Agenda

Regular Meeting of the Historic Districts Review Board
December 9, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

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

By Phone: 301 715 8592

Webinar ID: 815 4682 4466

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. September 23, 2025
5. Approval of Findings/Conclusions
   a. 2025-10494-HDRB. 206 Mckenzie St. (July 22, 2025)
6. Matters from the Public
7. Staff Communications
   a. 2026 Historic Districts Review Board Hearing Calendar (Internal)
   b. 2026 Historic Districts Review Board Hearing Calendar (External)
8. Old Business
   a. 2025-011122-HDRB, 121 E. Santa Fe Ave., Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft.

addition to a primary façade to a height of 13’-0” where the maximum allowable is 18’-3” and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum often (10) feet from the primary facade. (Heather Lamboy, hllamboy@santafenm.gov)

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

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

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

9. New Business

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

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

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

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

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

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

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

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

i. 2025-011419-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new construction of a 740 sq. ft. detached garage to a height of 14’-6” where the maximum allowable is 15’-10. (Paul Duran)

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

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

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

5.2(E)(2)(b) for a window opening at less than 3’ from the corner of a façade. (Lani McCulley) **POSTPONED**

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. January 13, 2026

13. Adjourn

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

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

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

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

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

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

Members Absent
Ms. Jennifer Biedscheid

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

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

2. **Approval of Agenda**

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

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

3. **Approval of Minutes**

a. August 12, 2025

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

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

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

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

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

5. **Matters from the Public**

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

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

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

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

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

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

The case was postponed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Minutes prepared by Lorena Araujo of Minutes Solutions Inc.

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2025-10494-HDRB
Address – 206 McKenzie St.
Agent's Name – Bradyn Furry, Archaeo Architects
Owner/Applicant's Name – Mindy Hale

THIS MATTER came before the Historic Districts Review Board ("Board") for hearings on June 24, 2025, and July 22, 2025.

BACKGROUND

The large, complex building at 206 McKenzie St. is a conjoined cluster of structures built in different eras on a .6-acre lot. The original core of the structure appears on an 1848 fire insurance map. The original Spanish Pueblo style building developed in a vernacular and accretional manner, undergoing many changes, including alterations of its architectural style to Territorial, then Renaissance Revival. Owners added a two-story addition at the northwest corner in the 1930s, and another second-story addition at the southeast corner in the 1940s. Further additions at the southwest corner were present by 1958, although it is not clear what year they were built.

Cleofus Jaramillo, the widow of Territorial Col. V. Jaramillo, lived there from 1923 through the early 1930s, and the house became known as the Cleofus Jaramillo house. Her profile in the community was bolstered by her formation of La Sociaded de Folklorico of Santa Fe and publication of her autobiography, *The Romance of a Little Village Girl*. In 1942 the property was acquired by Edna Ballard, whose husband Guy Ballard had founded the "I Am" religious order. I Am encouraged its followers to dress and decorate in bright colors, and Ms. Ballard had all structures on the compound painted white in accordance with I Am's doctrine. Ms. Ballard and her son, Donald, were later indicted for and convicted of mail fraud for using the U.S. Mail to seek donations to a "false religion." In 1944 the U.S. Supreme Court overturned the convictions, holding that the First Amendment prohibits juries from deciding the truth or falsity of a defendant's religious beliefs. *United States v. Ballard*, 322 U.S. 78 (1944).

In 2013, in Case # H-13-003, the HDRB reviewed the historic status of the property and designated the main structure as contributing to the Downtown and Eastside Historic District. The Board also designated all but the southernmost half of the west elevation and the westernmost third of the south elevation as primary façades. In 2020, Case # 2020-1990-HDRB, the Board approved repairs and renovations proposed by another, earlier architect, including the repair of some historic windows, replacement of some historic windows deteriorated beyond repair, replacement of some non-historic windows, re-roofing of all structures, and other alterations. The present architect, Bradyn Furry, alleges that those contractors damaged the structure and some of its fixtures, removing historic materials, and damaging some walls. Mr. Furry reports that that contractor destroyed some historic windows, rendered others inoperable, and incorrectly sealed and flashed some.

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

1) Replace all the doors and windows, for which exceptions are requested to Santa Fe City Code ("SFCC") Sections 14-5.2(D)(1)(a) for the removal of historic material and 14-5.2(D)(5)(a)(1) for replacement of repairable historic windows on a primary façade.
2) Construct a new steel carport within the existing auto courtyard, for which an exception is requested to SFCC Section 14-5.2(E) for use of exposed steel as a structural material in the Downtown and Eastside Historic District.
3) Increase the height of a north-elevation parapet by 3'3" from 14'½" to 17'3", from a previously approved parapet alteration, for which an exception is requested to SFCC Section 14-5.2(D)(2)(c) for creating an addition to a primary façade.
4) Install roof-mounted HVAC units and solar collectors.
5) Construct a new pedestrian gate on the McKenzie Street façade.
6) Re-stucco the exterior of the structure with new stucco to match the existing.

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 meets the underlying zoning standards set forth in the Santa Fe City Code.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided to the Board 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 Items 1-2 and 4-6 of the proposed project and found that the application complied with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended findings that the exception criteria had been met for Items 1 (door and window replacement) and 2 (steel carport), but that the exception criteria had not been met for Item 3, addition and height increase to the parapet on the north-elevation facade. Staff recommended that the Applicant find other design options for the parapet, including lowering it to be subservient to the adjacent historic parapet.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Window and Door Replacement

8. Under SFCC Section 14-5.2(D)(1)(a), removal of historic materials from a significant, contributing or landmark structure is prohibited.
9. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on all façades of significant and landmark structures, and historic windows on the primary façades of contributing structures, shall be repaired or restored wherever possible.
10. The Applicant proposes to replace all the doors and windows on this contributing structure, including historic windows on the primary façades, which would result in the removal of historic material and replacement of historic windows that are repairable on primary façades.
11. The Staff determined that exceptions to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) would be required for approval of Item # 1 in the application, and the Applicant requested the exceptions.
12. 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 specifically for Item # 1 of the application.
13. 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 the exception criteria have been met for replacement of: windows E, OO (three) and NN (three) on the west, primary elevation; windows G, I, PP and SS, and door 6 on the north, primary elevation; window K and doors 7 and 9 on the east, primary elevation, and windows Z, BB (three), QQ (two) and RR on an east-facing façade in the northeast courtyard; and windows L, N, M, O, P, R, S (three), T (three), U, V (two), W (two), GG (three), HH (three), II, JJ (two), LL (three), KK (three), MM (three) on the south, primary elevation:
    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 proposal to replace all the windows and doors is grand in scale, involving the replacement of 54 historic windows and three historic doors on primary elevations of a contributing structure at a prominent location in the Downtown and Eastside Historic District;
    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 clear evidence these windows and doors are deteriorated beyond repair, no persuasive evidence that they cannot be restored, and no substantial evidence that their present condition contributes to the deterioration of the structure; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds no substantial evidence that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.
14. The Board approves the replacement of: doors 2, 3, 4 and 5, and windows C, D, F and ZZ (four) on the west elevation, and window YY on a west-facing façade in the northeast courtyard; windows H (three) on the north elevation, and windows DD (nine) and TT (eleven), and door 19 on a north-facing façade in the northeast courtyard; windows J, EE (two) and FF (two), and doors 8 and 18 on the east elevation, and window Y and door 15

on east-facing façades in the northeast courtyard; windows X (two) and doors 10, 11 and 14 on the south elevation, and window Q and door 12 on an east-facing façade on the south elevation. These doors and windows are either on non-primary façades or the evidence demonstrates that they are not historic.

15. On the primary, east elevation, the Board approves the Applicant's proposal to move doors 7 and 9 to a lower position within their existing openings, in conjunction with their restoration.

Steel-Framed Carport

16. Under SFCC Section 14-5.2(E)(1)(e), Old Santa Fe style buildings must be constructed of adobe with a mud plaster finish, or constructed of blocks, bricks or other materials with a simulated adobe effect.
17. The Applicant proposes to construct a carport off the west elevation which would consist of exposed steel members, which is inconsistent with the Old Santa Fe style requirement of an adobe effect.
18. The Staff determined that an exception to SFCC Section 14-5.2(E)(1)(e) would be required for approval of Item # 2 of the application, and the Applicant requested the exception.
19. 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 specifically for Item # 2 of the application.
20. 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 conclusively demonstrated that all exception criteria have been met for construction of a steel-framed carport, to a height of 8'8", in the auto court on the westernmost part of the property:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because there are already carports in the west parking area of this property, and the proposed carport will be hidden from view within existing perimeter walls, which will be raised in places to fully screen the carport from public view;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the auto court within the perimeter walls is restrictive, movement within it is limited, and a cantilevered carport is the only design that will allow for maximum maneuverability while providing the necessary framework for solar panels; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the proposed carport would allow for added off-street parking on an unusually narrow two-lane street.

Parapet Addition

21. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
22. The Applicant proposes to create an addition which would increase by 3'3" the height of

an existing parapet on the north, McKenzie Street elevation, which is a primary façade.

23. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of Item # 3 of the application, and the Applicant requested the exception.
24. 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 specifically for Item # 3 of the application.
25. 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 conclusively demonstrated that all exception criteria have been met for the addition to the north-elevation parapet, based on a re-design of the parapet, presented to the Board at its meeting on July 22, 2025:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the augmented parapet would conceal rooftop mechanical appurtenances from public view, it would permit the re-design of the roof behind it to channel stormwater away from the front entrance, and the Board previously approved a parapet at a similar height in Case # 2021-3826-HDRB;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the wall adjacent to the existing parapet is compromised by inclement weather, and a heightened parapet would help direct the flow of stormwater to an internal downspout and prevent water from draining over the front door and onto the McKenzie Street sidewalk; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

26. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
27. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing establishes that all applicable design criteria have been met with respect to Items # 2 through 6 of the application.

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 Item # 1 for only: doors 2, 3, 4 and 5, and windows C, D, F and ZZ (four) on the west elevation, and window YY on a west-facing façade in the northeast courtyard; windows H (three) on the north elevation, and windows DD (nine) and TT (eleven), and door 19 on a north-facing façade in the northeast courtyard; windows J, EE (two) and FF (two), and doors 8 and 18 on the east

elevation, and window Y and door 15 on east-facing façades in the northeast courtyard; and windows X (two) and doors 10, 11 and 14 on the south elevation, and window Q and door 12 on an east-facing façade on the south elevation.

3. The Board denies the exceptions to SFCC Sections 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) requested in Item # 1 of the application with respect to replacement of windows E, OO (three) and NN (three) on the west, primary elevation; windows G, I, PP and SS, and door 6 on the north, primary elevation; window K and doors 7 and 9 on the east, primary elevation, and windows Z, BB (three), QQ (two) and RR on an east-facing façade in the northeast courtyard; and windows L, N, M, O, P, R, S (three), T (three), U, V (two), W (two), GG (three), HH (three), II, JJ (two), LL (three), KK (three), MM (three) on the south, primary elevation.
4. The Board approves Items # 2 through 6 as set forth in the application.
5. The Board grants the exception to SFCC Section 14-5.2(E)(1)(e) as requested in the application for the steel-framed carport, Item # 2.
6. The Board grants the exception to SFCC Section 14-5.2(D)(2)(c) as requested in the application for the parapet addition, Item # 3, as re-drawn and re-submitted to the Board July 22, 2025.

IT IS SO ORDERED ON THIS 9th DAY of DECEMBER, 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

2026 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE - INTERNAL

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

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

2026 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE

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

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

City of Santa Fe, New Mexico

memo

DATE: **December 9, 2025**

TO: **Historic Districts Review Board**

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

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Previous Building Permit Documents

STAFF RECOMMENDATION:

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

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

Sample motions:

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

Remodels:

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

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

BACKGROUND & SUMMARY:

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

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

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

Site Description:

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

Previous Hearing Overview and Updated Information:

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



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

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

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



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

PREVIOUS CASE SUMMARIES:

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

ADMINISTRATIVE: Case No. 2023-007613-ADMIN.

Approved scope of work:

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

ADMINISTRATIVE: Case No. 2023-007139-ADMIN.

Approved scope of work:

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

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

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

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

EXCEPTION CRITERIA AND RESPONSES:

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

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

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

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

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

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

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

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

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

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

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

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

(1) District Standards

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

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

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

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

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

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

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

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

DEFINITIONS:

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

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

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

14-12 Primary Façade:

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

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: November 27, 2023

To: Building Permit Division

From: Paul Duran

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

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

Case Number: 2023-007613--ADMIN

Contact Name: Brett E Trusko

Phone Number:

Email: brett.trusko@gmail.com

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

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

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

FINAL HISTORIC INSPECTION

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

December 27, .2023

Dear Historic Preservation Division,

The purpose of this letter is:

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

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

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

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

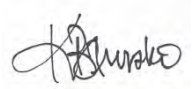
Research of craftsman homes of that era showed that shakes were often the norm - also evidenced by the house dormers, back of house, and in dormers and full siding on several houses on the street of the same era. Discussions with your inspectors about this building covering was answered with - it's not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

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

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

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

Respectfully,



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

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

Permit

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

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

Location Address | **Parcel Number**

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

Contacts

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

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

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

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

Description: Re-roof

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

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

Occupancy Classification:

Type of Construction:

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

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

Inspections:

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

FIELD COPY

Issued By Bobby Padilla, Certified Building Official

August 16, 2023
Date

By accepting this Permit and conducting work authorized by it, the Parties identified on this Permit under "Contacts" above hereby agree to comply with all applicable statutes and laws adopted by the State of New Mexico, all applicable codes and ordinances adopted by the City of Santa Fe, and all conditions of this Permit. Violation of legal requirements or Permit conditions may result in revocation of this permit under SFCC 1987, Section 14-11.4. Per SFCC Section 14.3-11(D)(5), the construction permit poster must be posted within 24 hours of issuance, must be securely placed on the property, and must be prominently displayed and readable from the street for the duration of construction. As set forth in SFCC 1987, Section 14-3.17, this Permit may be appealed within fifteen (15) days of the date it is posted, and in the event that an appeal is upheld, this permit may be revoked. By accepting this Permit and conducting work, the Parties hereby agree that any grading, building alteration, repairing, or any other construction work conducted during the appeal period is done at the Parties' own risk and without reliance on the issuance of this Permit. If this Permit is revoked, the Parties may be required to remove or remediate any building, grading, alteration, repairing, or any other construction that was conducted during the appeal period or conducted in violation of legal requirements or Permit conditions.
DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.
Please note that all construction sites and associated permit holders within the City of Santa Fe must adhere to the approved best management practices (BMPs), for construction site management of stormwater runoff. Construction General Permits (CGP) and construction sites that disturb one (1) or more acres, including smaller sites that are part of a larger plan of development, must submit an US EPA Notice of Intent. Please see the following links for guidelines:

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

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

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

August 16, 2023

City of Santa Fe Land Use Department

Construction Application & Checklist
Commercial and Residential Re-Roof Submittals

OFFICE HOURS:
MONDAY – FRIDAY
8:00AM TO 5:00PM

CLOSED
12:00PM -1:00PM

TO BE COMPLETED BY CITY STAFF

APPLICATION TRACKING # 23-30663

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

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

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

TO BE COMPLETED BY APPLICANT

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

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

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

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

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

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

DOCUMENT SUBMITTALS: 2 Sets of the following:

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

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

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

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

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

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

Signature [signature] Date 07 / 27 / 2023

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

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

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

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

PARCEL: 11444608

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

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

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

Building Review Express Residential (non-sfed)

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

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

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

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

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

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

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: July 27, 2023

To: Building Permit Division

From: Paul A. D

Paul Duran

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

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

Case Number: 2023-007139--ADMIN

Contact Name: Vaughn M Irving

Phone Number:

Email: vaughn@durabuildconstruction.org

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

FURTHER ACTIONS REQUIRED: ROUTE TO HISTORIC DIVISION

FINAL HISTORIC INSPECTION

121 E. Santa Fe Ave, 87505



Scope of Work

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

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

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

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

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

Guide Specifications

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

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

PART 1 GENERAL

1.1 SECTION INCLUDES

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

1.2 RELATED SECTIONS

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

A. Section 061000 - Rough Carpentry.

B. Section 071300 – Sheet Waterproofing.

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

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

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

F. Section 077200 - Roof Accessories.

G. Section 086000 – Roof Windows and Skylights.

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

1.3 REFERENCES

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

B. Asphalt Roofing Manufacturers Association (ARMA).

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

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

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

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

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

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

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

Q. National Roofing Contractors Association (NRCA).

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

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

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

U. PRI Evaluation Services
   1 PRI Evaluation Reports.

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

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

1.4 REGULATORY REQUIREMENTS AND CERTIFICATIONS

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

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

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

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

1.8 QUALITY ASSURANCE

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

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

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

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

1.9 DELIVERY, STORAGE, AND HANDLING

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

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

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

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

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

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

1.10 PROJECT CONDITIONS

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

1.11 WARRANTY

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

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

Guide Specifications

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

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

PART 2 PRODUCTS

2.1 MANUFACTURERS

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

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

2.2 ASPHALT SHINGLES

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

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

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

Guide Specifications

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

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

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

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

Guide Specifications

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

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

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

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

DURATION® SERIES SHINGLES

INSTALLATION INSTRUCTIONS

Instrucciones para la instalación



TruDefinition® Duration®
Designer Colors
Collection Shingles

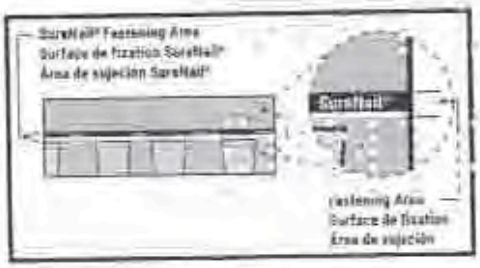
TruDefinition® Duration®
Shingles

TruDefinition® Duration®
COOL Plus Shingles

TruDefinition® Duration®
COOL Shingles

TruDefinition® Duration
MAX®

Duration® Premium
Shingles



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

Application Instructions

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

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

Precautionary Note:

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

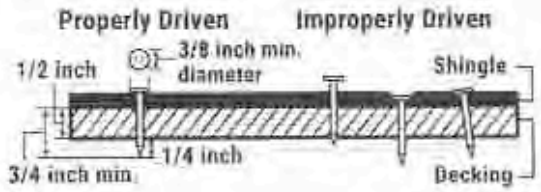
- **Roof Top Loading:** Lay shingle bundles flat. Do not bend over the ridge.
- **Roof Deck:** Minimum 6 inch roof deck boards, minimum ⅜ inch plywood, minimum 7/16 inch OSB, sheathing spaced minimum ⅛ inch and maximum ¼ inch.

