 19th and early 20th-century vernacular construction with its tall profile, adjacent doors, and what may be brick coping under built-up stucco. Its construction is of traditional adobe brick covered with multiple layers of stucco, suggesting an older vintage (Photo 16).

The façade features a pattern of alternating window and door openings, possibly reflecting its design as two separate dwellings (Photo 17). The doors installed during the renovation are 15-light units (Photo 18), while the windows are 1/1 replacement wood sash. The window openings have heavy lug sills, each having a depth of 7 ½ inches. Photographs taken during the renovation show that entries originally had glass and wood panel doors. The 9 ½" deep jambs suggest that the door openings may date from the historic period.

The interior, measuring 104 square feet, features an informal kitchen nook in the southwest corner created during the renovation (Photo 19). Historically consisting of

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two rooms, the central block's interior was opened during the renovation to create a combined kitchen and living area (Photo 20).

The renovation included removing the interior dividing wall and ceiling (Photo 21). The vigas and rough-sawn boards were painted white, and skylights were added to the roof, resulting in a light, airy, and anachronistic sala-like space (Photo 22). The flooring consists of 3⅛" wood strips that change color at the point where the core was divided into two rooms (Photo 23).

Room 4 – Bedroom and Bath

The last room is set back 40" from the core block and has a lower roof height (Photo 24). Constructed after 1948, the volume appears to be made of concrete blocks. The entrance to the outside is through an older four-light, three-panel wood door, which is flanked by 1/1 vinyl sash windows (Photos 24 & 25).

An additional opening on the east elevation contains a 3/1 wood-hung sash window (Photo 26). Both this window and the units on the south elevation are flush with the wall, indicating non-adobe block construction. Its single room measures approximately 114 square feet and has wide board flooring (Photo 27). The southeast corner of the room is occupied by a corner bathroom addition which takes up a significant portion of the space.

North Elevation

The back side of the building faces a parking lot associated with North Guadalupe Street (Photo 28). None of the rooms have openings on this façade. The exterior walls of Rooms 3 and 4 are covered with murals (Photos 28 & 29). The remaining elevation is a solid painted wall facing a private residence (Photo 30).

Garage

Squeezed into the southeast corner of the property is a garage that, based on Sanborn maps, was erected after 1948 (Photo 31). It faces west with a low-pitch gable roof and is partially dug into the ground. It has two 48 ½" wide, outward-swinging, screw-

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assembled wood doors at the front. There are two 6-light sash windows separated by a mullion on the north elevation (Photos 32 & 33).

Historical Overview

A Rectangle on a Map

In 1884, a German-born engineer, Hugo Hartmann, sketched a rectangular building at the back of a long lot fronting Jefferson Street (Fig. 2). The name of the owner of the lot holding the house is hard to decipher but could be Jesus Lucero. The owner's name is immaterial, as the lot and its owner would change following the arrival of the Denver & Rio Grande Railroad three years later.

The new railroad, running down the center of Jefferson Street, transformed the landscape. Within a few years, the land fronting its tracks was subdivided into frontage parcels populated with new buildings. This appears to be the case of the rectangle Hartmann drew in 1884. Its lot was subdivided, with the possible Lucero home no longer having direct access to Jefferson Street. With this development, its orientation turned south, becoming a “back” house on West San Francisco Street.

Pino and Chavez

The first clear understanding of the house— possibly the rectangle shown on the Hartmann map — comes with the Norman King map of 1912 (Fig. 3). Here, the rectangle is accessed by a driveway off West San Francisco Street and is shown to be owned by Petrilino Pino. It is adjacent to land on the west owned by Trinidad Chavez. The two property owners shared something in common — a young woman named Refugio.

In 1902, Petrolino Pino, a railroad watchman, married Refugio Chavez, the oldest daughter of Trinidad and Candelaria Chavez. The couple established a home east of the Chavez property, presumably on the lot holding the subject building. The federal census of 1910 recorded Petrolino and Regufio residing in a separate household adjacent to the

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Chavez property. The census noted they had three children, but none were recorded as part of the household.[1]

While no obituary was located, public records suggest Petrolino died before 1930. The census of that year documented Refugio in a household with her mother and an adopted child named Candelaria.[2] Refugio and her mother are shown to own separate homes, indicating they live adjacent to each other though they were counted as a single household. City directories begin to identify the subject property with the 425 West San Francisco Street address.

A Sanborn Fire Insurance map published in the same year as the census displayed the house but did not provide an address (Figs. 3 & 4). Based on the street addresses indicated on the map, the house would be presumably identified as "425," as this number is absent.

The insurance map captures the subject building in its clearest form to date. At the center is the core adobe block, a one-story building with windows facing south. Adjacent to the west is an adobe garage with windows facing west. A larger adobe garage with no windows is attached to the east, though sitting on a separate property, the land formerly owned by Lucero.

Refugio continued living on the property, which city directories identify as 425 West San Francisco Street. The 1940 census recorded her heading a household at this address.[3] It included her adopted daughter, Candelaria, and three grandchildren, with the youngest being an infant. Candelaria worked as a housekeeper in a private home, with Refugio, now at age 59, presumably watching over the children during the day. The 1940 city directory listed Bernarda Archuleta, a widow, living as a renter at 425 ½ West San Francisco Street.[4]

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[1] U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 3, Santa Fe, New Mexico; Roll: T624_918; Page: 9a; Enumeration District: 0225; FHL microfilm: 1374931.
[2] Ibid., U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 1A; Enumeration District: 0011; FHL microfilm: 2341134.
[3] Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 3B; Enumeration District: 25-18.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 333.

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At some point in the 1930s or ’40s, a house and set of apartments were constructed on an empty lot south of what is assumed to have been Refugio’s home. These appear on the 1948 Sanborn map as 425 and 425 ½ West San Francisco Street, with the subject house again shown without a street address (Figs. 6 & 7). This complicates understanding the property’s lineage until Rosina Chavez acquired the subject home.

Rosina’s Home

Rosina Chavez gained the subject property through marriage to Manuel Chavez, Refugio’s younger brother.

Rosina was born in Galisteo in 1902 as Eutimia Chavez, the oldest daughter of Margarito and Maria Chavez. She grew up in the village where her father was a barber.[5] After her mother’s death, the family moved to the mining town of Cerrillos. Margarito initially worked as a shoemaker, subsequently opening a barber shop.[6] Eutimia attended school and likely watched over her younger siblings. She later worked as a waitress at the town’s hotel.

By the mid-1930s, Eutimia had married Manuel Chavez and moved to the property at 425 West San Francisco, presumably sharing the building with her sister-in-law, Refugio Chavez. They later moved to another property on Alto Street, where her father had relocated, but moved back to the Chavez property on West San Francisco Street by 1942.

The 1944 city lists Eutimia living alone at 425 ½ West San Francisco Street. She was now going by the first name Rosina. She worked in the laundry at Bruns Military Hospital on Cerrillos Road.[7] Her husband, Manuel Chavez, a World War I veteran and carpenter, died four years later, on July 2, 1948.

[5] U.S. Census Bureau, Year: 1910; Census Place: Galisteo, Santa Fe, New Mexico; Roll: T624_918; Page: 6b; Enumeration District: 0230; FHL microfilm: 1374931.
[6] Year: 1920; Census Place: Cerrillos, Santa Fe, New Mexico; Roll: T625_1080; Page: 2A; Enumeration District: 133.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 99.

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The Sanborn map of the same year shows the evolution of property and the subject house. It has the same footprint as the building drawn eighteen years earlier, except for a frame extension made to the west side of the garage (Fig. 7).

Rosina remarried Alfonso Ruiz, a metal worker, in the early 1950s. Ruiz filed for divorce in 1955.[8] City directories, however, suggest they remained married, living in the home at 425 ½ West San Francisco Street until the late 1950s.

An aerial from 1958 captures the house during this period (Fig. 8). By this time, the property boundary had extended eastward into the lot where the abutting garage once stood. This structure had been demolished and replaced by a small addition set back from the core block (Room 4). The west end of the house had received a small volume — the space now containing the bathroom (Room 1). In the southeast corner sat a separate building, now the garage.

Based on city directories, Rosina continued living on the property, changing her name back to Chavez. She worked in several cafeterias, including at Carlos Gilbert Elementary and Santa Fe High School. Toward the end of her career, she received training as a nurse's aide, working in that position until the early 1980s.[9]

In 1986, at the age of 84, Rosina deeded her property to herself and her two nieces.[10] The deed describes a three-room adobe house with a driveway, clearly identifying the property in question. Three years later, Rosina and her nieces sold the land to Dona Cost.[11] After the sale, Rosina moved to California to live with one of her nieces. Rosina Eutimia Chavez passed away in 1992 in Chico, California, at the age of 90. Her remains were returned to New Mexico, where she now rests in a white marble crypt at Rosario Cemetery overlooking U.S. Highway 285.

[8] "Divorce Suits Filed," *Santa Fe New Mexican*, May 3, 1955, 3.

[9] This is based on a review of city directories, from 1963 to 1983.

[10] Quitclaim Deed, Rosina Chavez (Eutimia Chavez) to Rosina Chavez, Irene Herne, and Mary T. Brandau, recorded June 6, 1986, Book 552/Page 905, Instrument # 594244, Santa Fe County, New Mexico.

[11] Warranty Deed, Rosina Chavez, Irene Herne, and Mary T. Brandau to Dona J. Cost, recorded September 27, 1989, Book 660/Page 391, Instrument # Instrument # 594244, Santa Fe County, New Mexico.

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Changes

Dona Cost had more in mind than buying a small adobe. The North Dakota native had also purchased properties holding the house fronting West San Francisco Street, which had been converted into a restaurant, as well as the line of apartments and the dwelling behind it. Cost renovated these acquisitions into vacation rentals.[12]

Photographs from this period show Rosina's old house undergoing significant renovations. The ceiling of the central room was removed, exposing the vigas, and the adobe walls were cut to accommodate new electrical conduit. A room that had previously served as the kitchen was converted into a bedroom. Older doors and windows were replaced with new ones, and a rustic ramada was installed across the façade of the main block.

In 1995, most of Cost's vacation homes were transformed into the Placita San Francisco Compound, a condominium complex. However, Rosina's former house, then addressed 423 ½ West San Francisco Street, was not converted.

In 2001, Cost transferred ownership of Rosina's renovated home to her daughter, Holly Cost, and her husband, José Gutierrez. The house was eventually sold outside the family.

Evaluation of Historical Status

Due to its hidden location, the Chavez house has been overlooked in previous surveys and has apparently never been recorded. However, applying the standard 50-year threshold for historic significance, the house qualifies as Contributing, as the current ground plan was in place by 1958. As such, both the house and the garage meet the criteria for Contributing eligibility.

When considering the appropriate primary façade for the house, a different threshold applies. Given that the central block may date from the 1880s and represents a building

[12] Amy Cost, telephone conversation with John W. Murphey, February 27, 2025.

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form and door and window pattern typical of that period (Fig. 10), it seems fitting to designate the south elevation of this section (Room 4) as the primary façade.

While the lesser appendages are of age and reflect accretive growth, they do not hold the same level of significance as the central block.

The garage's primary façade seems logically to be the west elevation.

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Illustrations



Figure 1: Undated (likely late 1980s) photograph of Rosina Chavez. Courtesy of Ellen Yarrell.

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Figure 2: Hugo Hartmann, "Map of the City of Santa Fe, N.M.," 1884.
Highlighted building may be the subject structure.