  Regardless of deck type used, the roofing installer must:

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

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

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



CAUTION: DO NOT MIX MATERIAL BEARING

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

Instrucciones para la instalación

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

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

Nota de precaución:

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

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

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

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



1 Self-Adhered Ice & Water Barrier

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

Barrera autoadhesiva resistente al hielo y al agua

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

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



2 Synthetic Underlayment

Standard Slopes 4:12 and Greater

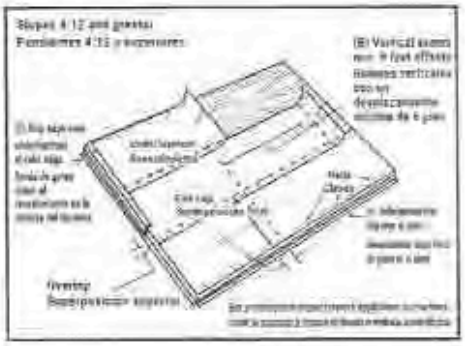
Use an Owens Corning® Synthetic Underlayment or equivalent underlayment meeting ASTM D226, D4869 or D6757. Follow underlayment manufacturer's application instructions and local building codes. See **Fig. 2**.

Membrana impermeabilizante sintética

Pendientes estándar 4:12 y superiores

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

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



3 Synthetic Underlayment

Low Slope 2:12 to Less than 4:12

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

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

Note: See technical bulletin for felt application.

Membrana impermeabilizante sintética

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

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

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

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

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

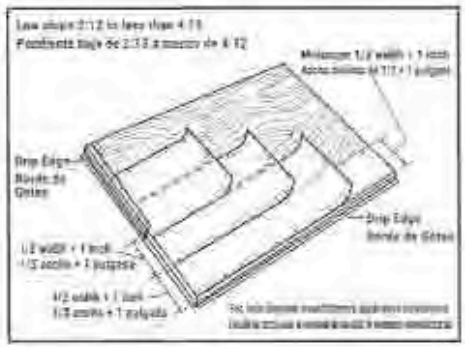
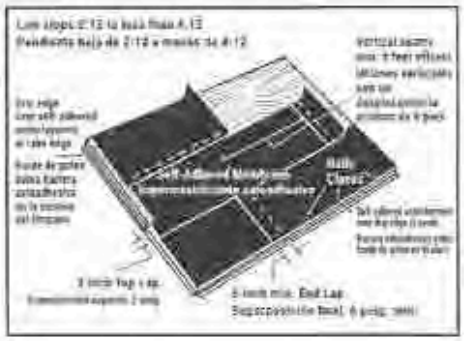


Fig. 3A Self-Adhered Ice & Water Barrier Low Slope
Barrera autoadhesiva resistente al hielo y al agua – Pendiente baja



4 Shingle Fastening Pattern

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

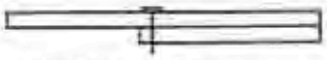
Six Nail Fastening Pattern:
Use 6 fasteners. See **Fig. 4A**.

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

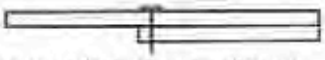
Asphalt Roof Cement where required must meet ASTM D4586 Type I or II (Asbestos Free).

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

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



Shingle Side View



Vue latérale des bardeaux



Vista lateral de la teja

Patrón de sujeción de las tejas

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

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

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

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

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

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

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

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

Fig. 4 Standard Fastening Pattern
Esquema de instalación estándar

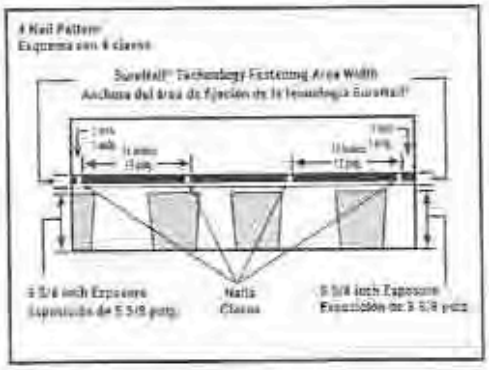


Fig. 4A Six Nail Fastening Pattern
Esquema de instalación con seis clavos

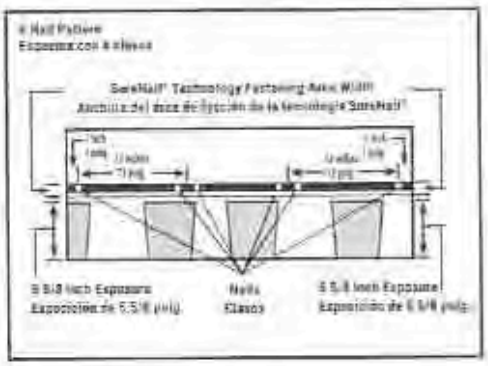


Fig. 4B Mansard or Steep Slope Fastening Pattern
Esquema de instalación en pendientes pronunciadas o mansardas

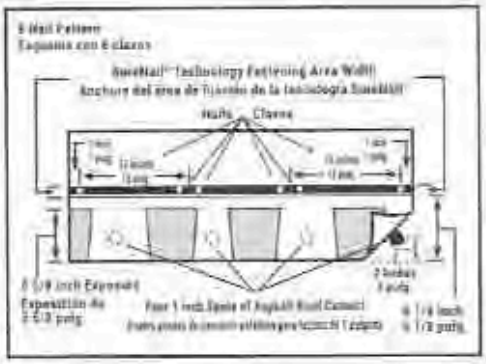
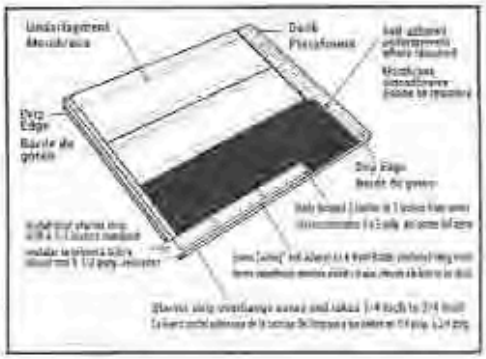


Fig. 5 Starter Strip Shingle Eaves Application
Aplicación de las tejas para la hilera inicial en el alero



5 Shingle Application

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

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

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

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

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

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

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

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

Instalación de las tejas

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

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

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

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

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

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

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

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

Fig. 5A Shingle Application / Instalación de tejas

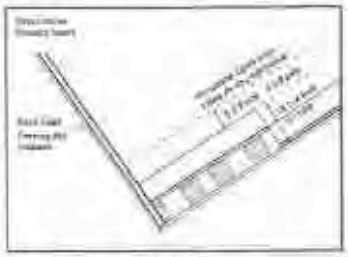


Fig. 5B Shingle Application / Instalación de tejas

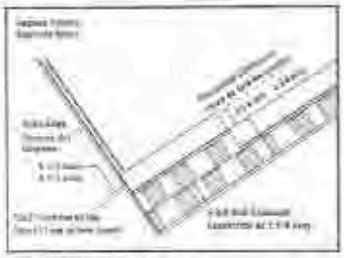


Fig. 5C Shingle Application / Instalación de tejas

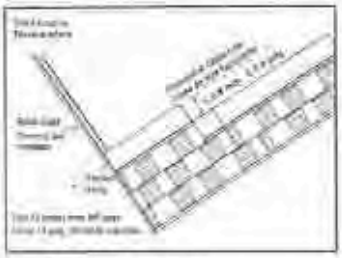


Fig. 5D Shingle Application / Instalación de tejas

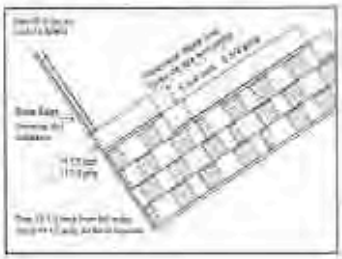


Fig. 5E Shingle Application / Instalación de tejas

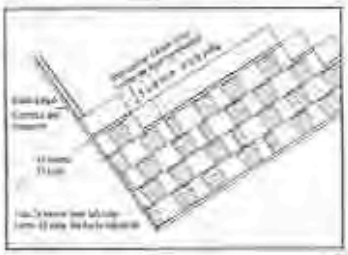


Fig. 5F Shingle Application / Instalación de tejas

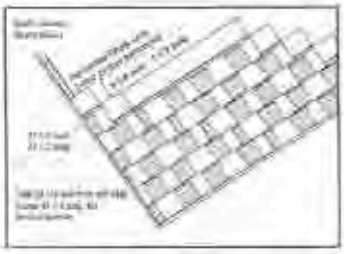
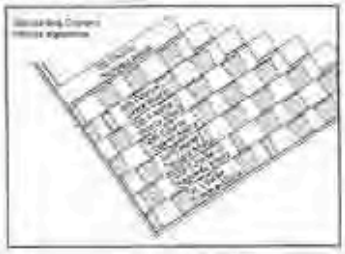


Fig. 5G Shingle Application / Instalación de tejas



6 Valley Construction

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

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

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

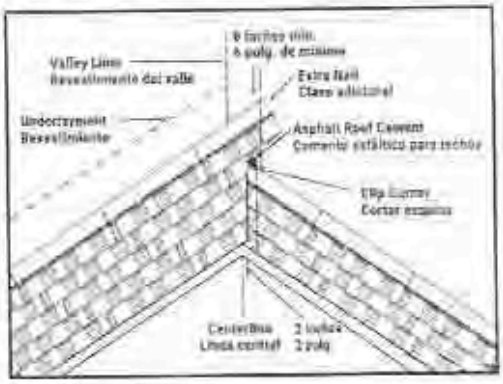
Construcción de limahoyas

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

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

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

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



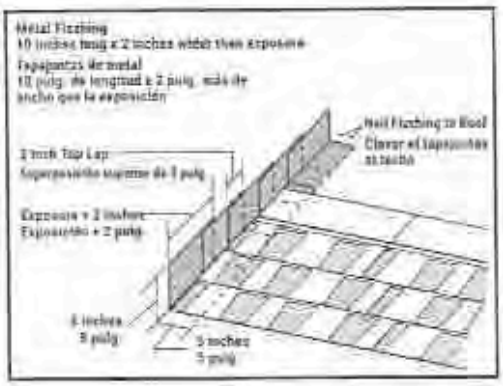
7 Step Flashing

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

Tapajuntas escalonado

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

Fig. 7 Step Flashing / Tapajuntas escalonado



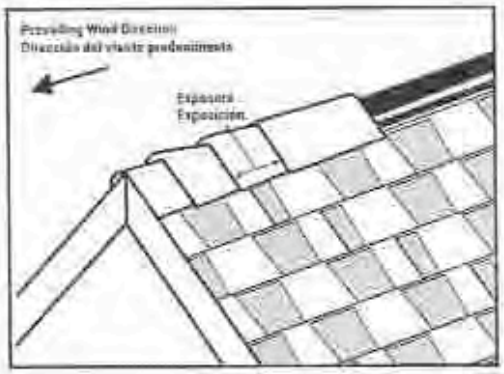
8 Hip & Ridge Application

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

Aplicación para limatesa y cumbrera

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

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



CITY OF
SANTA FE

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

1-800-438-7465 (1-800-GET-PINK®)
www.owenscorning.com

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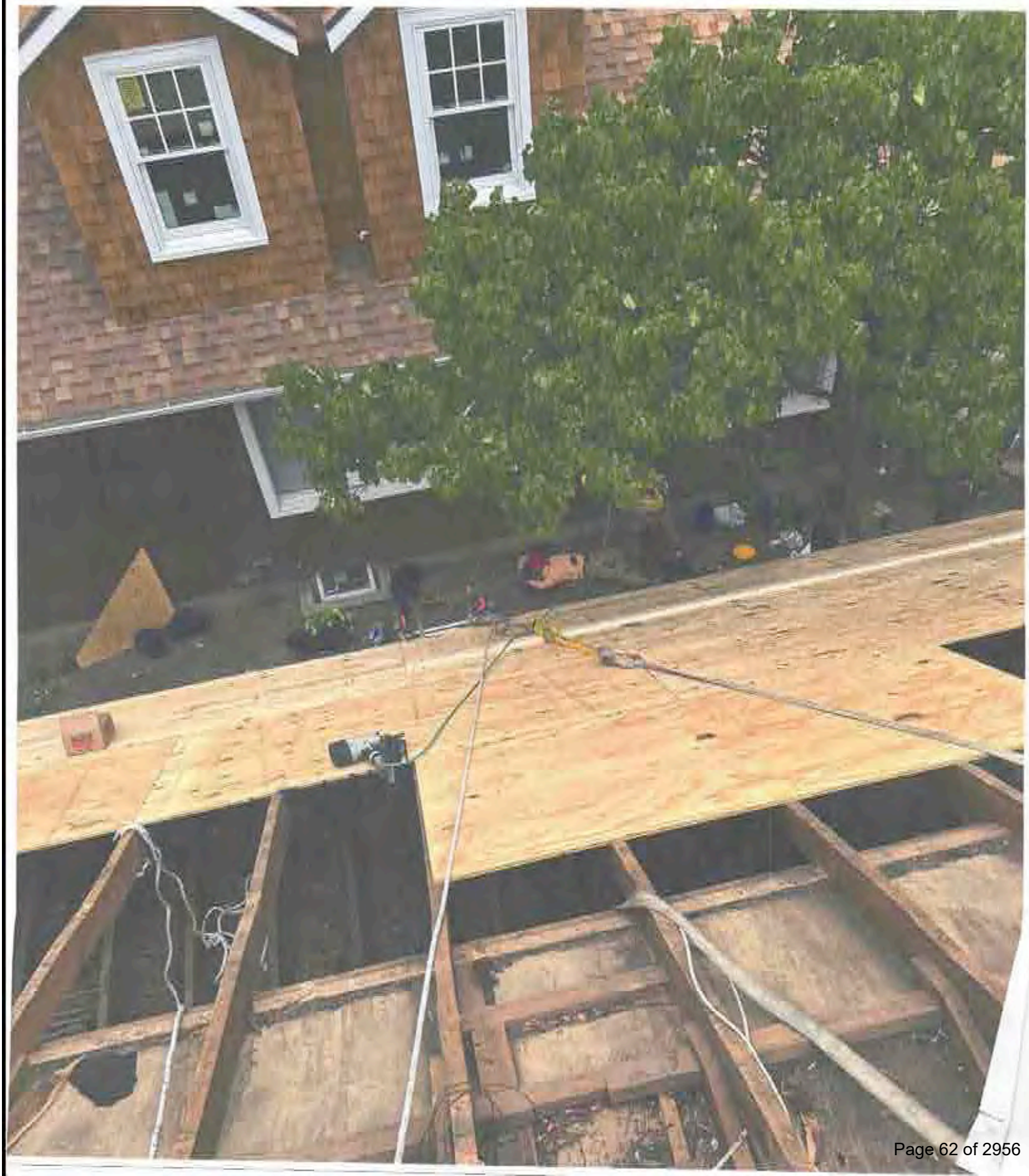
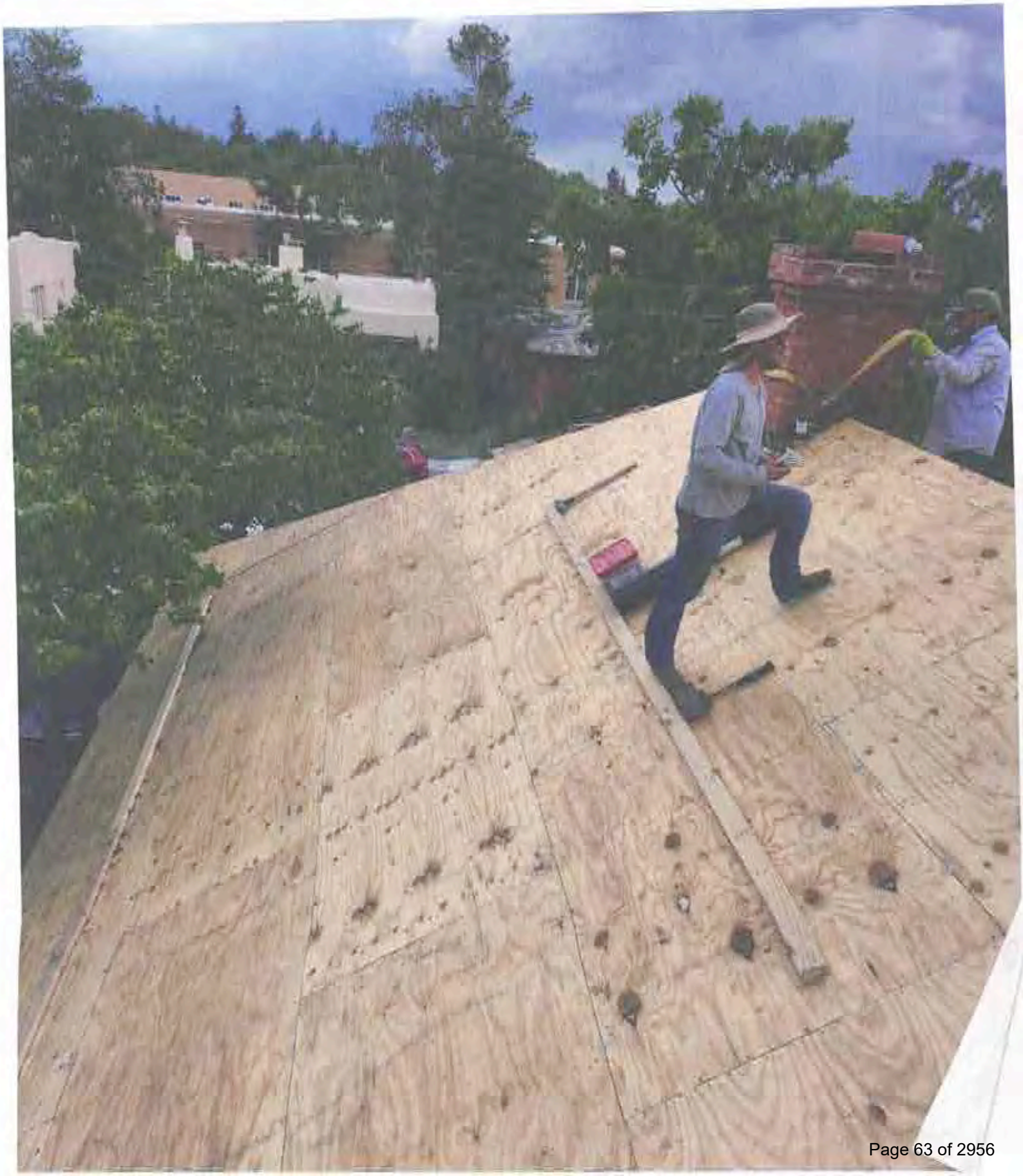
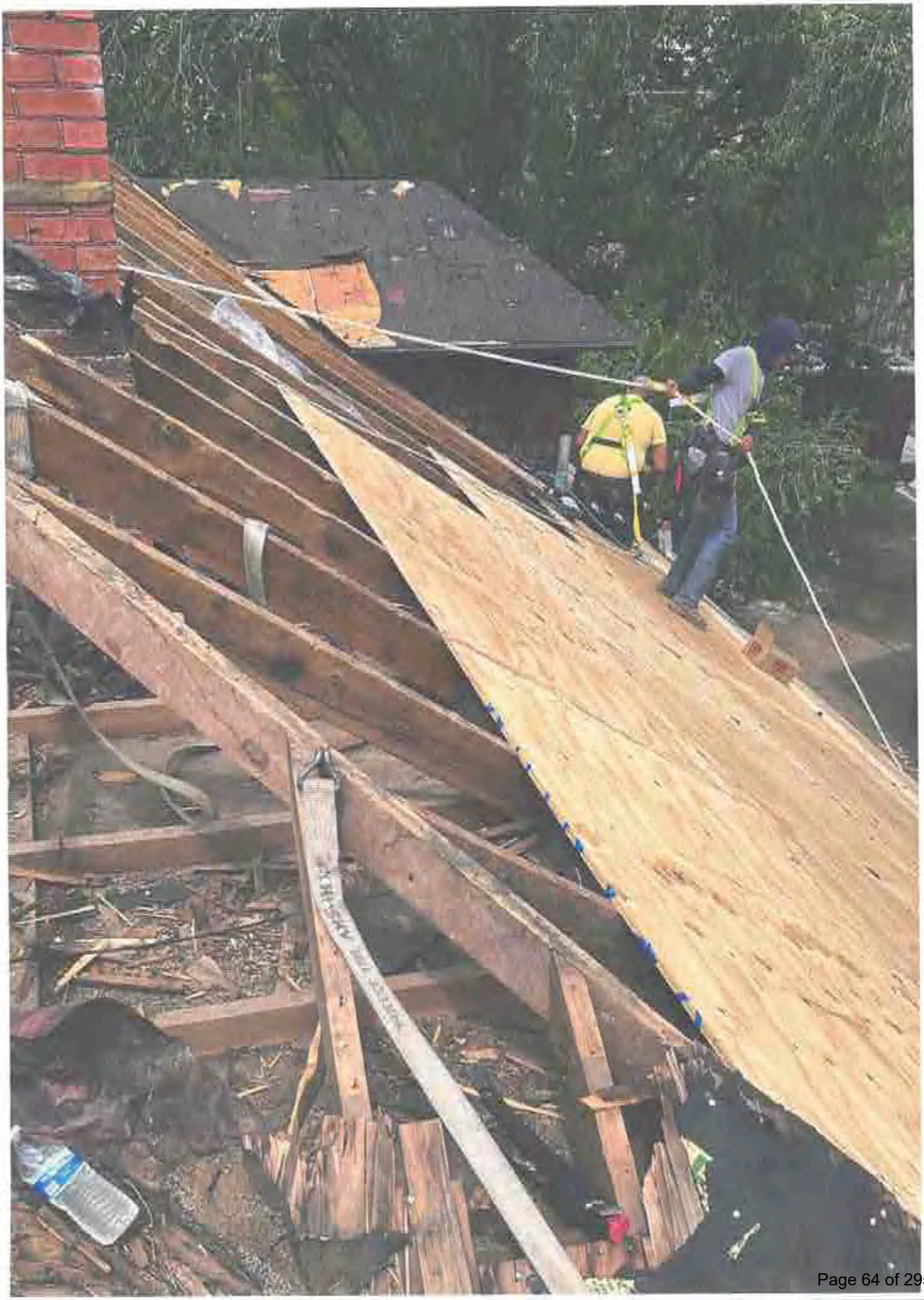
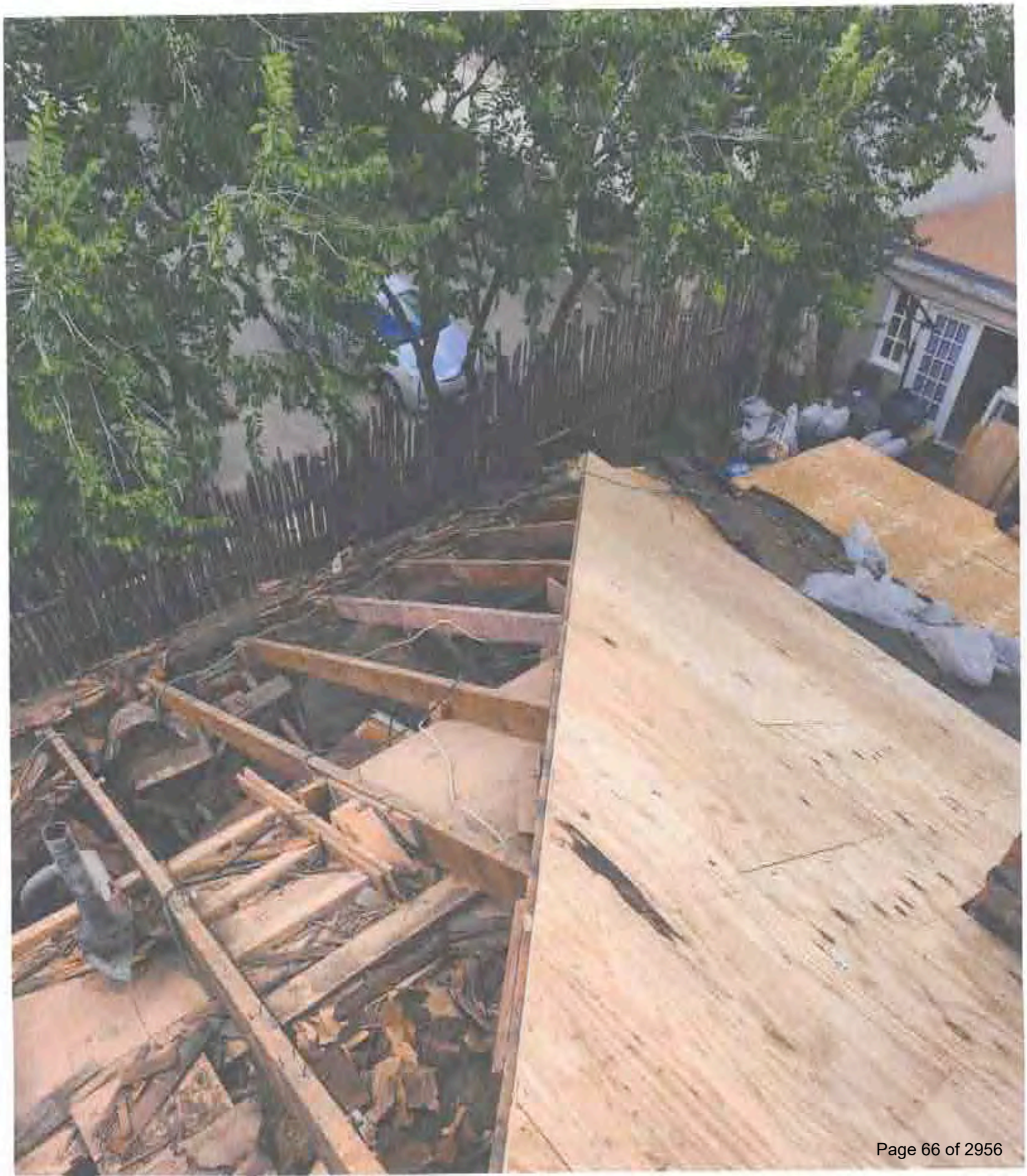