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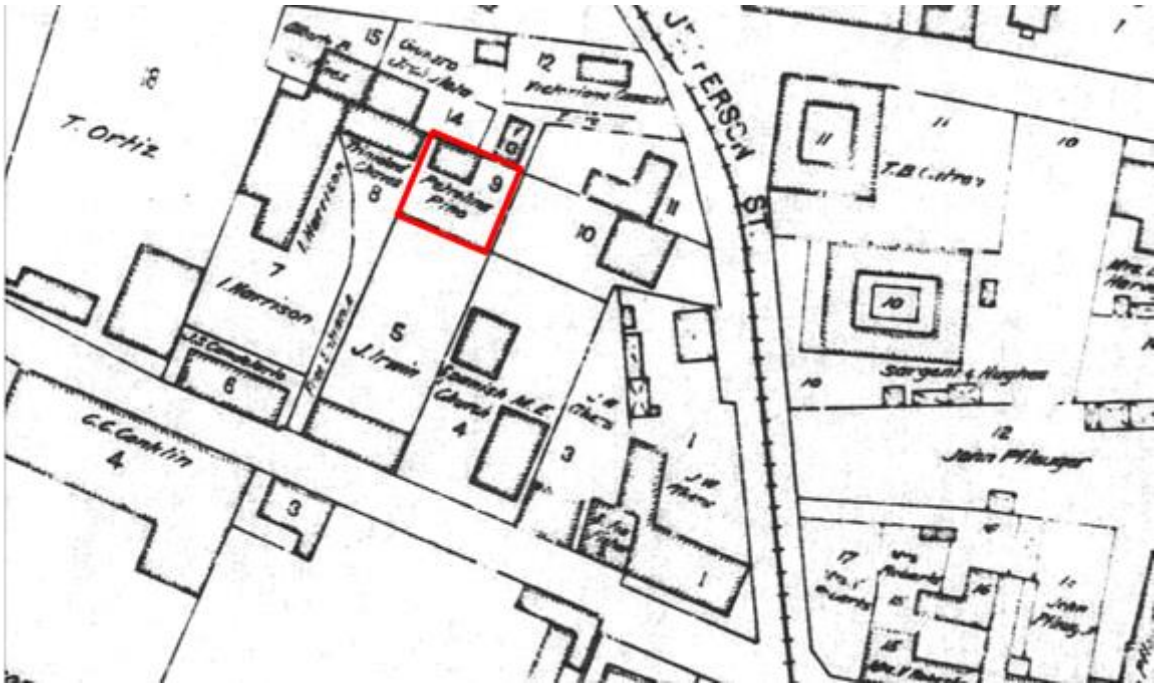

Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.
Highlighted lot and house indicated to be owned by Petrilino Pino. Note Trinidad Chavez property stood adjacent to the west.

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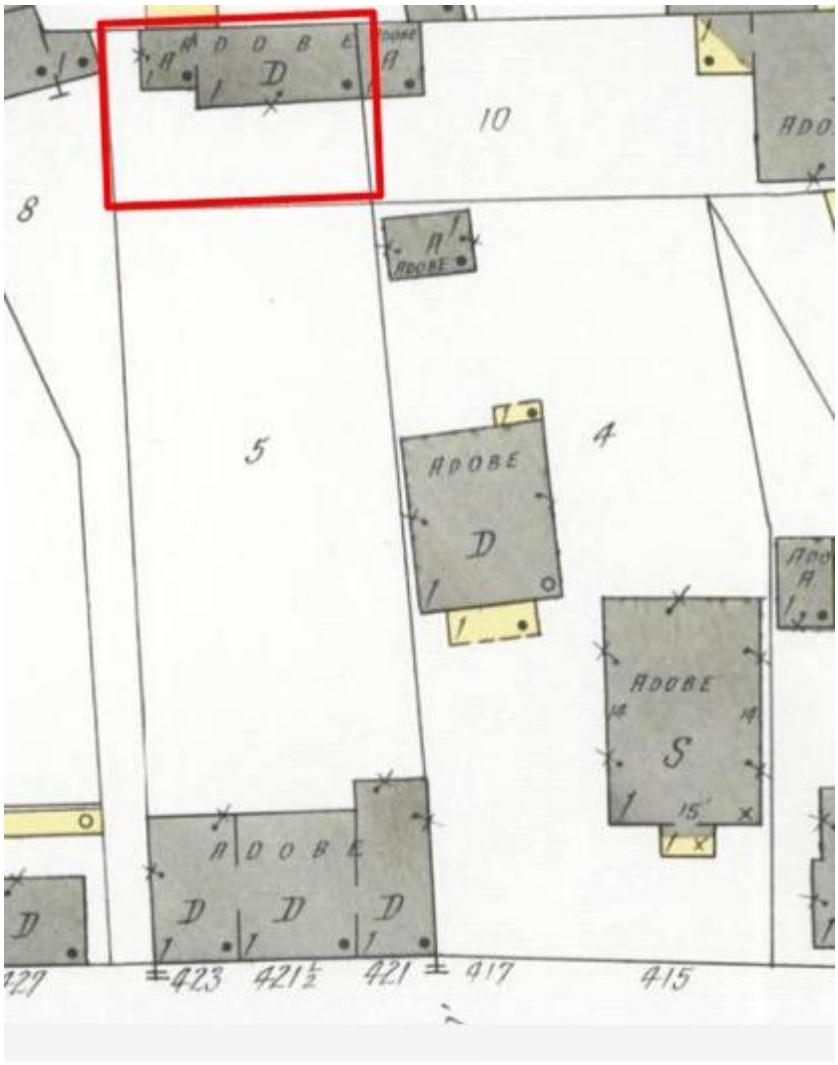

Figure 4: 1930 Sanborn Fire Insurance map. Subject property highlighted. The property was owned by Refugio Chavez during this period.