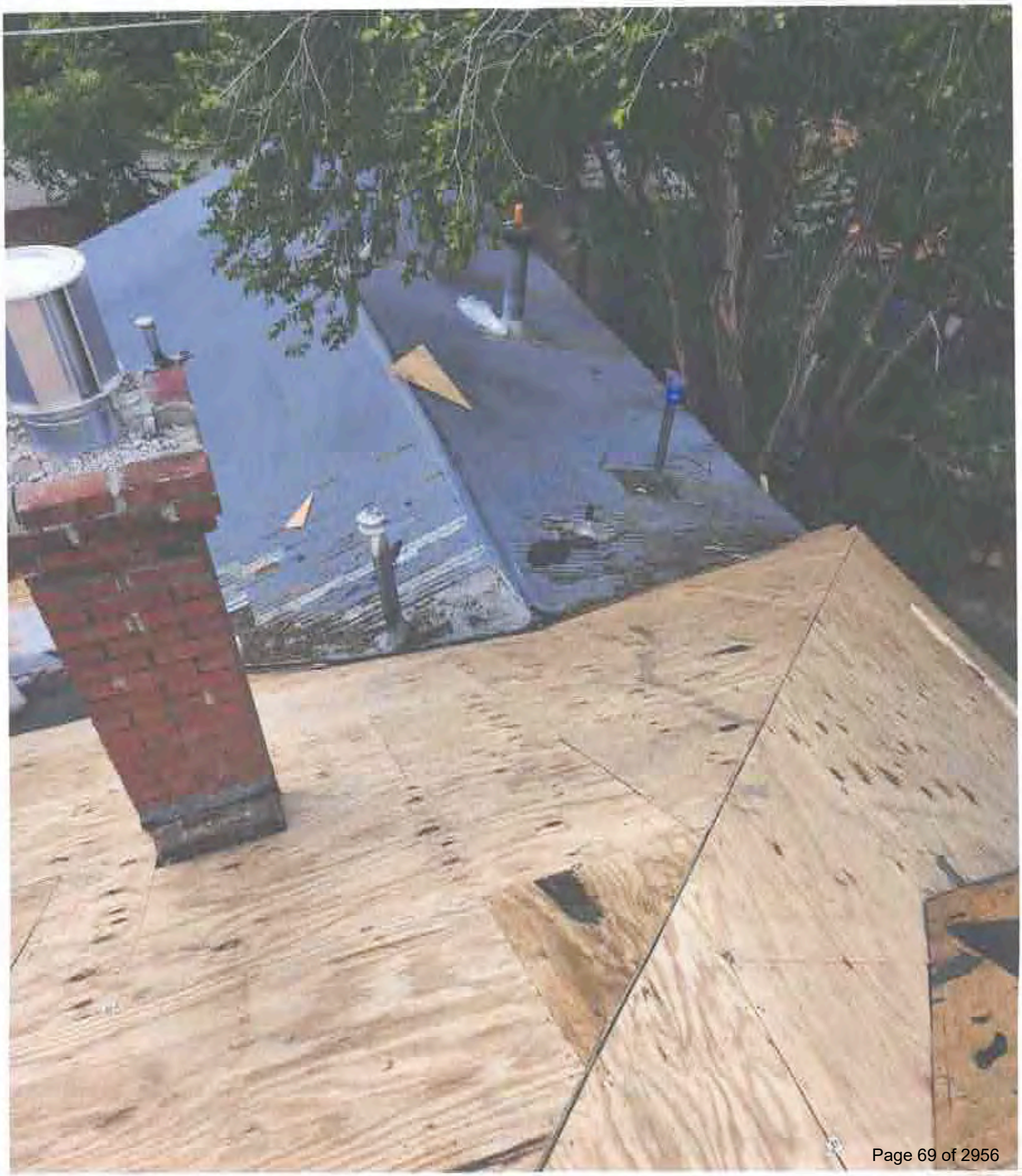




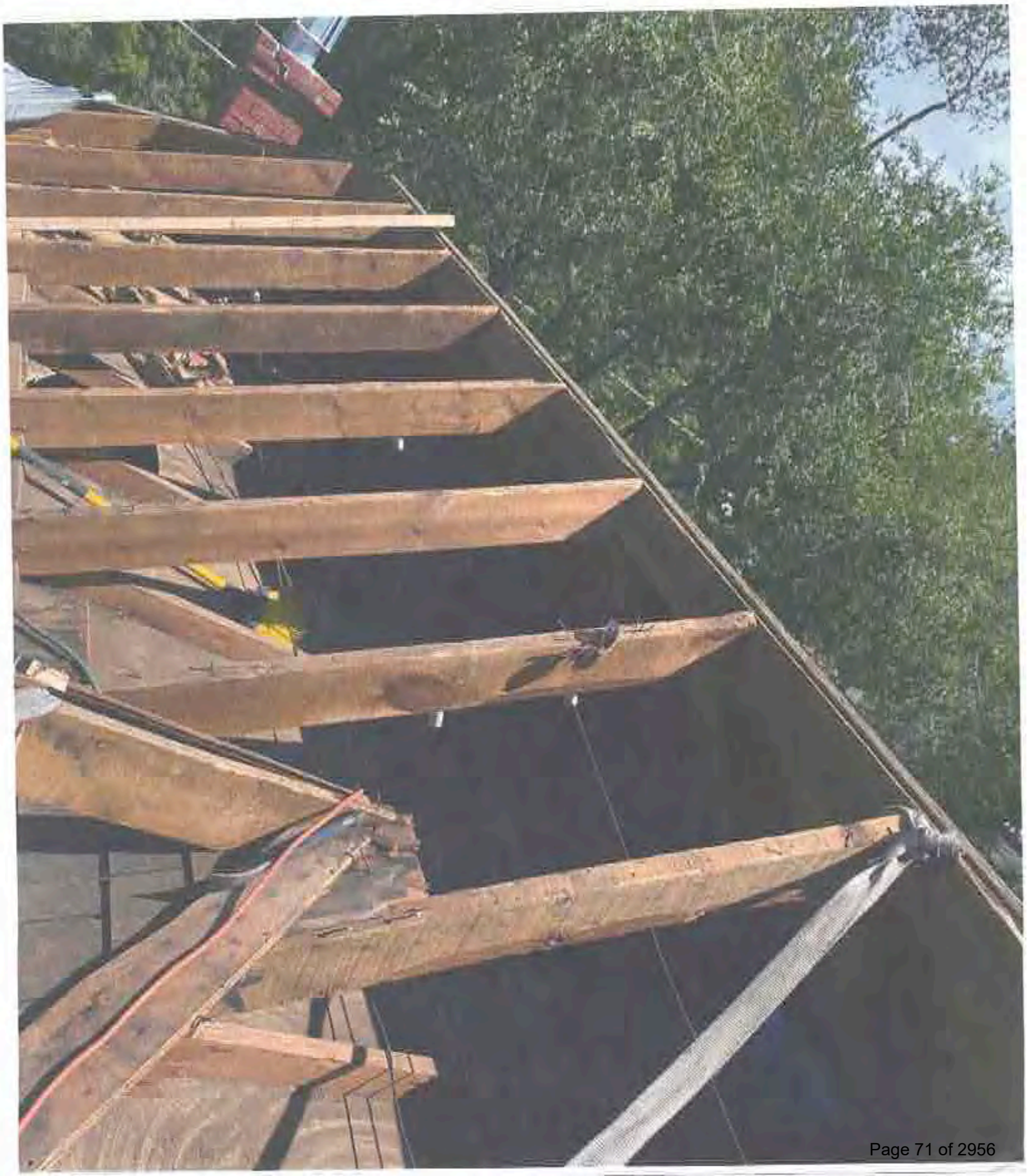


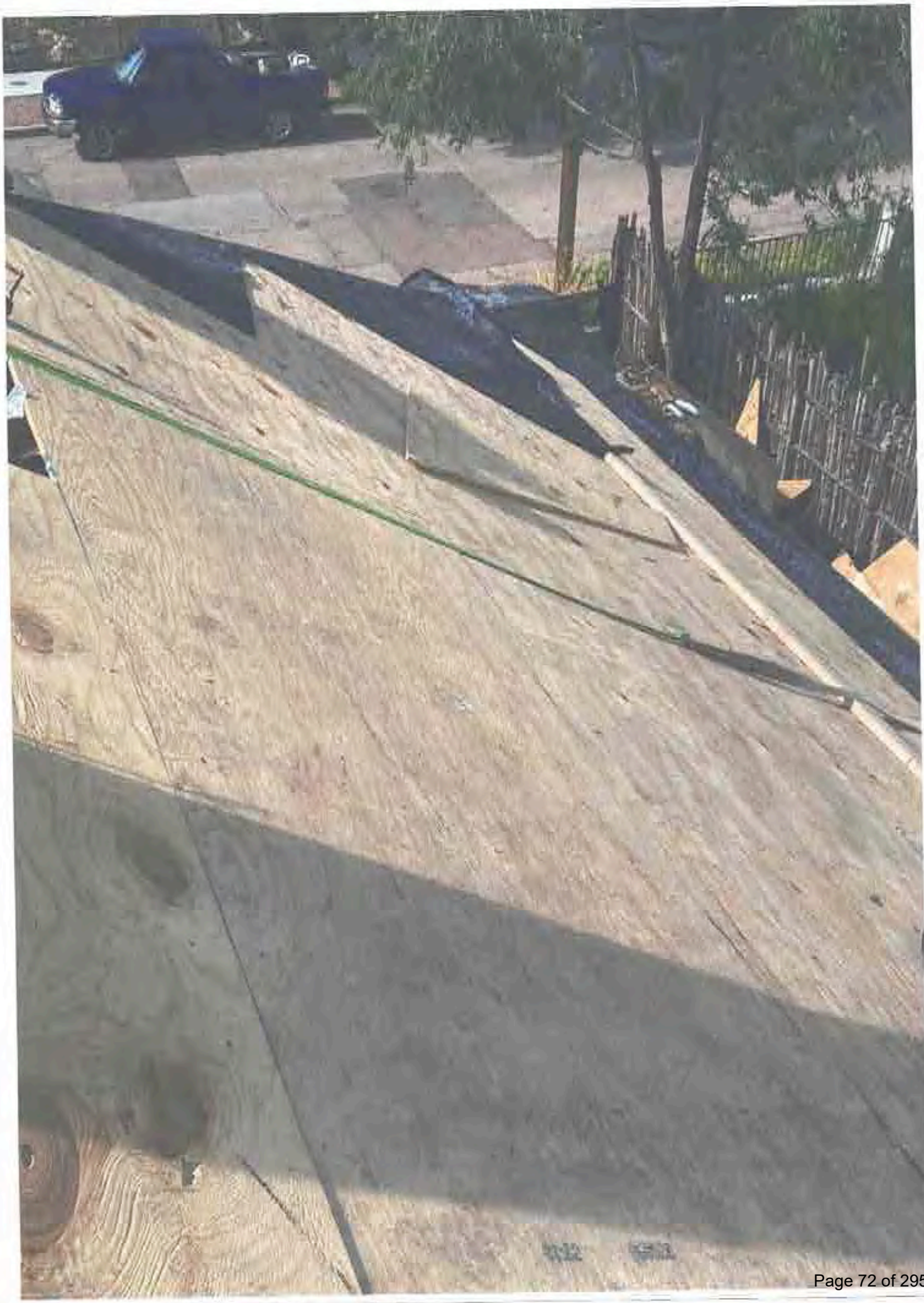


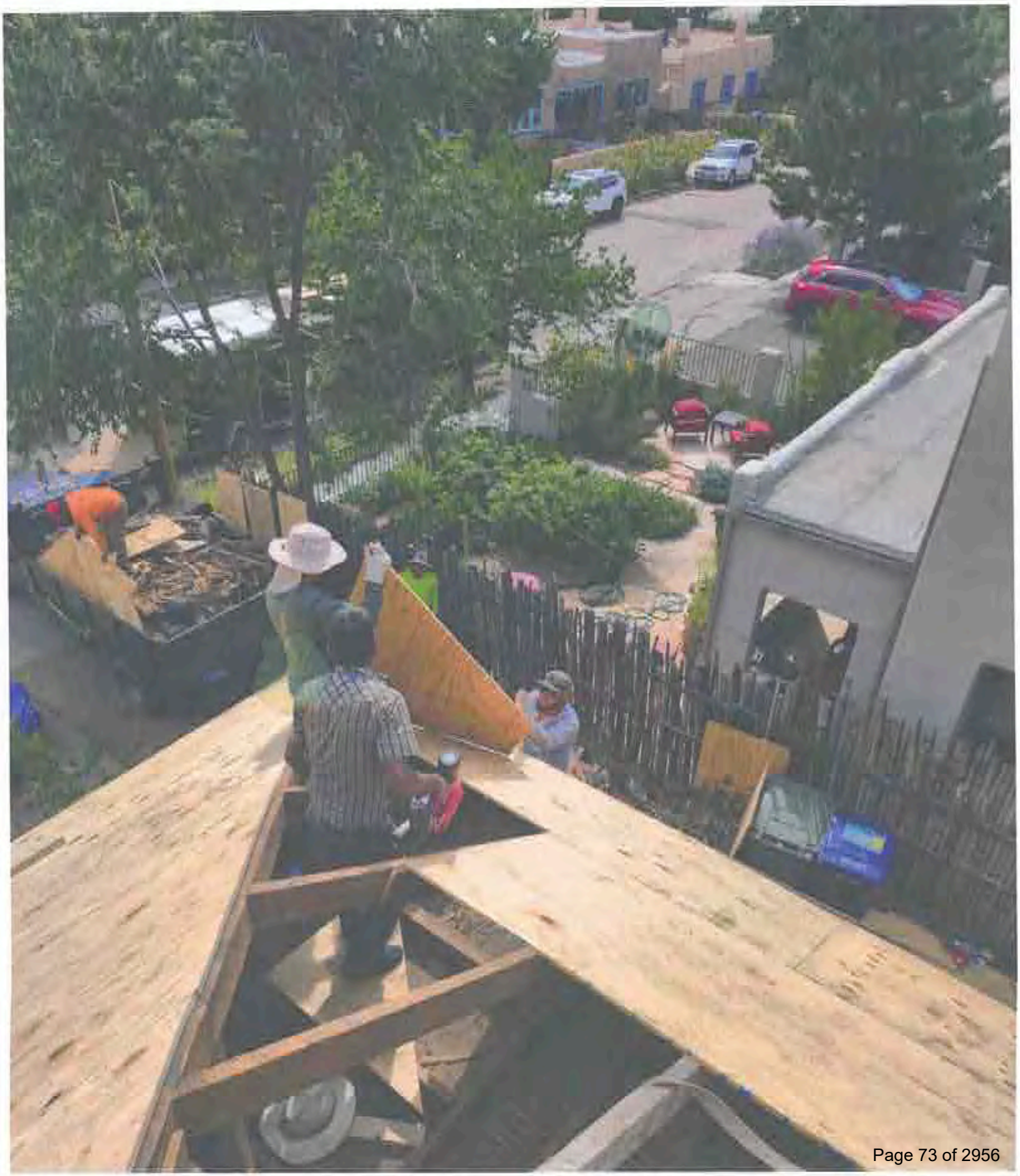












City of Santa Fe

INSPECTION RECORD

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

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

City of Santa Fe

INSPECTION RECORD

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

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 121 E. Santa Fe

ID NUMBER: 0516 00030

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 3392

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

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

DATE OF CONSTRUCTION:

____ ESTIMATE by 1912 ACTUAL

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

BUILDING DATA

ARCHITECTURAL STYLE: Hipped Box/NM Ver.

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

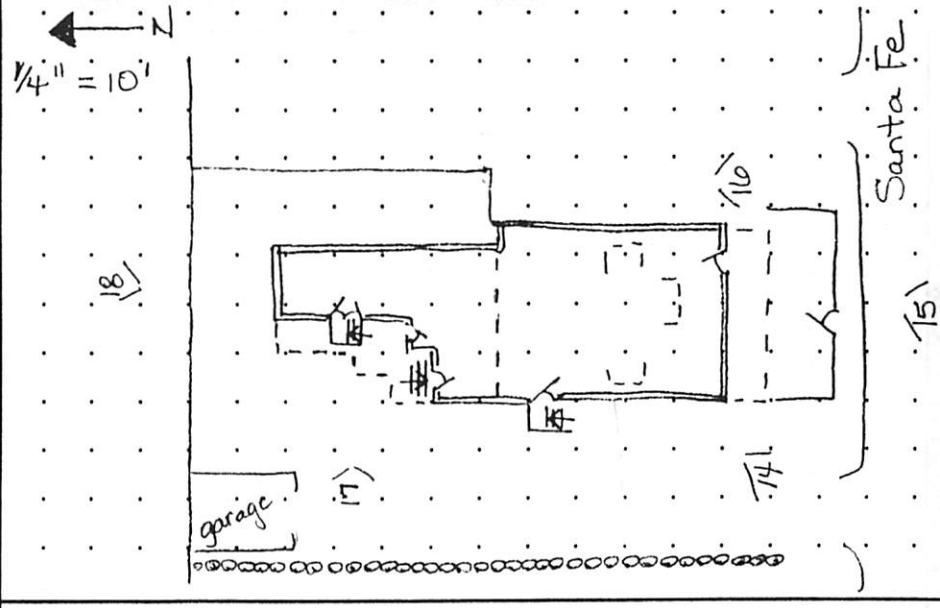
___ YES X NO

PHOTO



#15 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB8 NEG # 14 TO 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

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

ADDITIONAL PHOTOGRAPHS



#14 west elevation, S end



#17 west elevation, N end

IDENTIFICATION

ADDRESS

121 E. Santa Fe

ID NUMBER: 0516 00030

SANTA FE ID NUMBER: H 3392

SURVEYED/RESEARCHED

DATE 8/93 BY DB



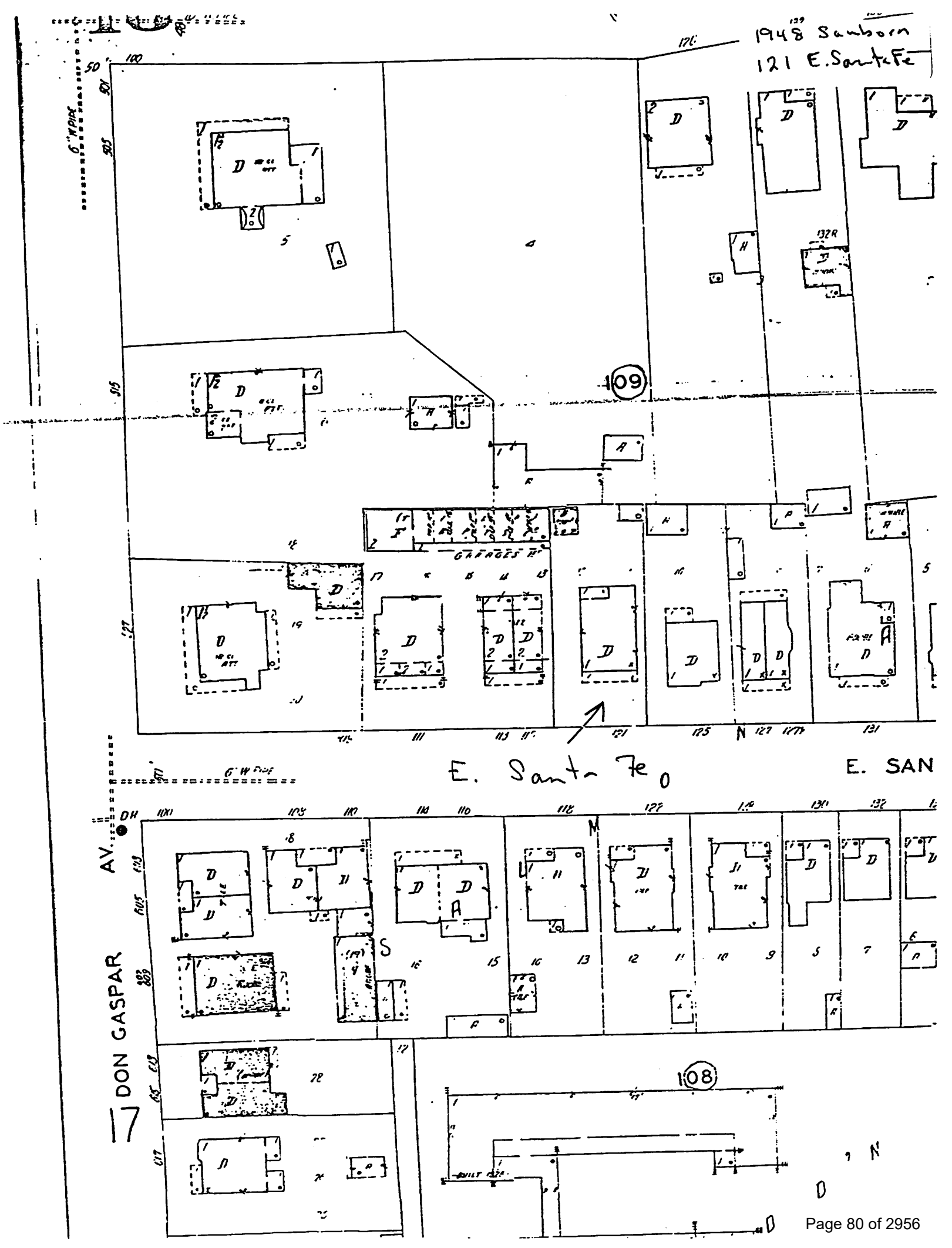
#18 north elevation

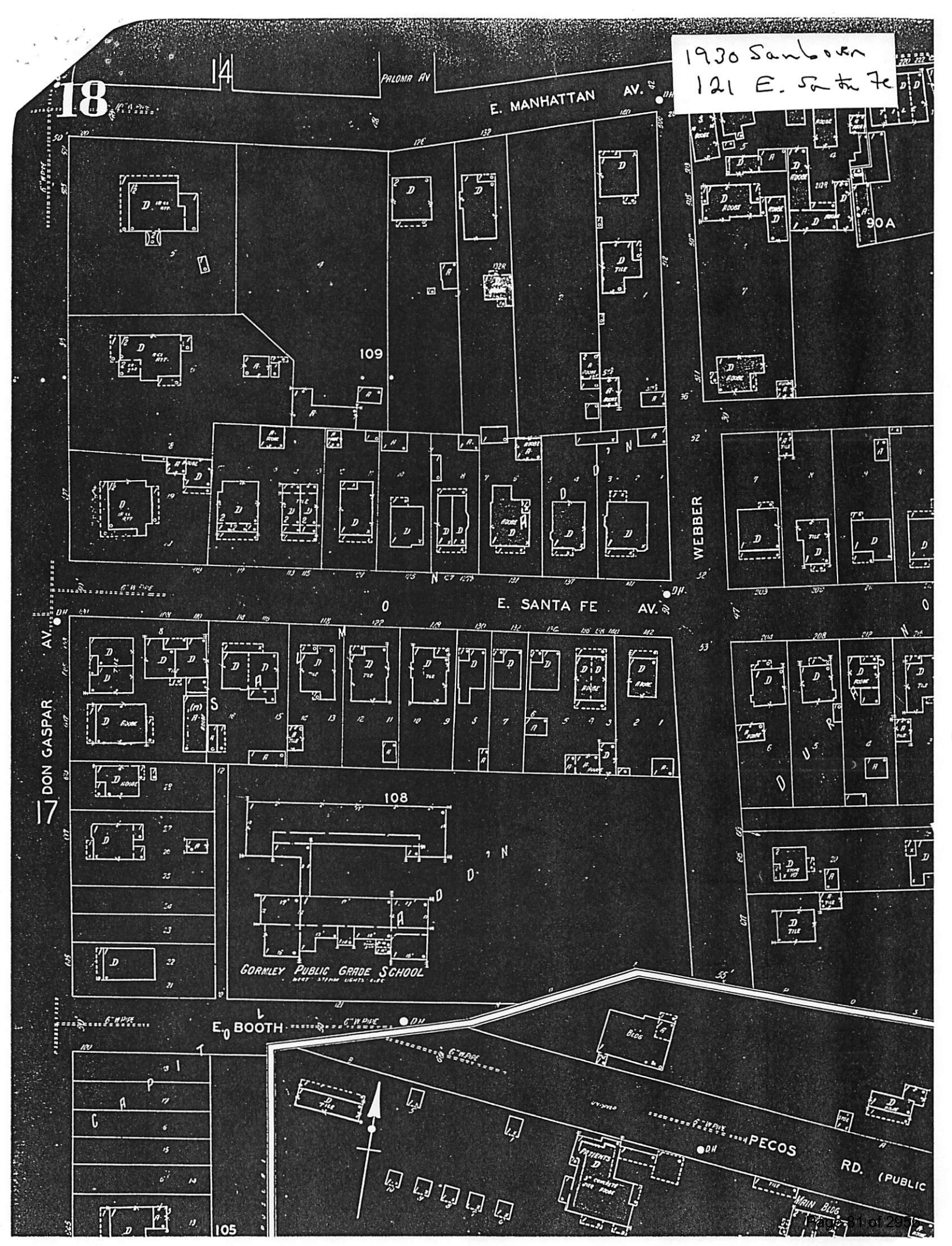


#16 east elevation

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


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


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


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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3392

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 30	UTM reference zone 12 (13)	easting 414920 northing 3949620

location description: 121 E. Santa Fe

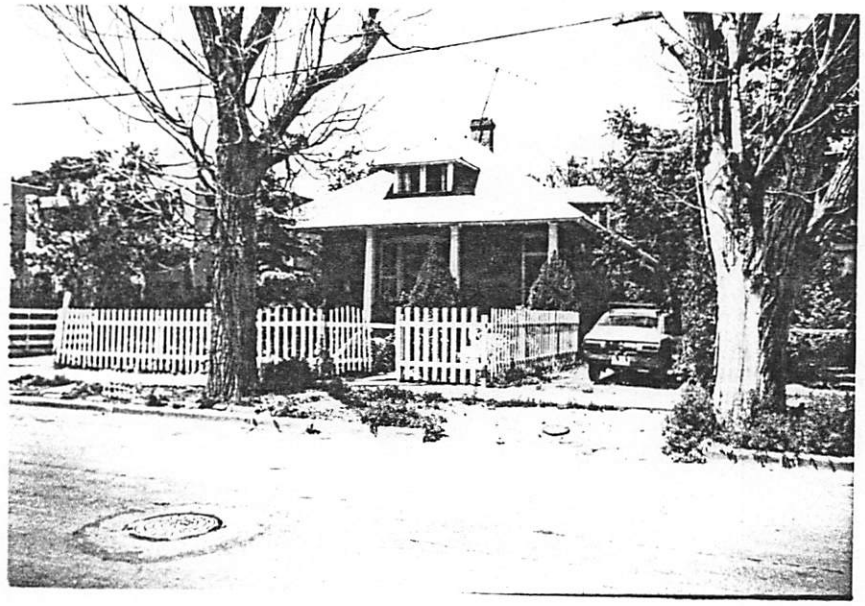
city/town: Santa Fe

land grant/reservation:

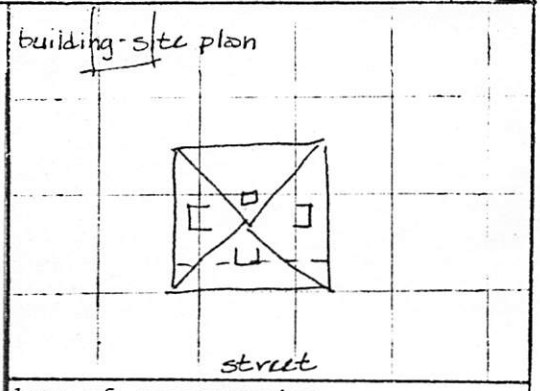
building name:

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

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



building-site plan



date of construction: 1920 estimate | before 1912 actual

source: Kings Map

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pre-Bungalow

foundation material: ~~Pr.~~ stone

wall material/surface: brick-red

architectural features: hip dormers - shingled tapered porch posts

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ~~X~~ contributing
___ supporting ___ intrusive

comments: segm arches d/h wd triple front window
1936 cd - King ES
1928 cd - Berry-FA mgr Brg Fo Lumber
1912 Kings Map - Dunleavy

associated buildings? X yes
what type? stuccoed garage
if inventoried, list ID nos.

see back? X yes



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

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

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

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

HSFF: N **HABS:** N

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

DOCUMENTATION

SFHS Inventory: Y

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

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

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Letter from HPD re proposed renovations.

Bibliography:

Comments:

STATE OF NEW MEXICO

OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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

TONEY ANAYA
GOVERNOR

JILL Z. COOPER
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

February 21, 1985

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

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

Dear Kathryn:

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

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

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

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

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

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

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

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

Sincerely,

Barbara Zook
Architectural Technician

BZ/bc

September 10, 2025

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

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

Dear HDRB,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Attachment One
Summary of Request P1 and P2a

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

an assist with filling out this form.