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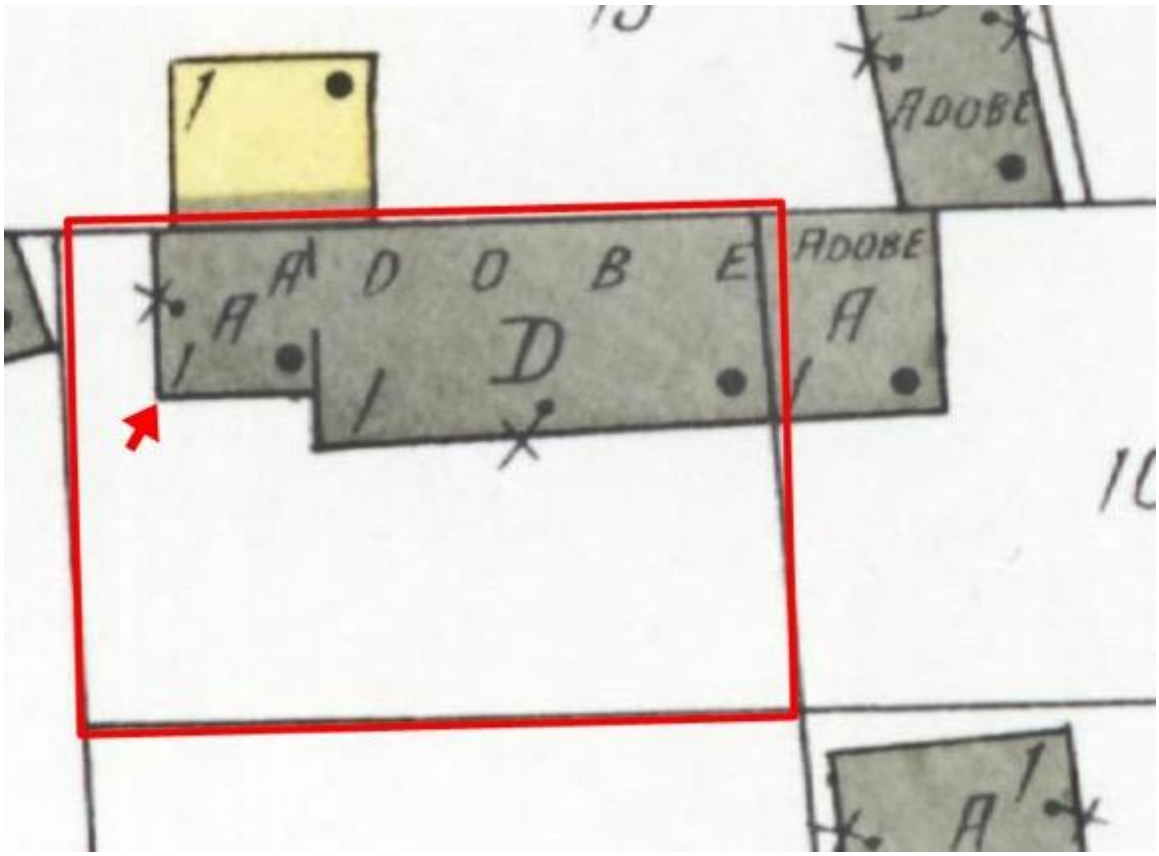

Figure 5: 1930 Sanborn Fire Insurance map. Subject property highlighted. Note what is assumed to be Room 2 was a garage.

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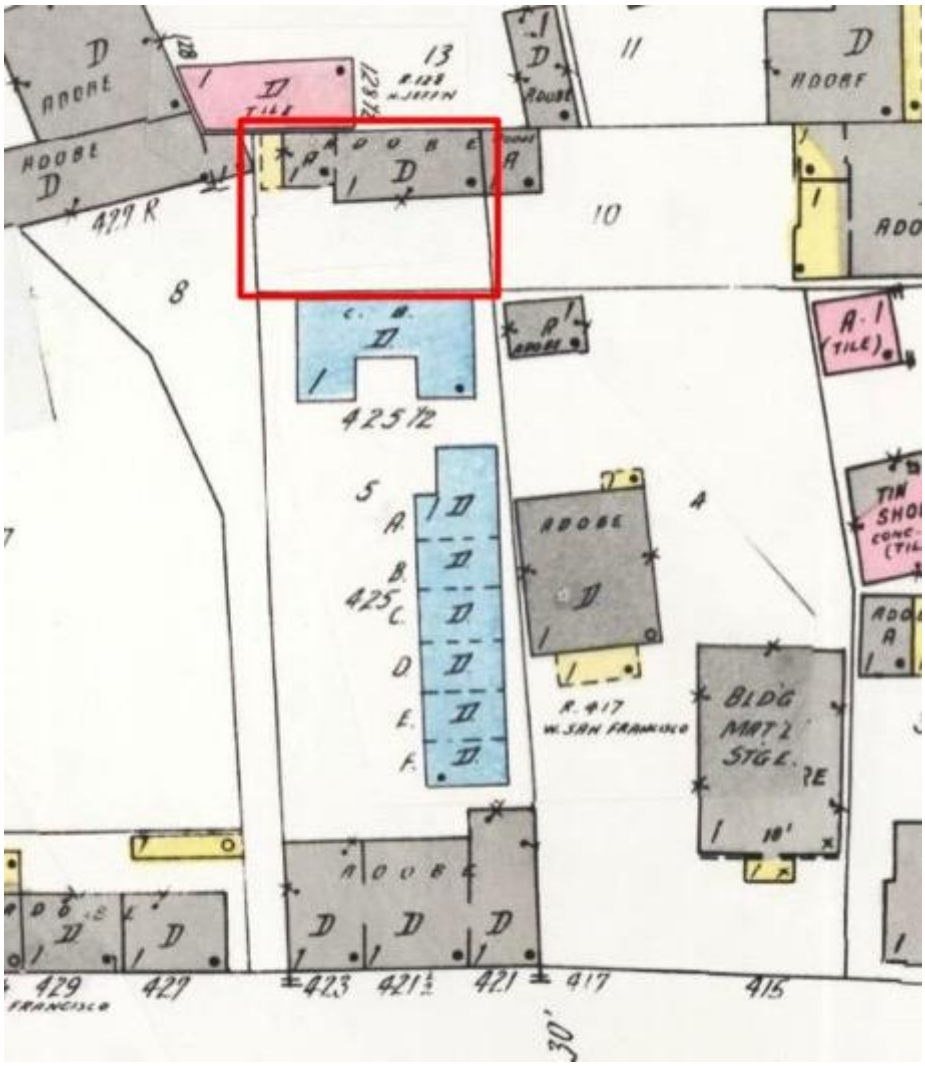

Figure 6: 1948 Sanborn Fire Insurance map. Subject property highlighted. Note development of the of the residence and apartments to the south.

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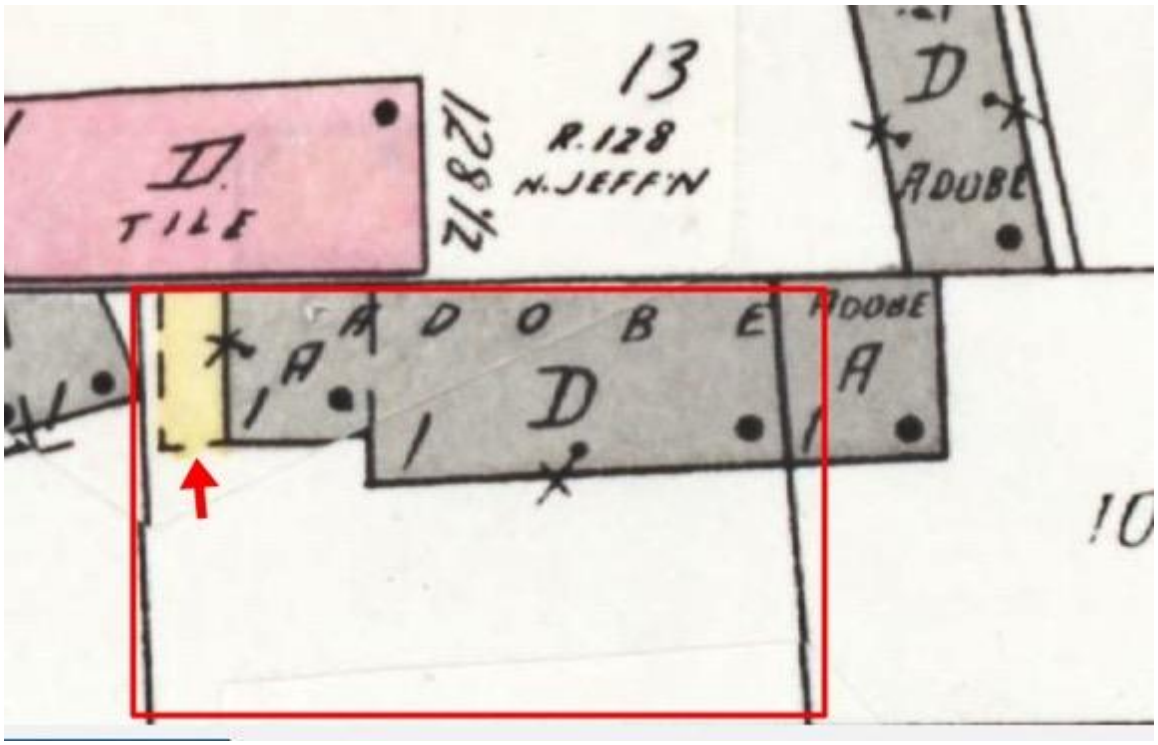

Figure 7: 1948 Sanborn Fire Insurance map. Note frame structure where Room 1 stands today.

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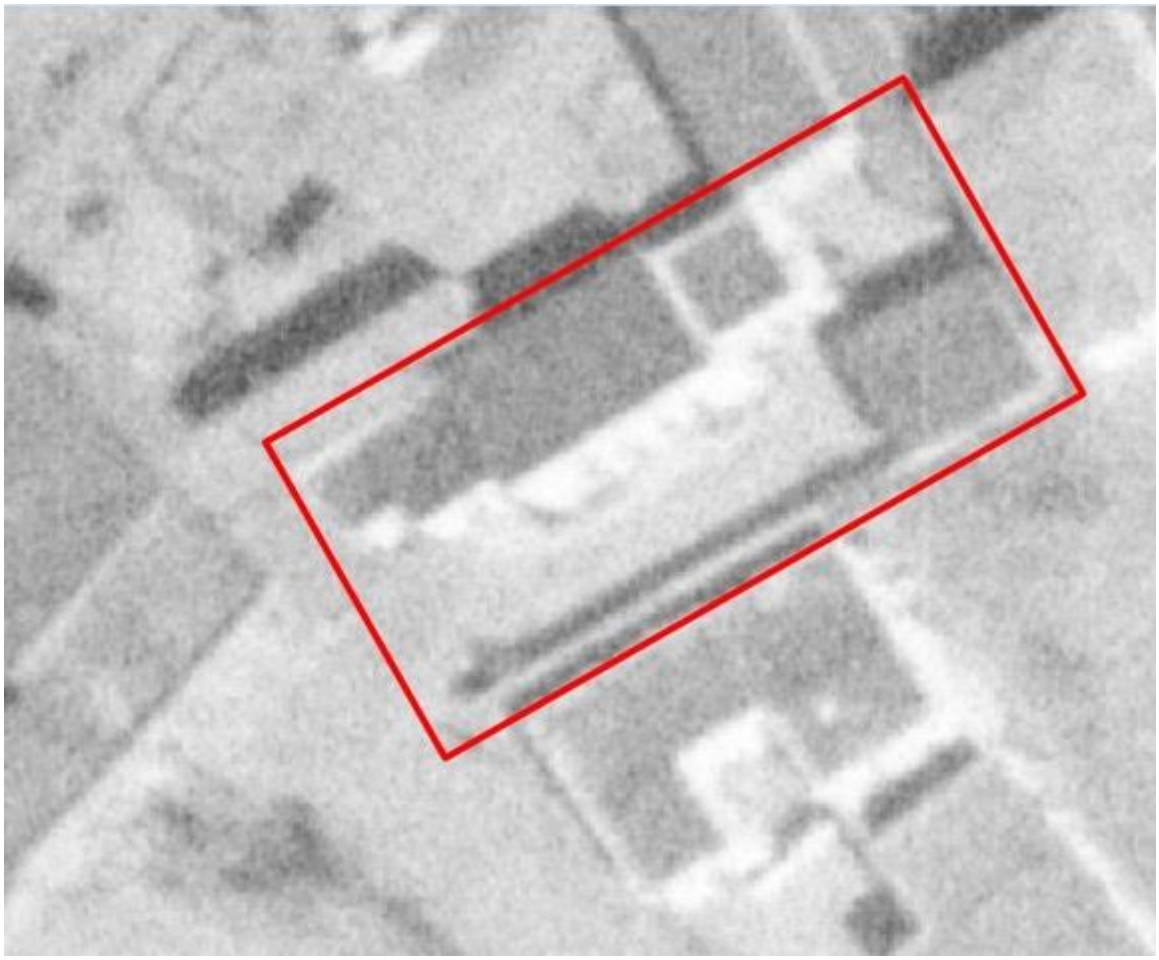