AutoFill For

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9.9.24

Property Owner of Record: Kirsten & Brett Trusko

Applicant/Agent Name: n/a

Contact Person Phone Number: (415 860 7025

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

Proposed Construction Description: replace rotted wall - roof replace support

TOTAL ROOF AREA:

Zoning District: _____

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

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

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage: _____%
☐ Open Space Required: _____

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

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

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____

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

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

Kirsten Trusko
PRINT NAME ☒ OWNER ☐ APPLICANT ☐ AGENT

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

SIGNATURE _____ 9.9.24 DATE

To Be Completed By City Staff:

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

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

CASE #2025-010467

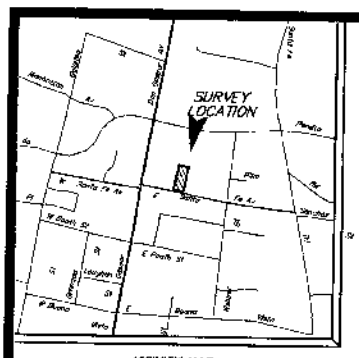
REVIEWER: Joel Cruz-Haber DATE: 05 / 16 /2025

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

BOUNDARY SURVEY PLAT FOR GIFFORD M. KEEN AND KAREN KNIGHT

465019

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

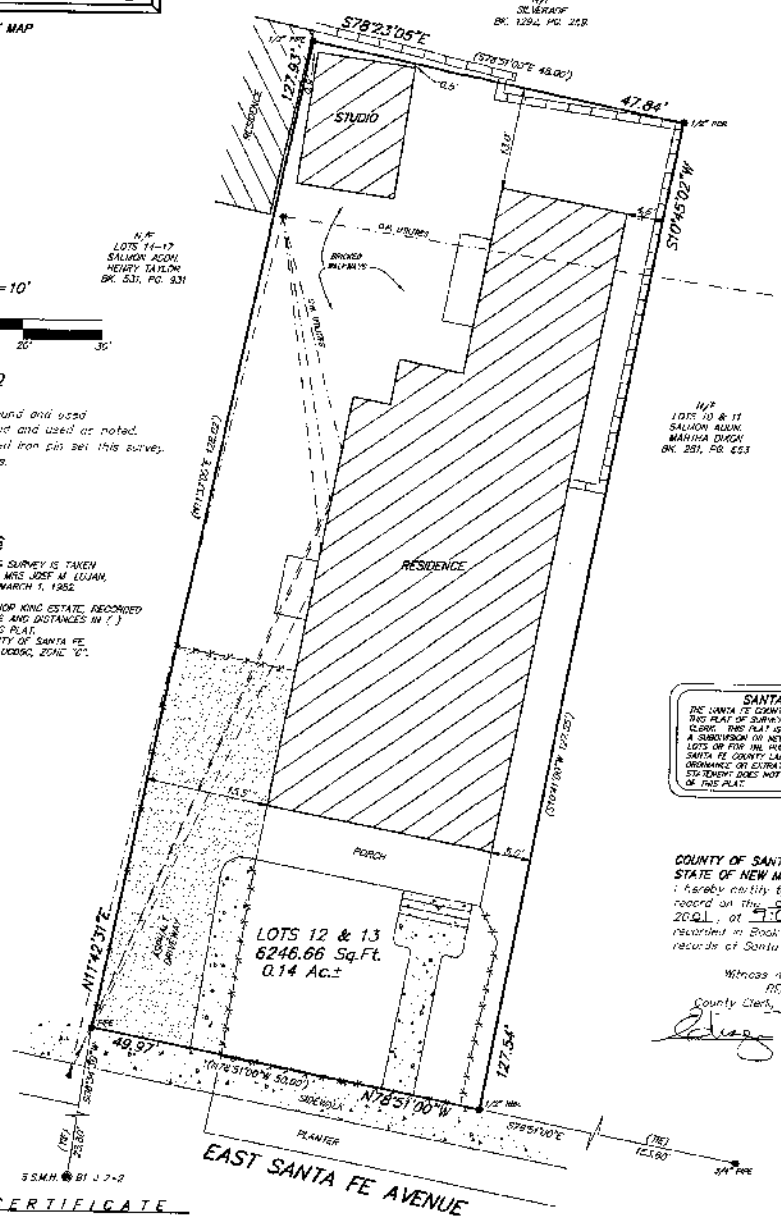


VICINITY MAP

N

SCALE: 1"=10'

0 10' 20' 30'



LEGEND

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

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM SURVEY FOR MR. AND MRS JOSE M. LUJAN, BY JACK G. HORNE, DATED MARCH 1, 1952.
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR ELEANOR KING ESTATE, RECORDED IN BK. 7, PG. 58. BEARINGS AND DISTANCES IN ( ) PARENTHESIS ARE FROM THIS PLAT.
SALMON ADDITION OF THE CITY OF SANTA FE.
3.) F.I.R.M. PANEL No. 350070-0005C, ZONE "C".

SANTA FE COUNTY PUBLIC NOTICE

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

COUNTY OF SANTA FE
STATE OF NEW MEXICO

1142-960

I hereby certify that this instrument was filed for record on the 24 day of Jan, A.D. 2001, at 9:00 o'clock a m., and was duly recorded in Book 465, Page 19 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

CERTIFICATE

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

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

Allen C. Grace

JANUARY 20, 2001.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.

ALLEN C. GRACE NEW MEXICO 12443 REGISTERED PROFESSIONAL SURVEYOR

U.P.C. 1-054-098-202-475

XYZ SURVEYING & DRAFTING

331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ0100/	Dwg. ACC File: 61215F4	Ck. BK. A

INDEXING INFORMATION FOR COUNTY CLERK

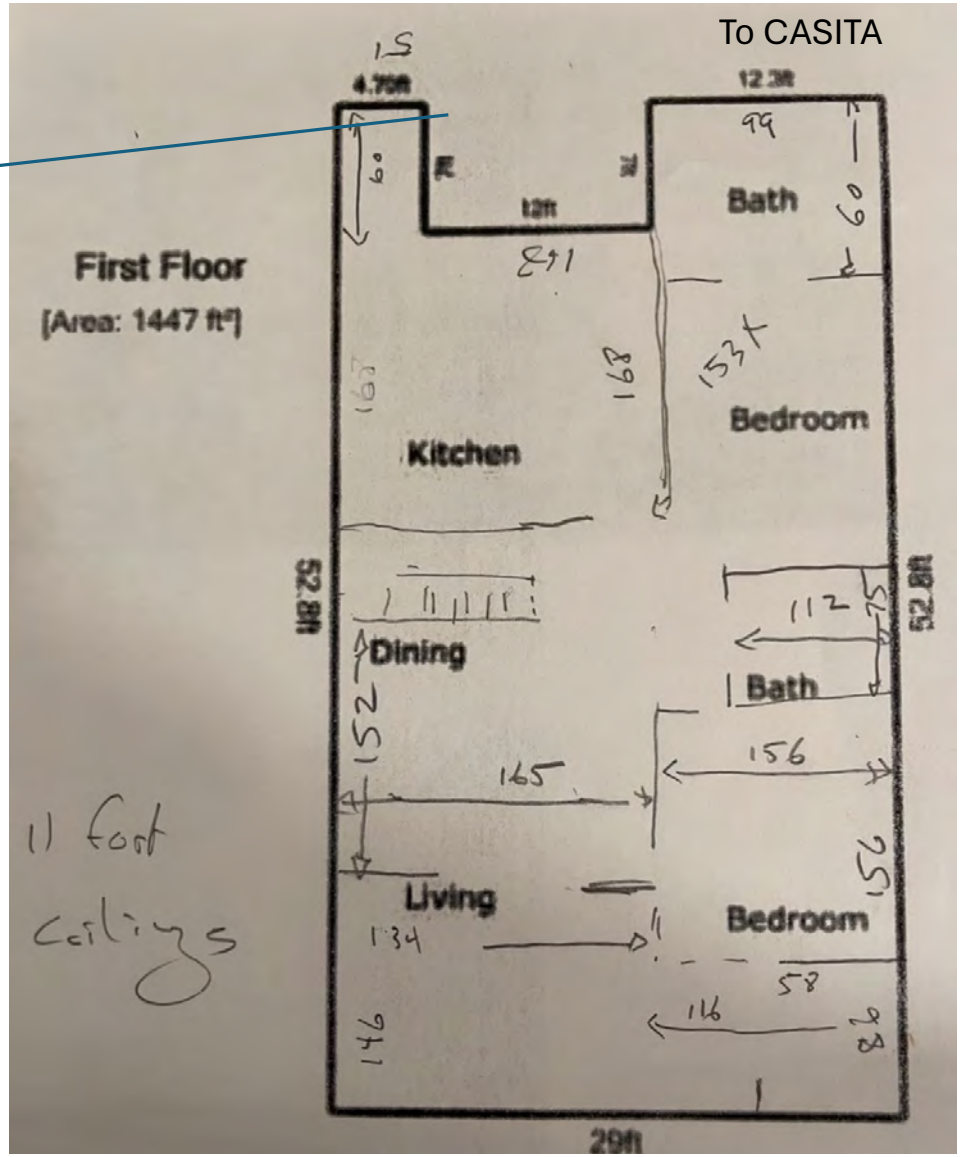
NAME	LOCATION	SUBDIVISION
BENNETT	SLC. 25, T17N, R9E	SALMON ADDN.

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

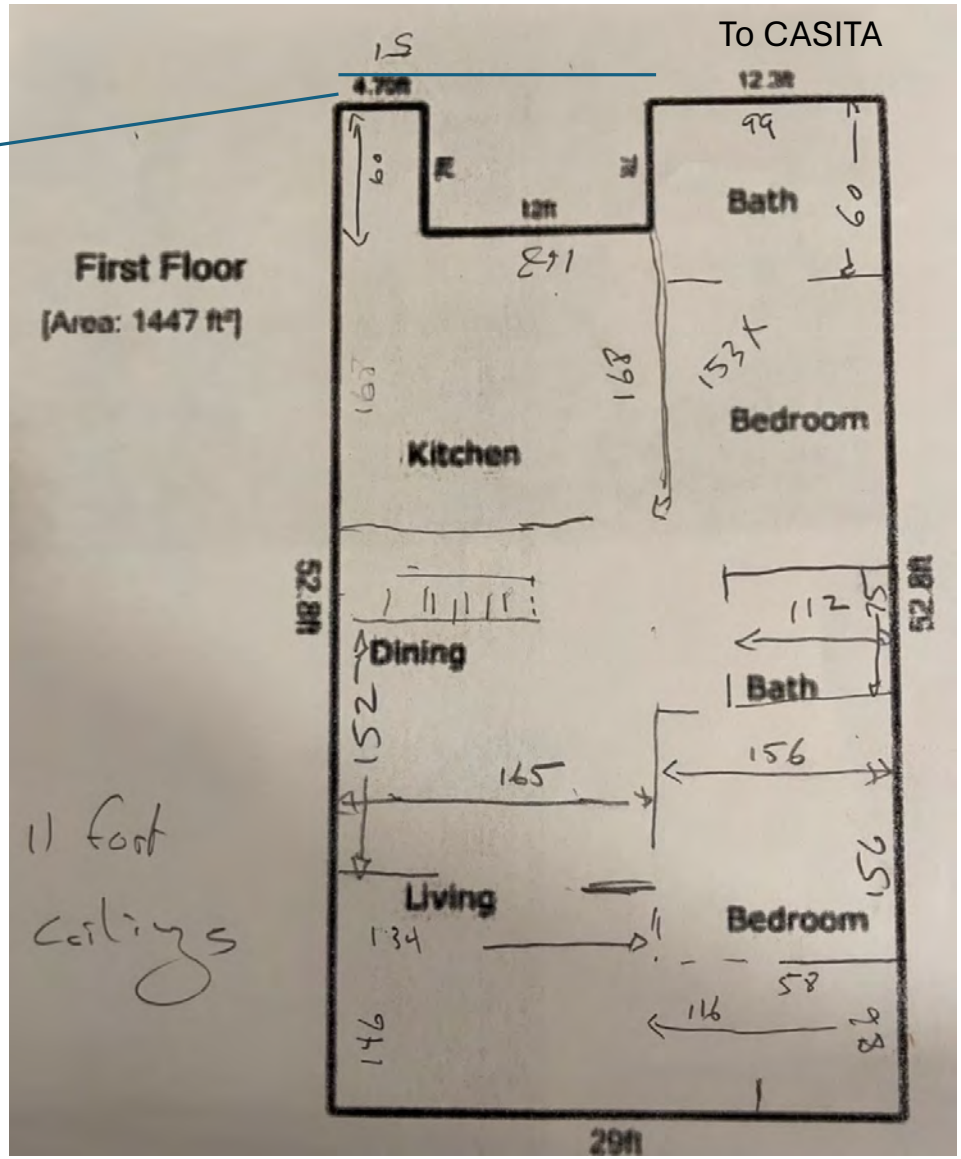


Original floor plan.
Note: it didn't capture the wall/doors at the back of the utility room (housing washer & dryer).

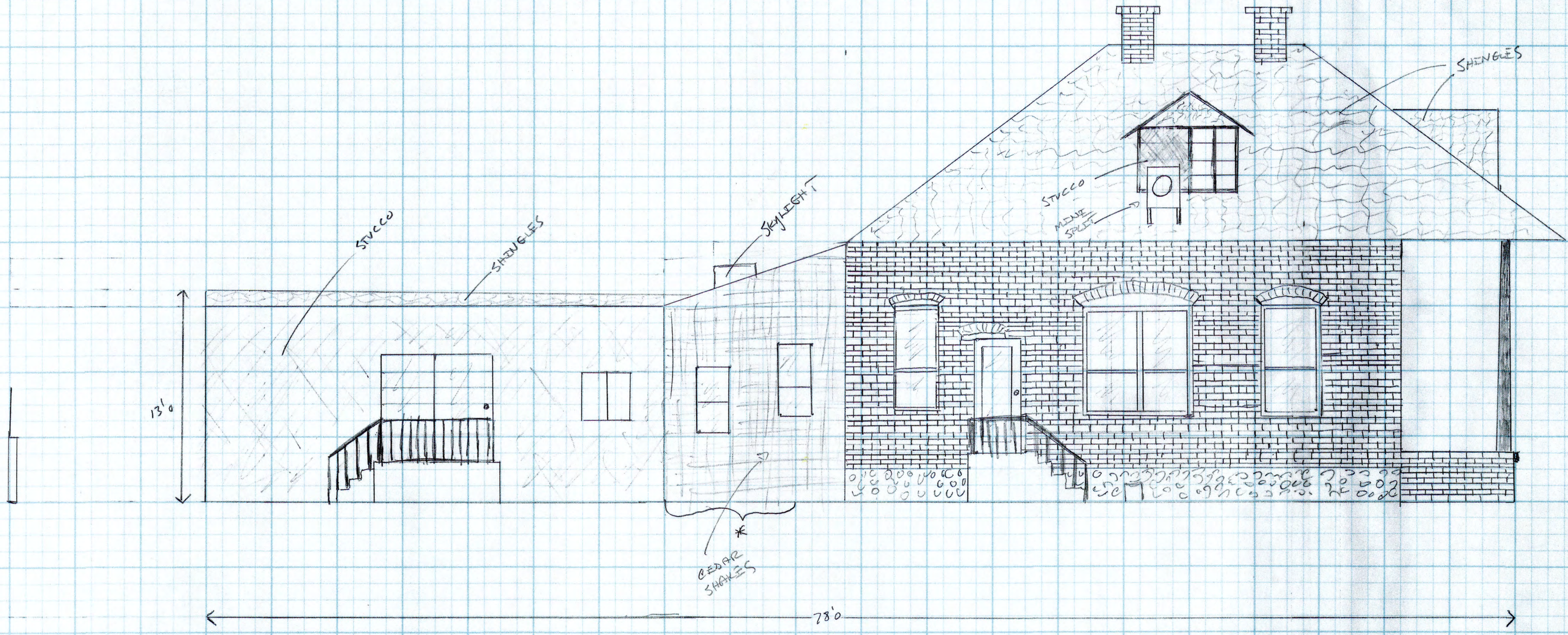
Note: Only 1st floor impacted by roof replacement and related work



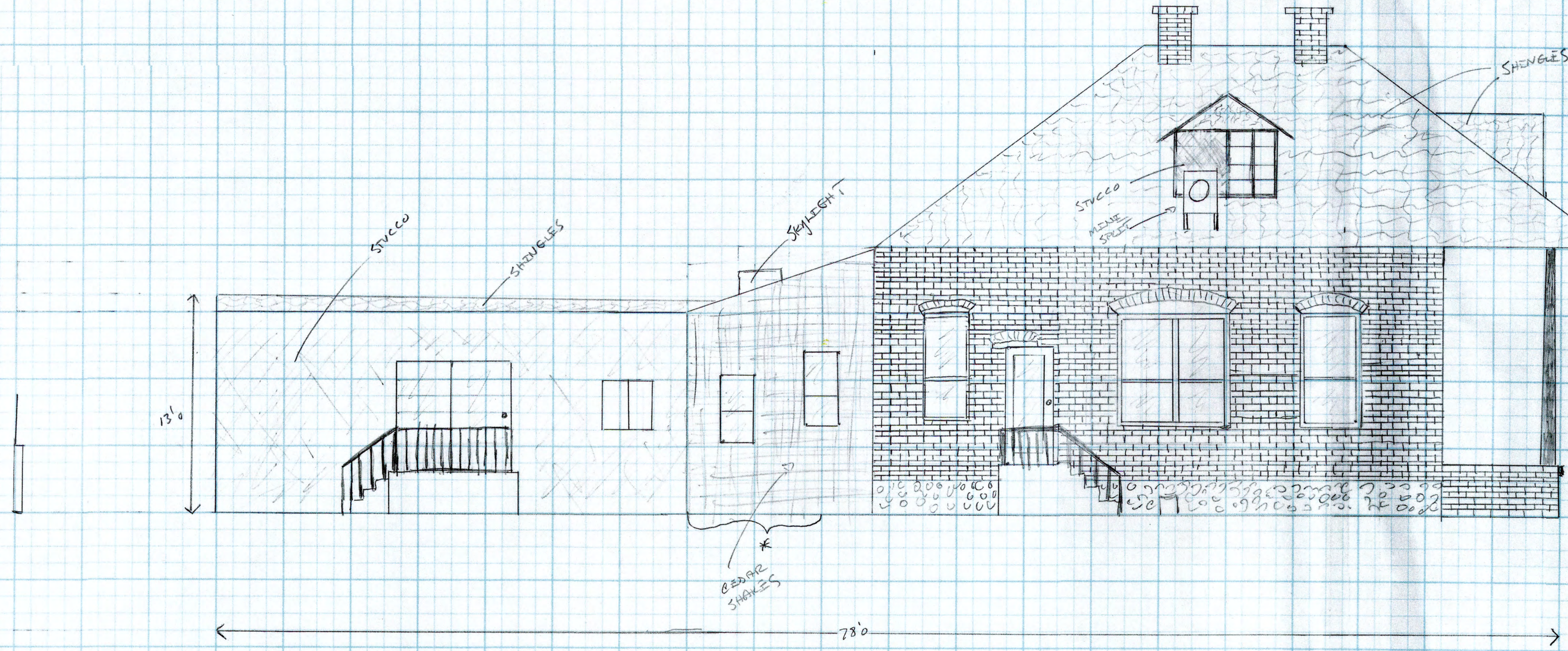
1st floor Current floor plan. Extended 18” from back of utility room to correct original roofline that caused the leaks, rot, and housed rodent feces.