Figure 8: November 10, 1958, aerial photograph.
The current building footprint appears to be in place by this time.

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Figure 9: September 11, 1978, aerial photograph.
Reverse direction perspective of property.

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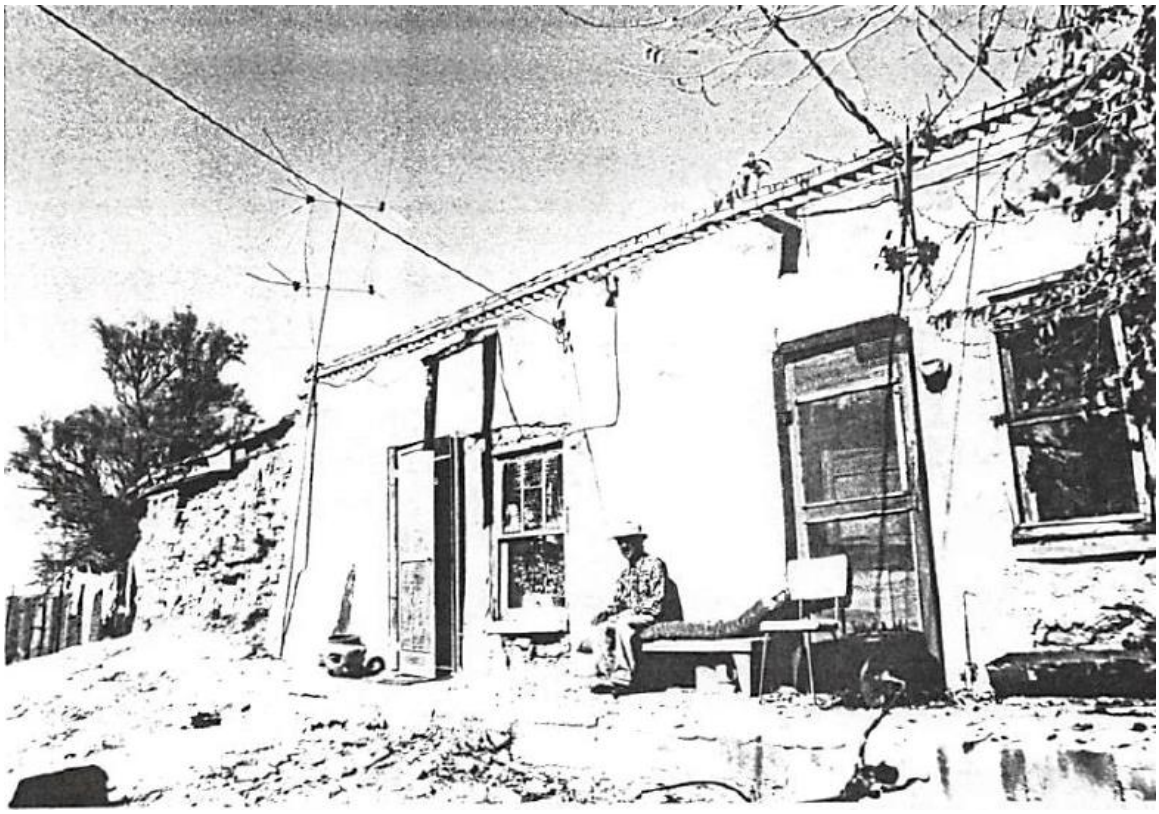

Figure 10: Copy of photograph of what has been described as the original Trinidad Chavez House. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey on February 27, 2025)



Photo 2: View down entry drive. Subject property not visible. Camera facing north.

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Photo 3: Altered former Erwin House, also attributed as the Trinidad Chavez House, although this does not appear to be accurate. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: Residence and apartments constructed between 1930 and 1948. Camera facing northeast.

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Photo 5: Subject property. Camera facing northeast.

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

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Photo 6: West end of subject building, holding Rooms 1 and 2. White building to the left, replaced the Trinidad Chavez House. Camera facing north.

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Photo 7: Room 1. Camera facing north.

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

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Photo 8: Room 1. Interior showing tile construction behind the plumbing access door.

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Photo 8: Room 1. Window. Camera facing north.

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

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Photo 10: Room 2. Camera facing north.