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

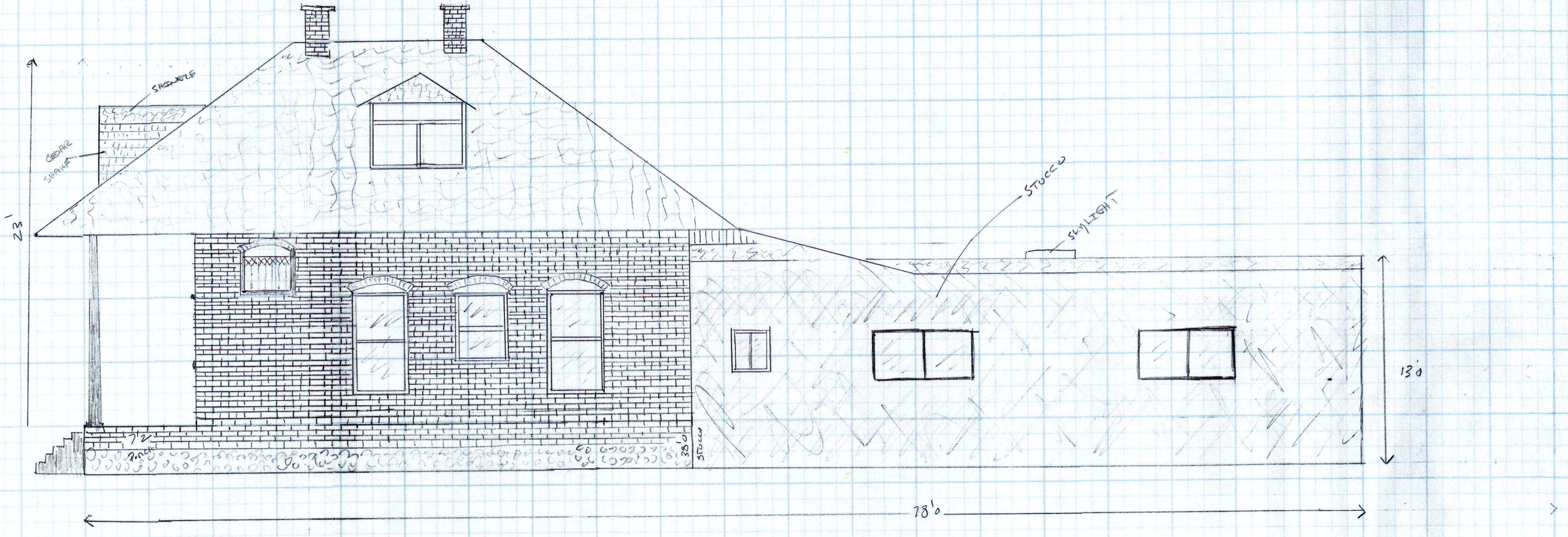


WEST ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505



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

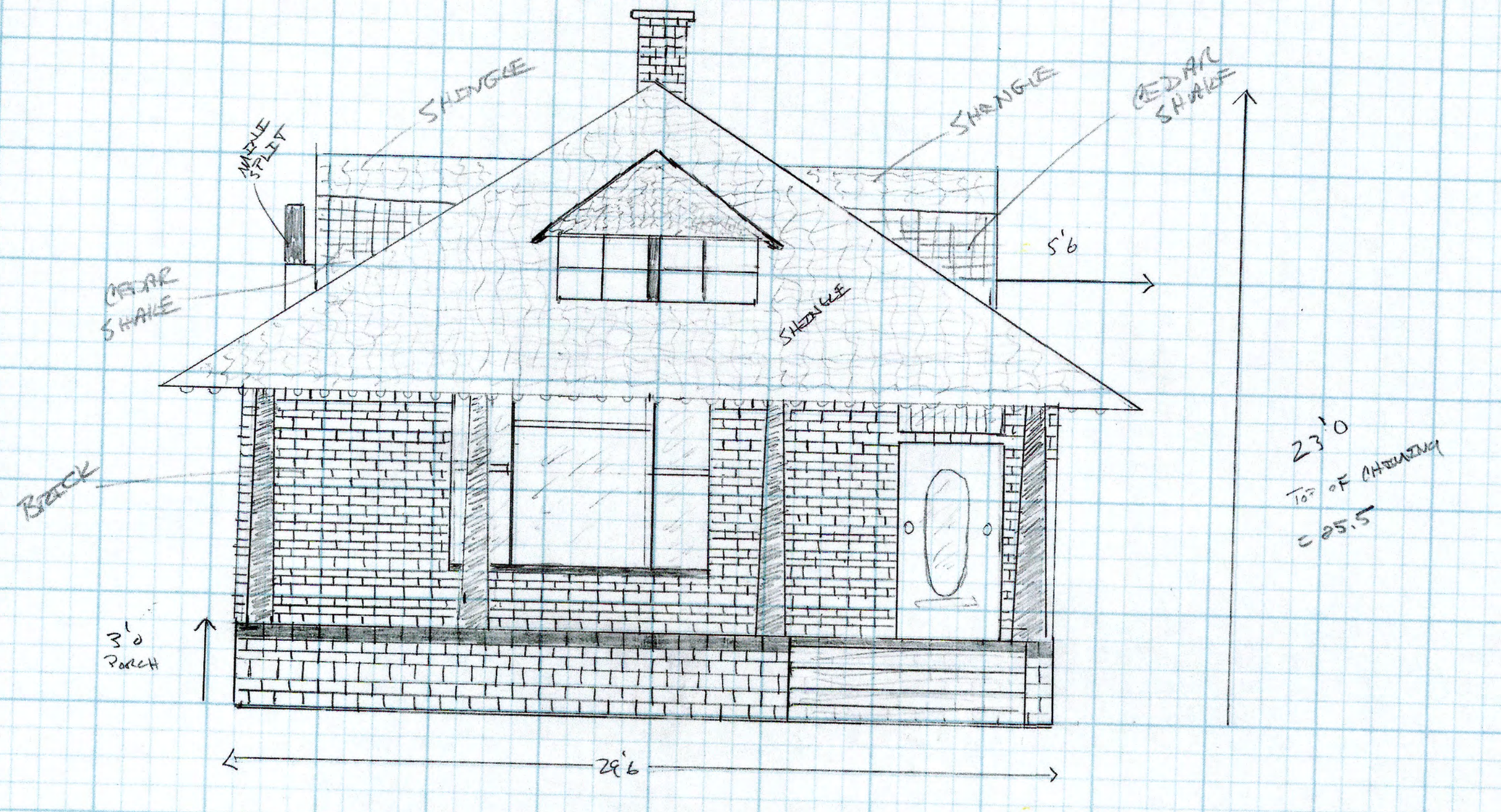
1/4 INCH = 1 FOOT



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

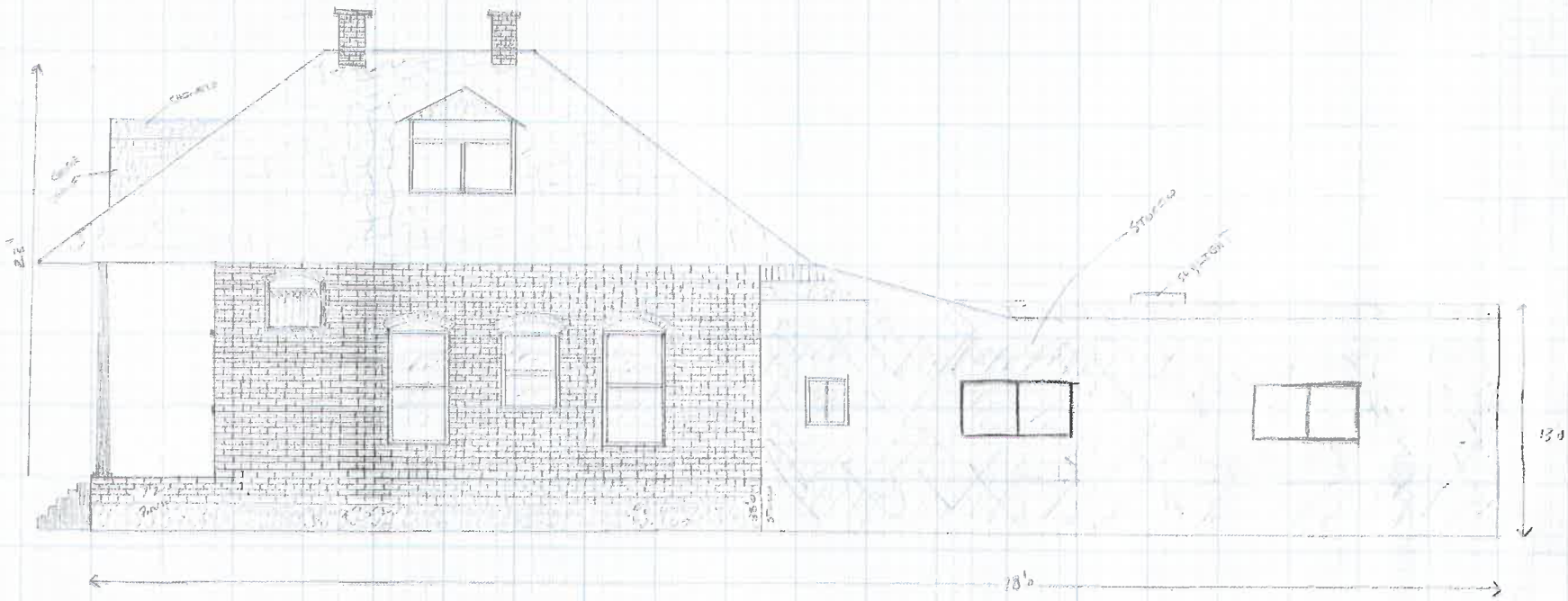
1/4 Inch = 1 Foot

NO WINDOWS TO
BE REPLACED



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

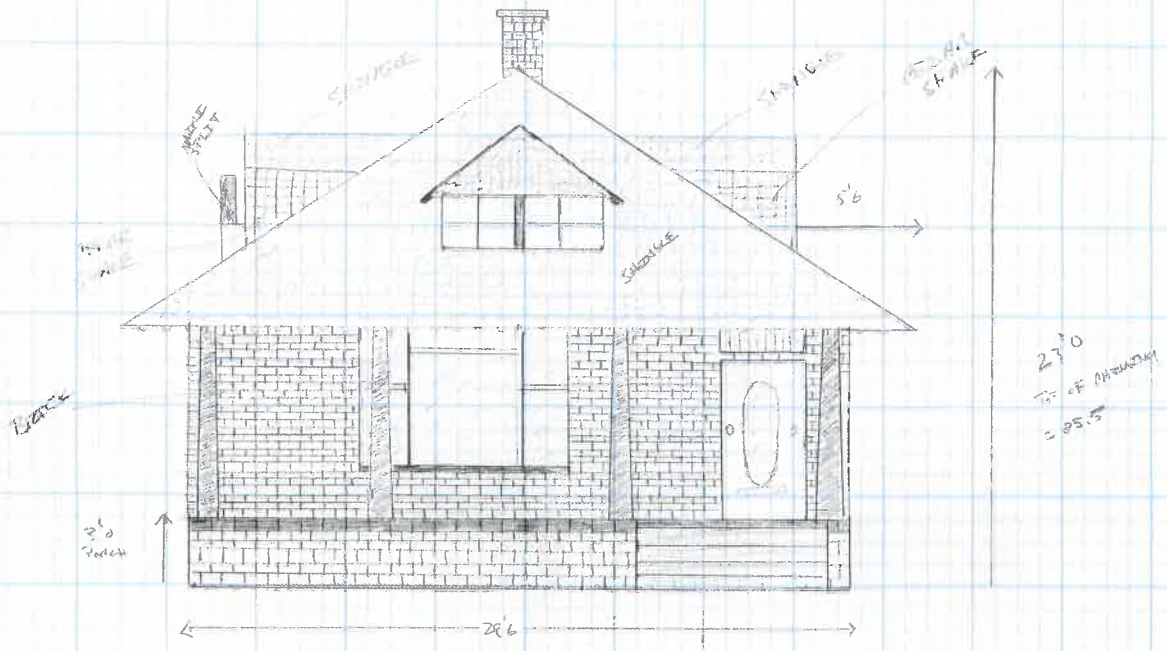
1/4 INCH = 1 FOOT



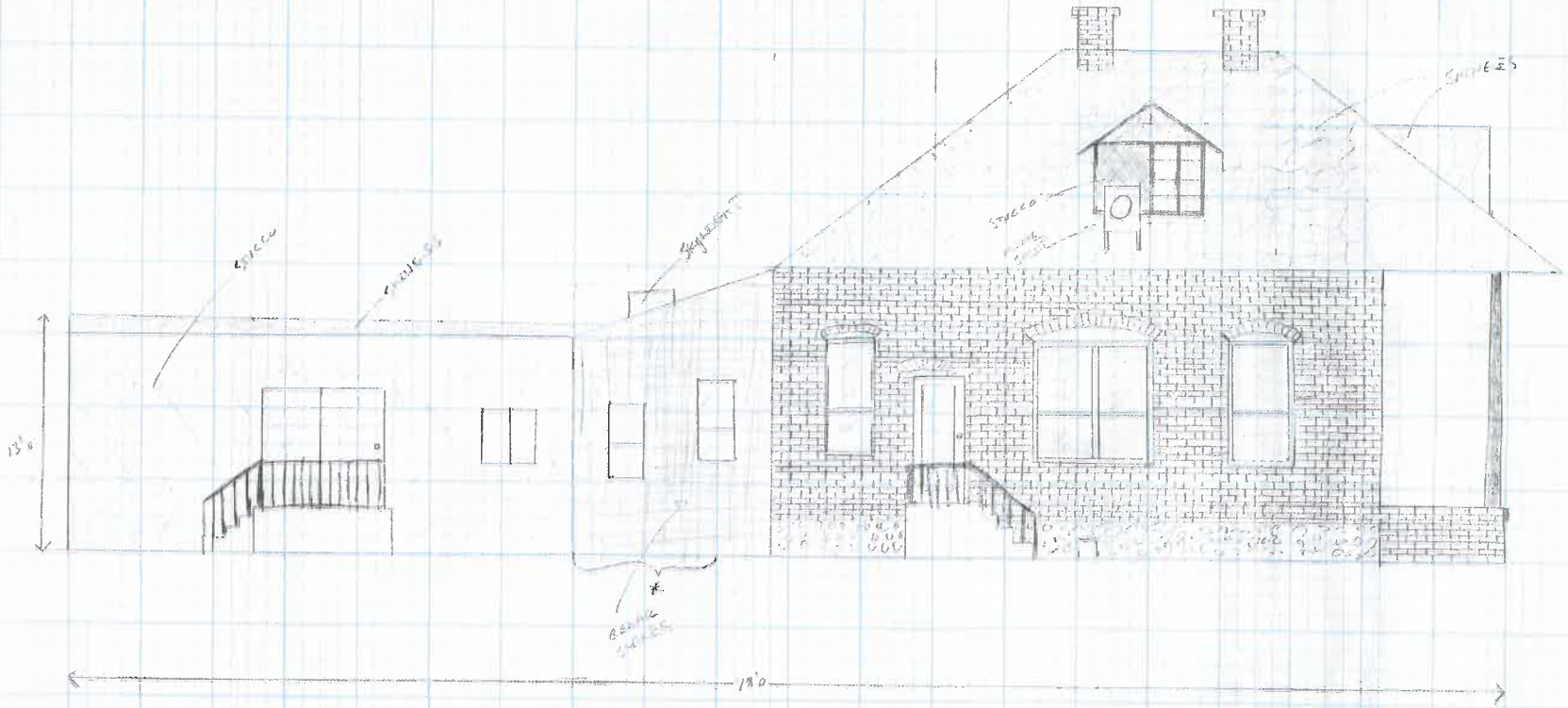
SOUTH ELEVATION
131 E. SANTA FE AVE.
SANTA FE, NM 87505

1/4 Inch = 1 FOOT

NO WINDOWS TO BE REPLACED

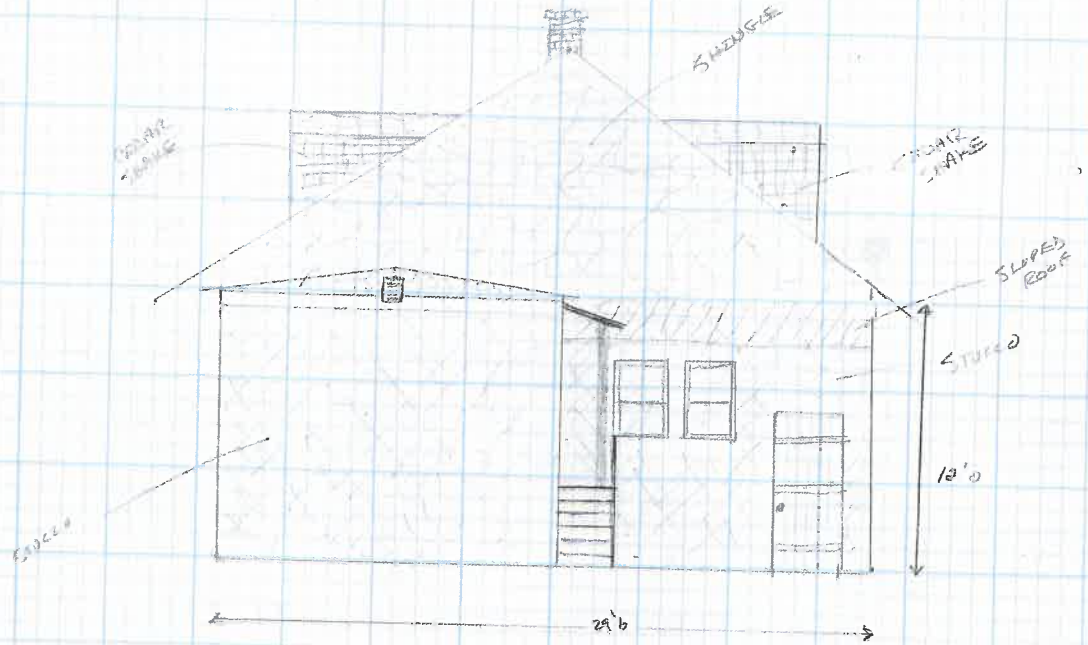


WEST ELEVATION
121 E SANTA FE AVE.
SANTA FE, NM 87505



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

1/4 INCH = 1 FOOT



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

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

Walls replaced in correcting roof angle

Stucco on North wall replaced in correcting roof angle

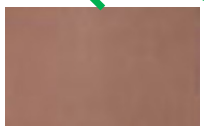


Shakes on west supporting wall replaced in correcting roof angle

4 Windows replaced

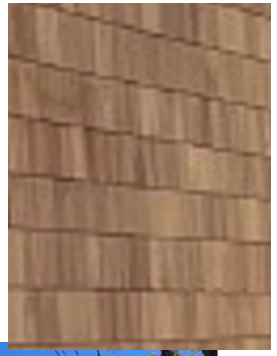
Approved Roof Replacement Support Walls and related surfaces

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





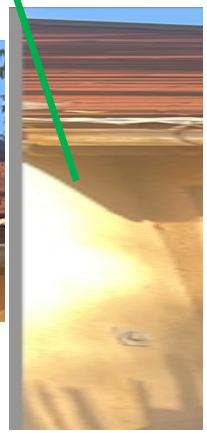
West wall replaced. Covered with shakes to match the 3 dormers





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





West front





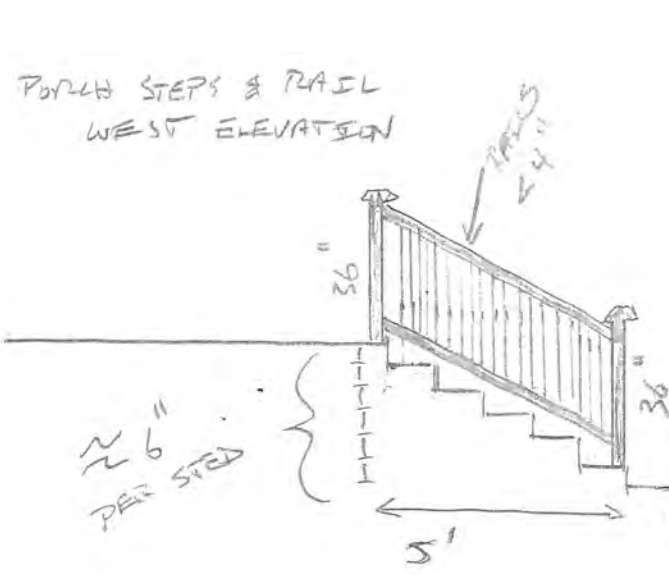
West back elevation, from the North, inside the north wall