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

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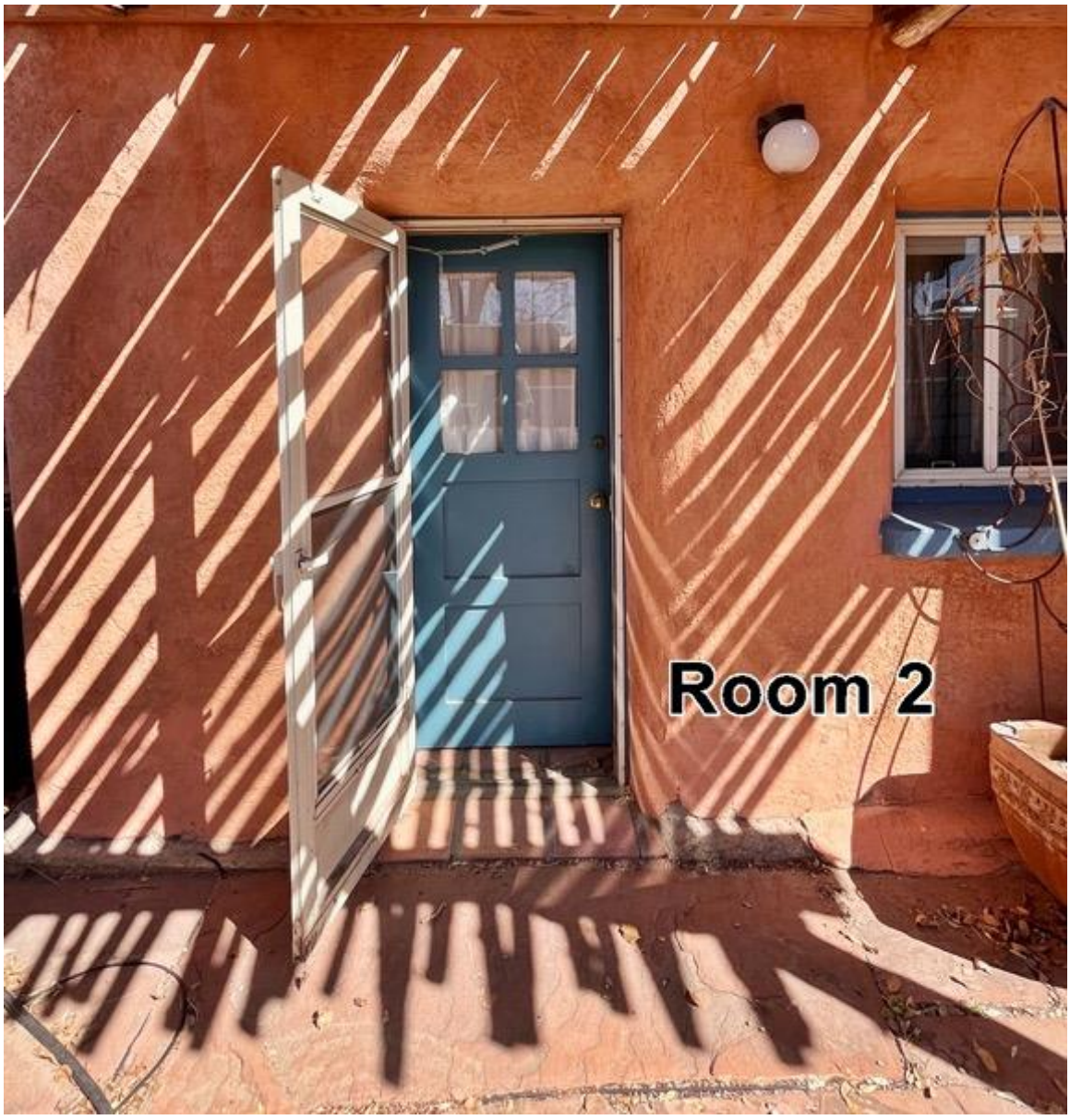

Photo 11: Room 2. Door and window. Camera facing north.

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

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Photo 12: Room 2. 1990s renovation photograph. Camera facing west. Courtesy of Heidi Cost.

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

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Photo 13: Room 2. Interior. Camera facing west.

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

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Photo 14: Room 2. Interior, ceiling.

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

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Photo 15: Room 3 (Central Block). Camera facing northeast.

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

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Photo 16: Exterior exposure of Room 3 at east wall, showing multiple layers of stucco and plaster.

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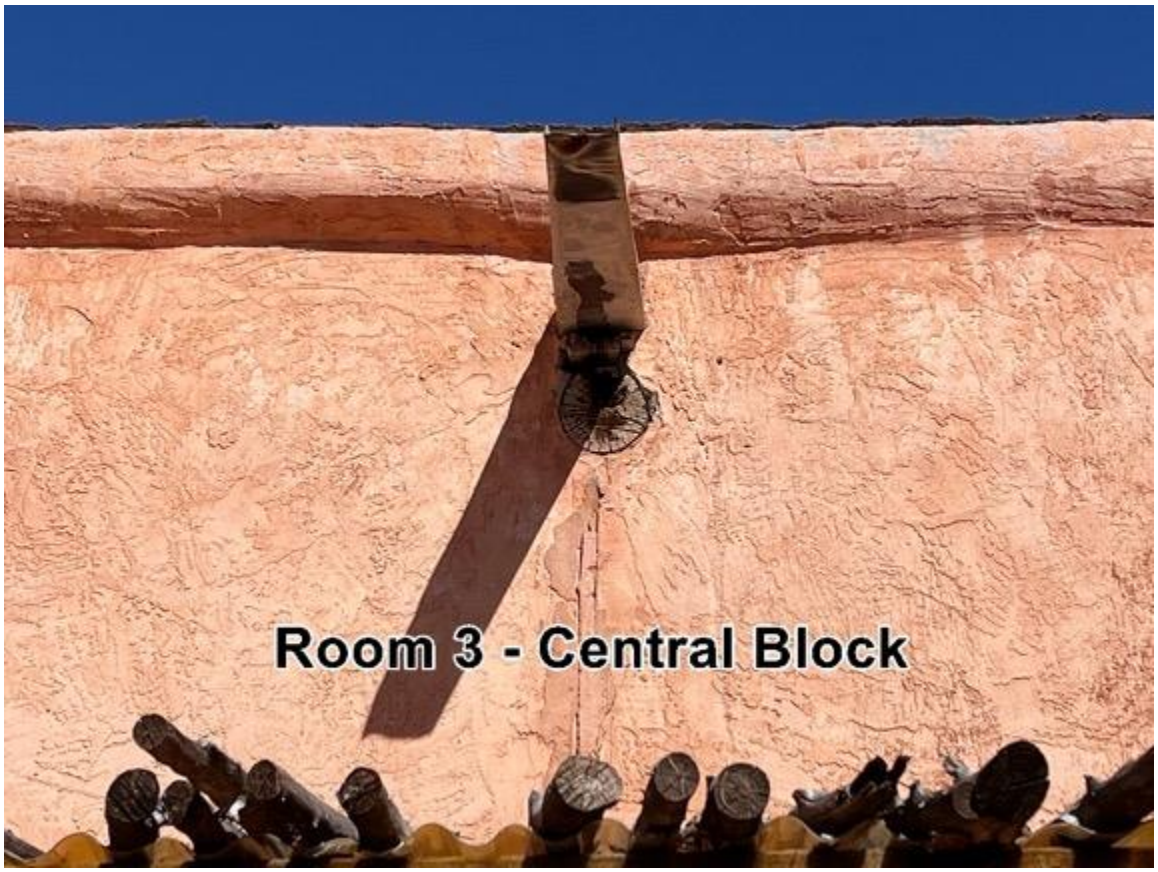

Photo 16: Room 3. Tin or galvanized metal *canale*.

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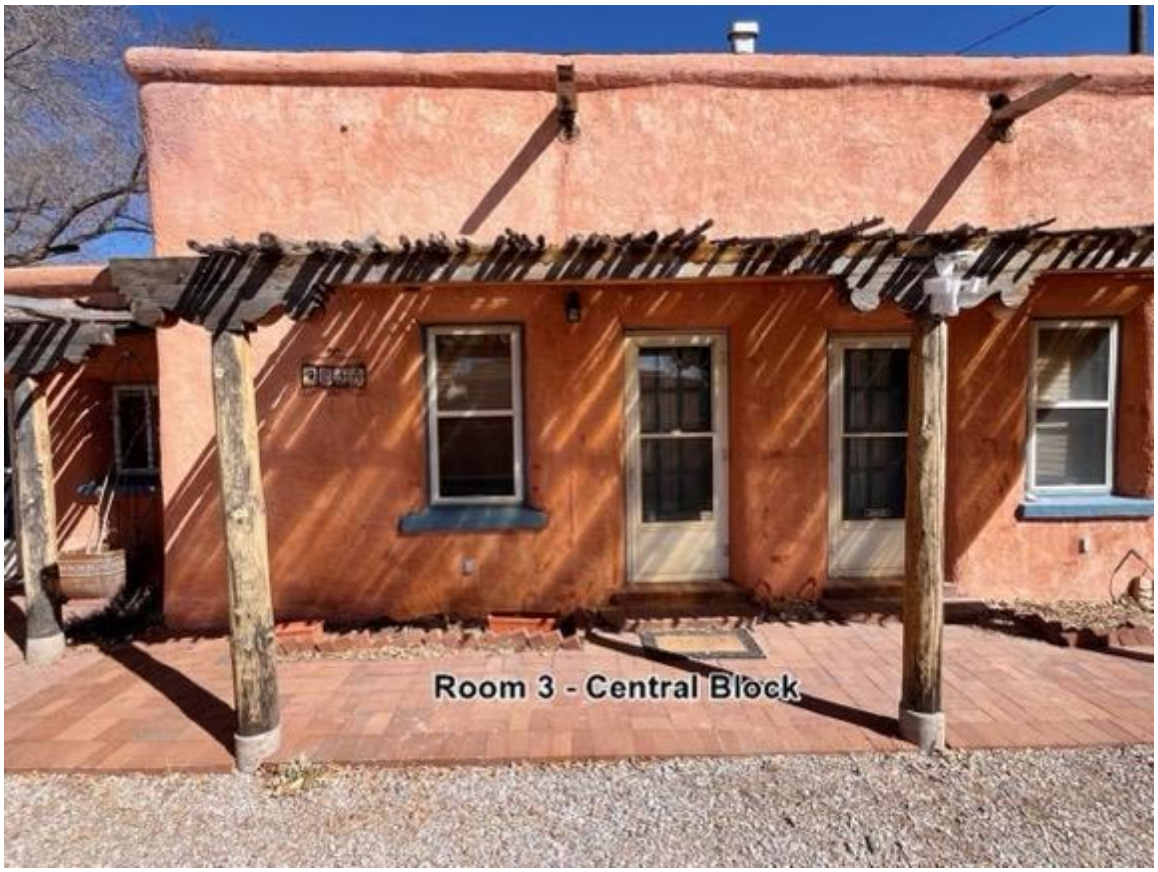

Photo 17: Room 3. Fenestration pattern. Camera facing north.

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

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Photo 18: Room 3. West door. Camera facing north.

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Photo 19: Room 3. Interior. Camera facing east.

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Photo 20: Room 3. Installation of kitchen at southwest corner. Camera facing southwest. Courtesy of Heidi Cost.

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Photo 21: Room 3. 1990s renovation photograph. Camera facing southeast. Note conduit cuts in the adobe walls, removal of ceiling, and older window and door. Courtesy of Heidi Cost.

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

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Photo 22: Room 3. Interior ceiling.

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Photo 23: Room 3. Interior, change of floor coloring and shoe molding.

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Photo 24: Room 4. Camera facing north.

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Photo 25: Room 4. Door. Camera facing north.

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Photo 26: Room 4. East elevation. Camera facing west.

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Photo 27: Room 4. Interior, frame bathroom enclosure. Camera facing south.

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Photo 28: Subject building. North elevation at North Guadalupe Street parking lot. Camera facing southwest.

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Photo 29: Room 3. North elevation, viga ends highlighted.

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

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Photo 30: Room 2. North elevation. Camera facing southwest.

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Photo 31: Garage. West elevation. Camera facing east.

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Photo 32: Garage. North elevation. Camera facing south.

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Photo 33: Garage. North elevation. Window. Camera facing south.