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

121 E SANTA FE AVE

1/4 INCH = 1 FOOT

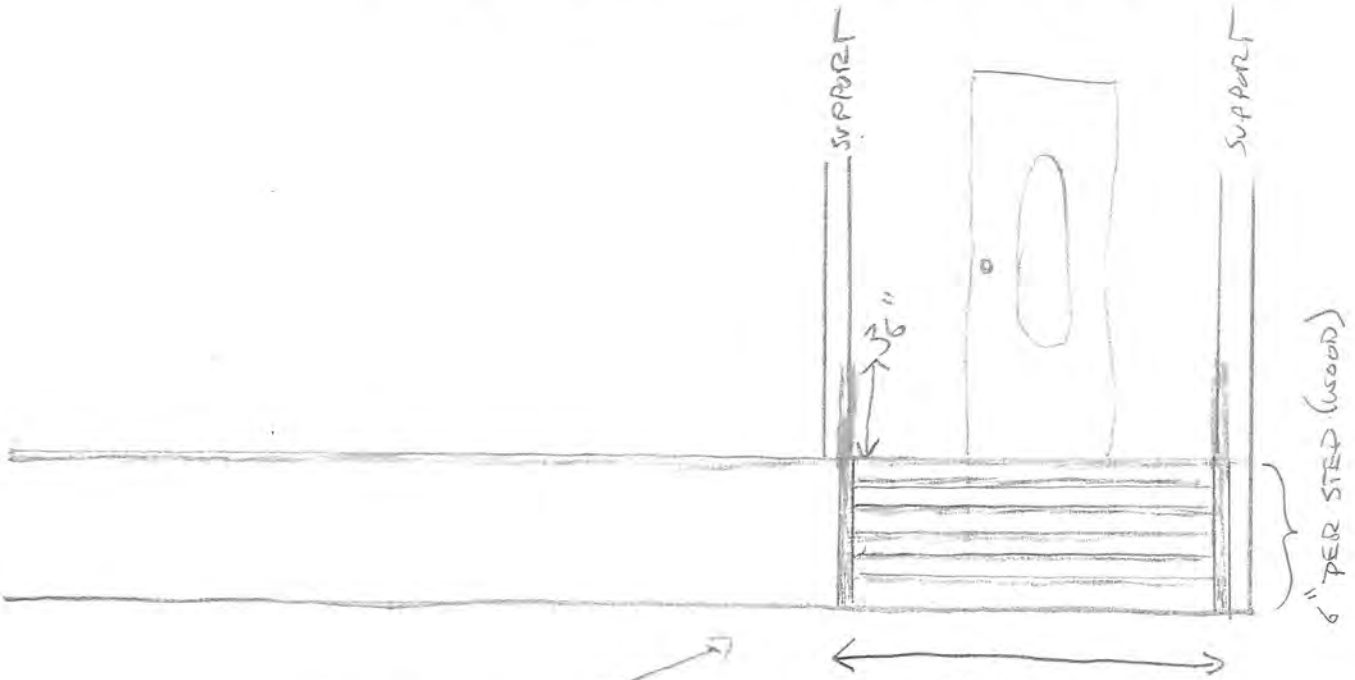
PORCH STEPS & RAIL WEST ELEVATION



PORCH STEPS & RAIL EAST ELEVATION



PORCH STAIRS & RAIL SOUTH ELEVATION

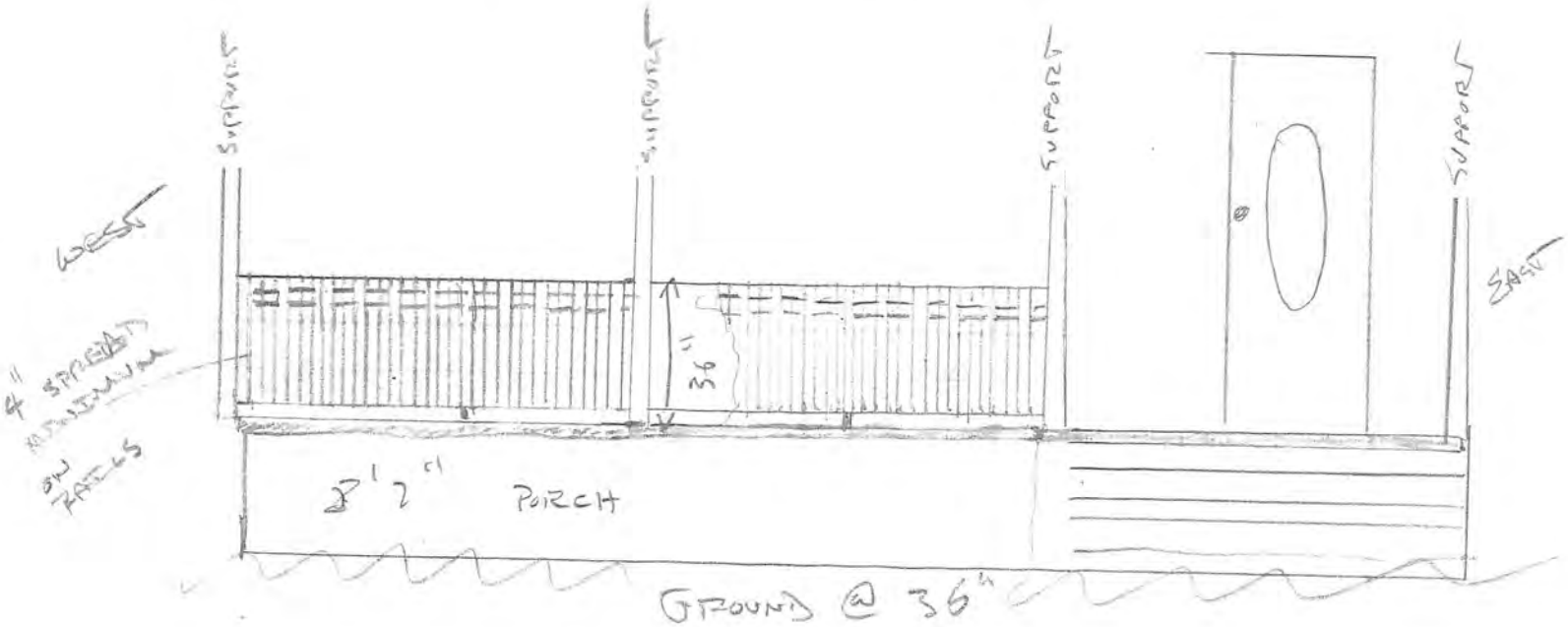


STEPS TO PORCH TO BE WOOD @ 16" PER CODE REQ

121 E SANTA FE AVE

1/4 INCH = 1 FOOT





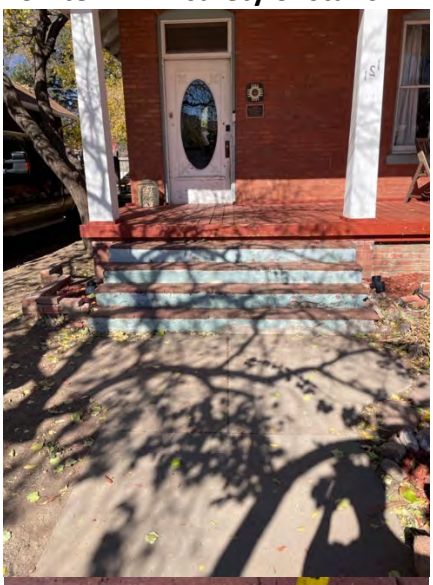
DT: April 15, 2024

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

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

Appendix: Supporting photos for this clarification and proposal

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







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





#5 safety railing for front steps





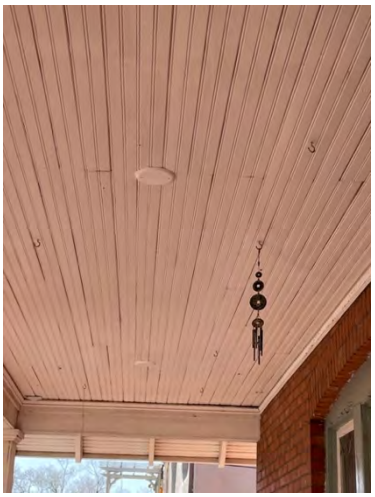
Being actively used



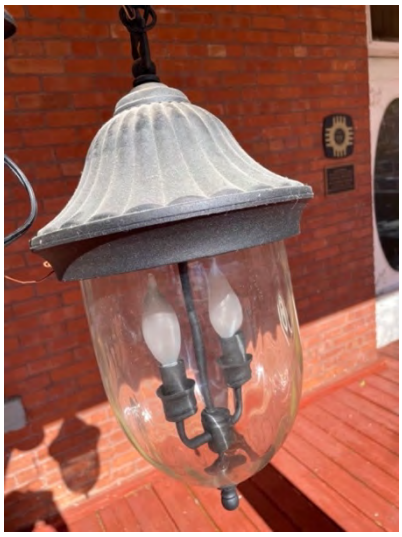
Item #6: Exhibit 6A, 6B, 6C and 6D
Adding lights for safety of front porch and 2 walkways



Site of lights



site of lights



proposed light

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



City of Santa Fe, New Mexico

memo

DATE: **December 9, 2025**

TO: **Historic Districts Review Board**

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

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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

Sample motions:

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

Sol Lot 1-A.

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

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

BACKGROUND & SUMMARY:

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



Figure 1. East Facade I.



Figure 2. East Facade II.



Figure 3. East Facade III.



Figure 4. Proposed Site Plan.

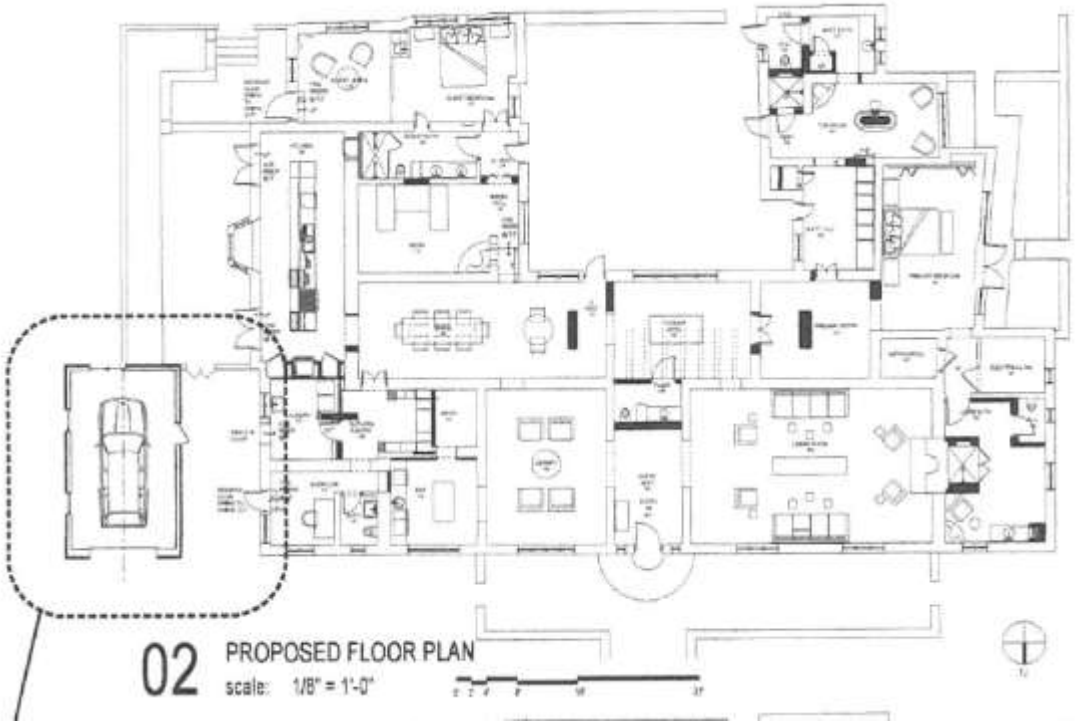


Figure 5. Proposed Floor Plan.

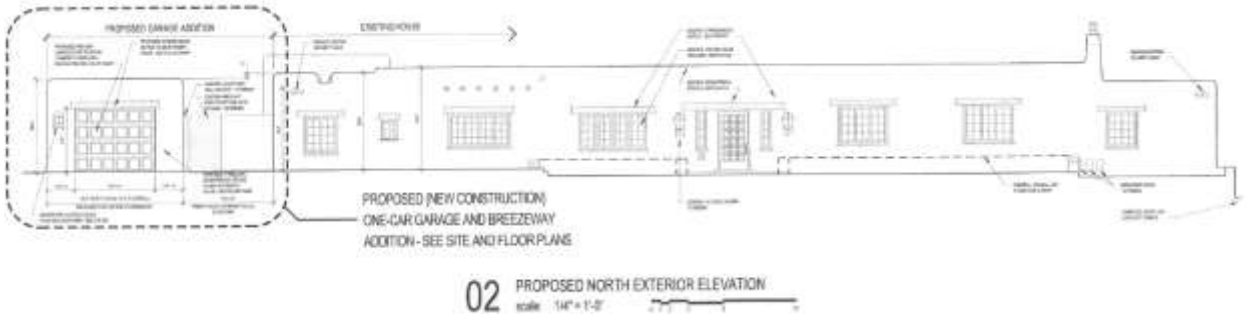


Figure 6. Proposed North Elevation.

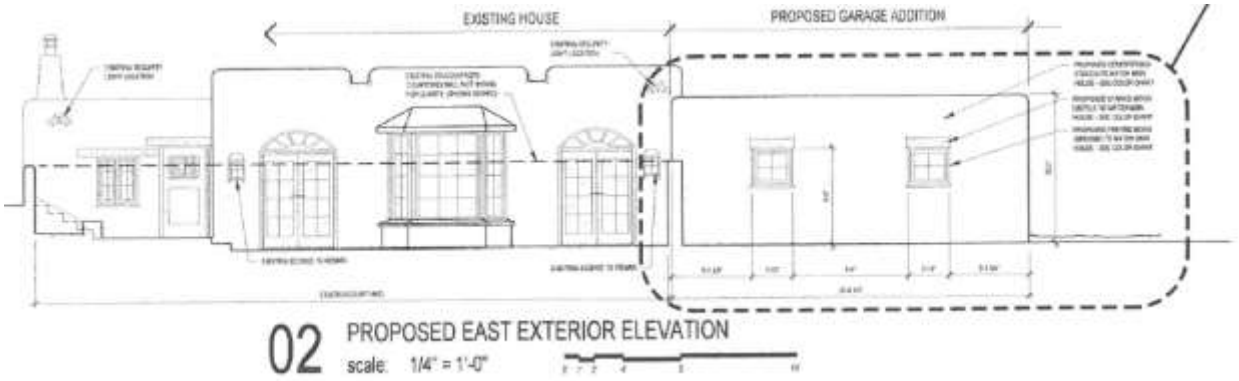


Figure 7. Proposed East Elevation.



Figure 8. Proposed South Elevation.

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

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

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

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

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

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

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

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

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

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

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

(4) Compliance with General and Specific Design Standards Required

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

(D) General Design Standards for All H Districts

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

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

Historic Planning Case Manager Paul Duran

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

Charles William Rosenberg ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

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

City of Santa Fe

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

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

CASE NUMBER: 2025-010871--HDRB

PROJECT TYPE: Historic Status Review

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

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

BOARD ACTION

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

For further information please call 505-955-6605.

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

Sincerely,



Paul Duran

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

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

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

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

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

Dear Mr. Hoopes:

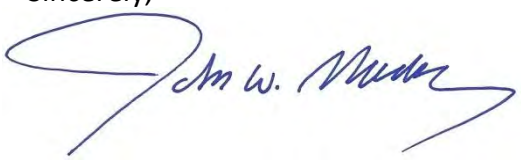
Per your June 13, 2025 email, I understand that the Historic Districts Review Board requested an evaluation of the above-referenced property for potential designation as a Significant Structure within the Downtown and Eastside Historic District. From this request, it appears the HDRB sought to determine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

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

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

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

Sincerely,



Capsule Property Development History

Mary Austin

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

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

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

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

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

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

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

Casa Querida and John Gaw Meem

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Genius Club

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

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

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

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

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

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

practically no cash in the bank."[23]

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

After Austin

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

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

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

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

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

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

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

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

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

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

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

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

Significant Structures Analysis

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

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

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

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

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

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

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

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

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

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

Illustrations

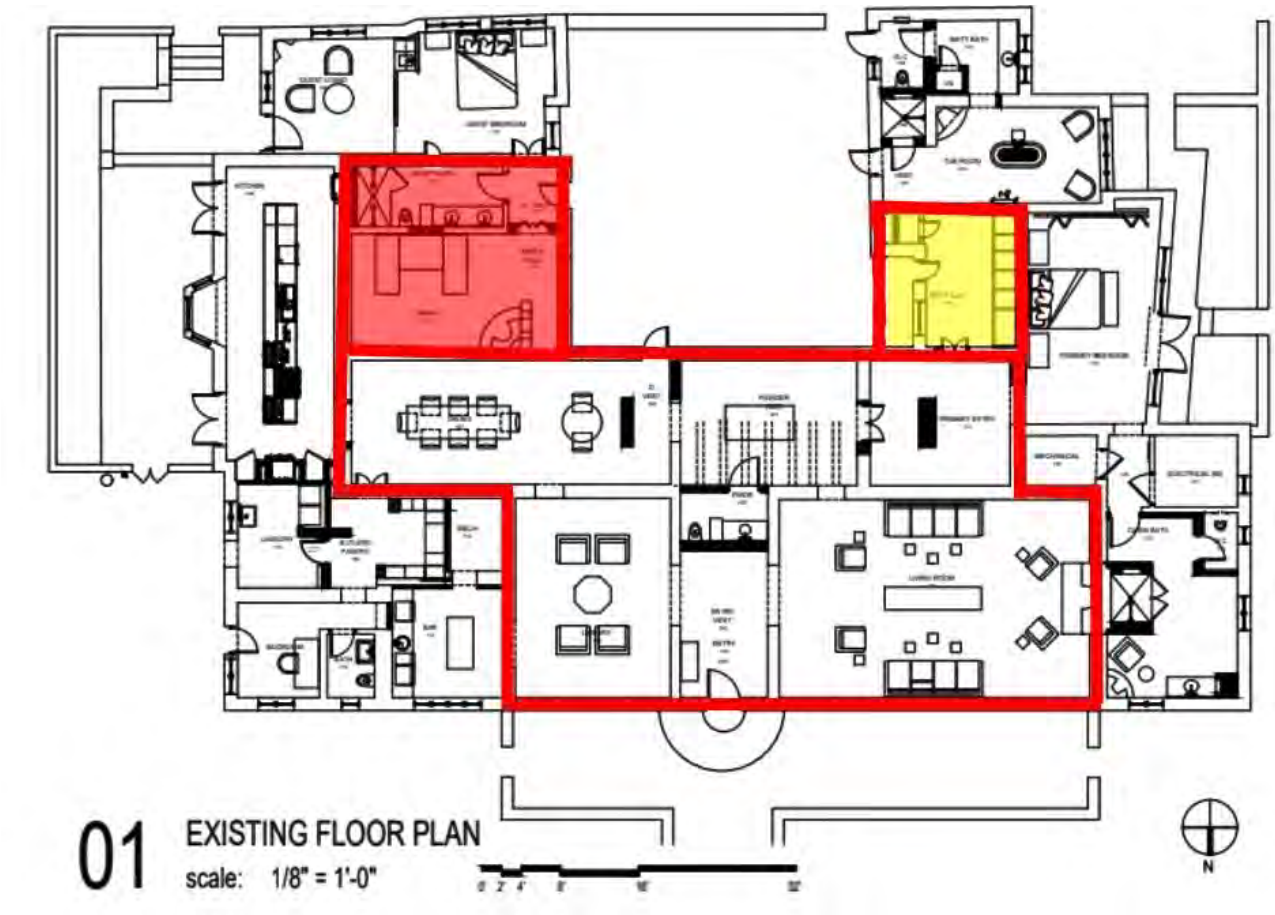

Figure 1: Existing floor plan. Red lines indicate assumed Austin/Meem era wall perimeter footprint, based on the 1925 John Gaw Meem drawings and 1925 construction photography. Solid yellow indicates an area where the walls have been modified; red where a room was likely added after initial construction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



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

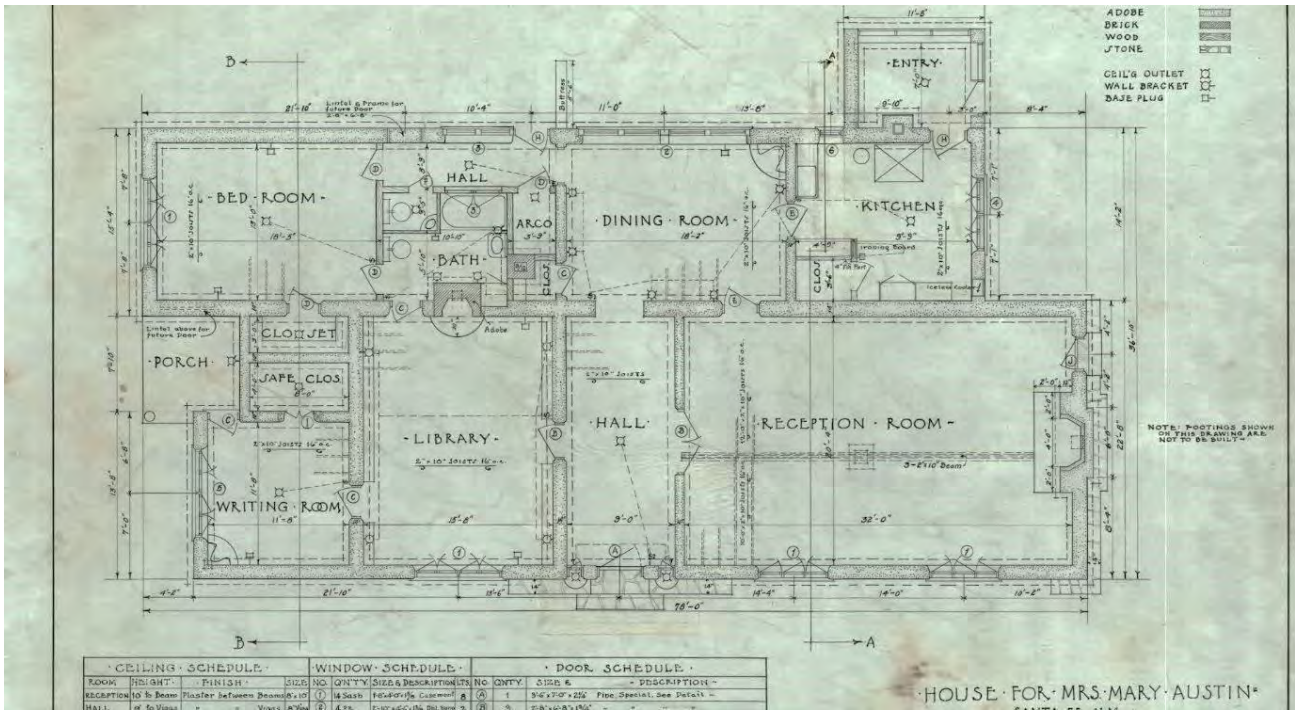

Figure 3: Construction drawing, floor plan, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

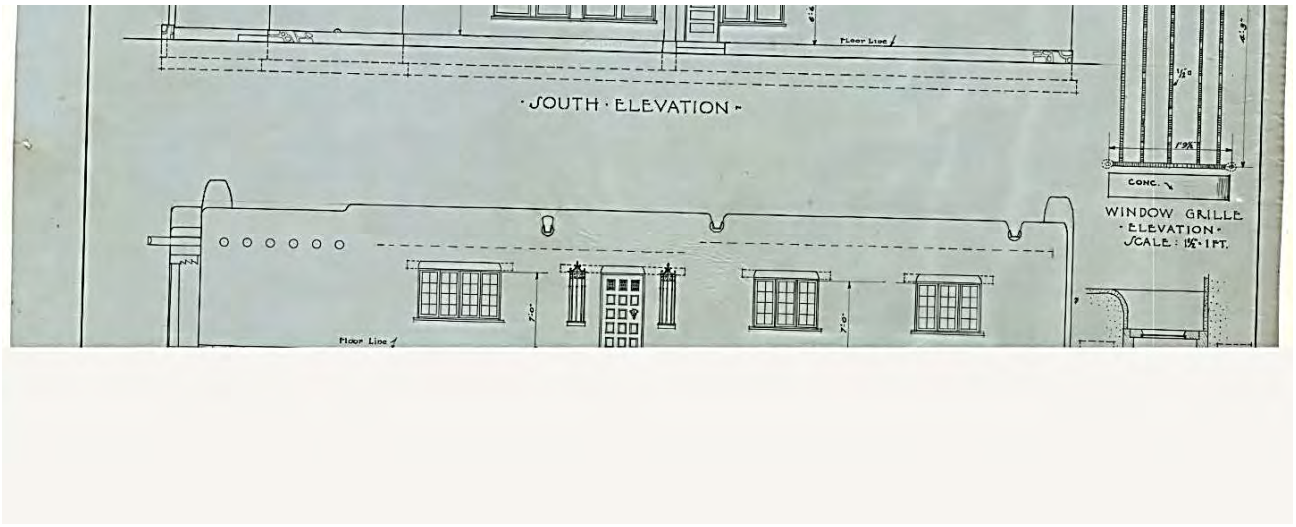

Figure 4: Construction drawing, north elevation, May 25, 1925. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

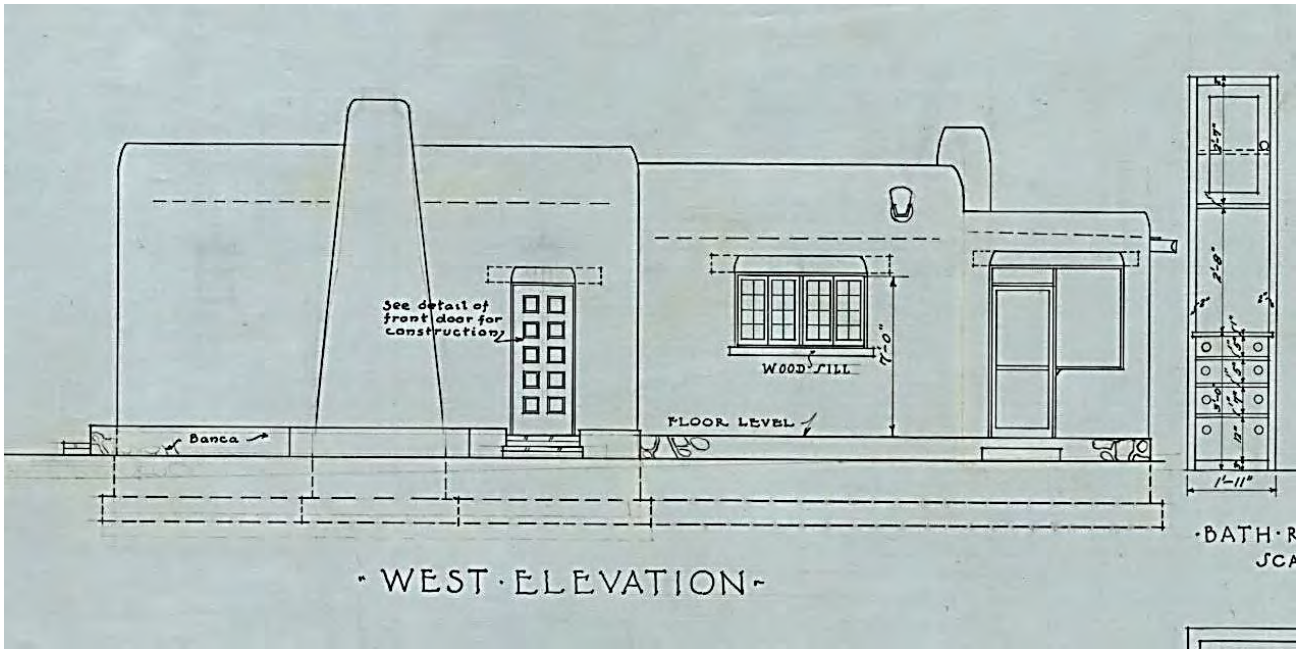

Figure 5: Construction drawing, west elevation, May 25, 1925. Note penciled in door right (south) of fireplace. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

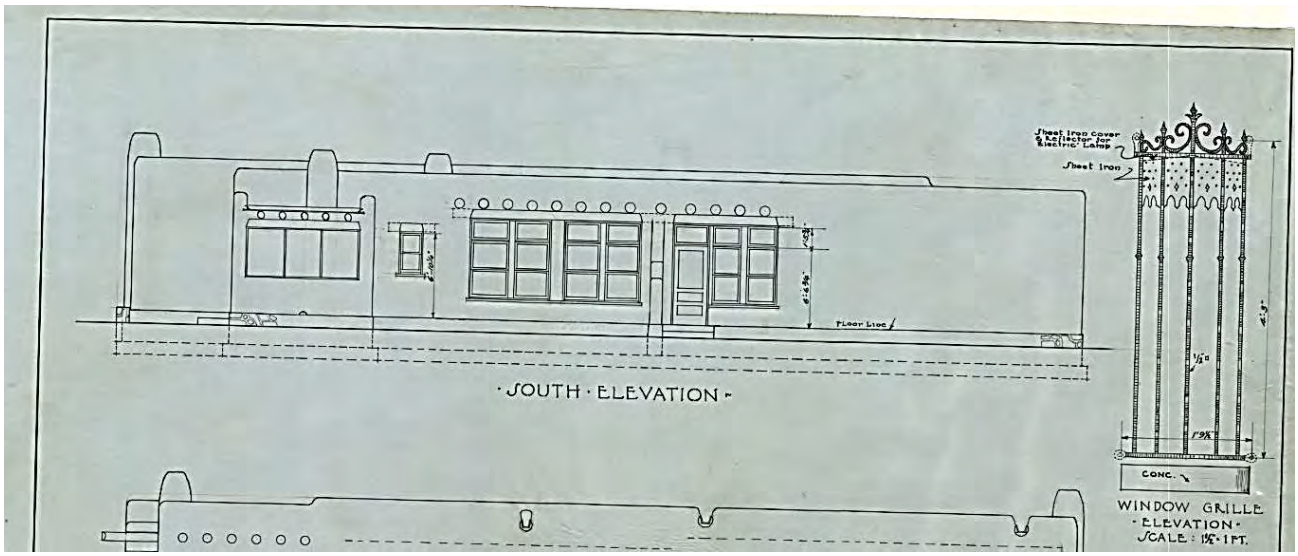

Figure 6: Construction drawing, south elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

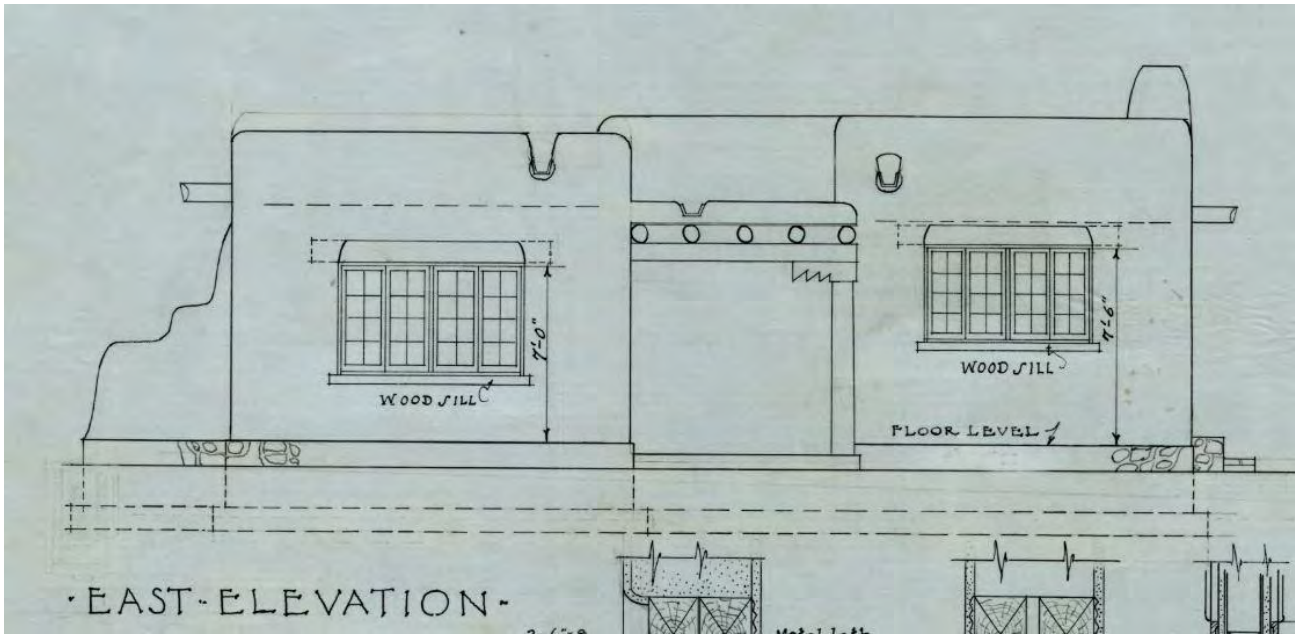

Figure 7: Construction drawing, east elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.



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



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



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

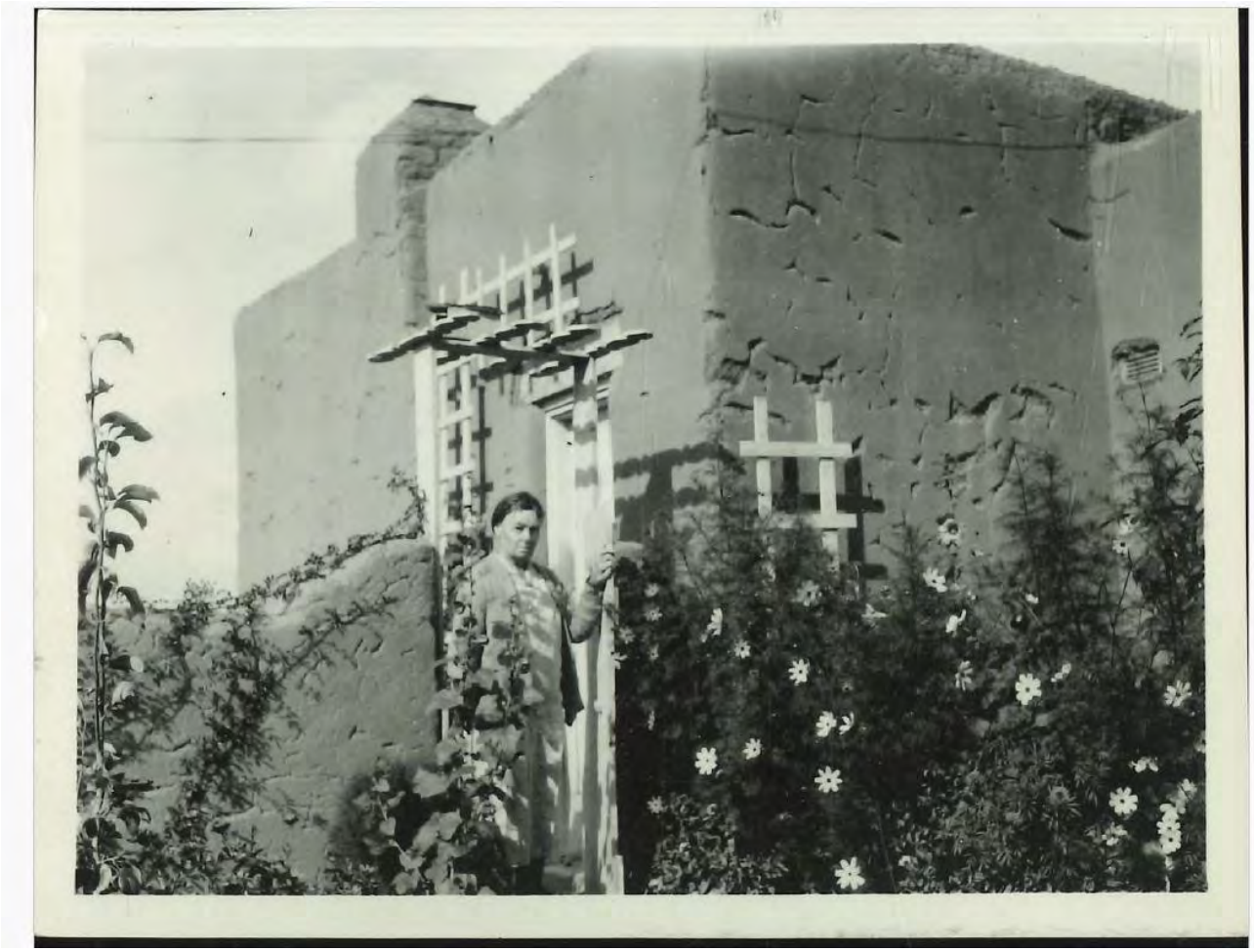

Figure 11: Mary Austin at west façade, standing south of chimney, 1925. Note original setback. Both elements are obscured now behind additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



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



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



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



New Mexico Art School Headed by an Ex-Tulsan

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

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



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

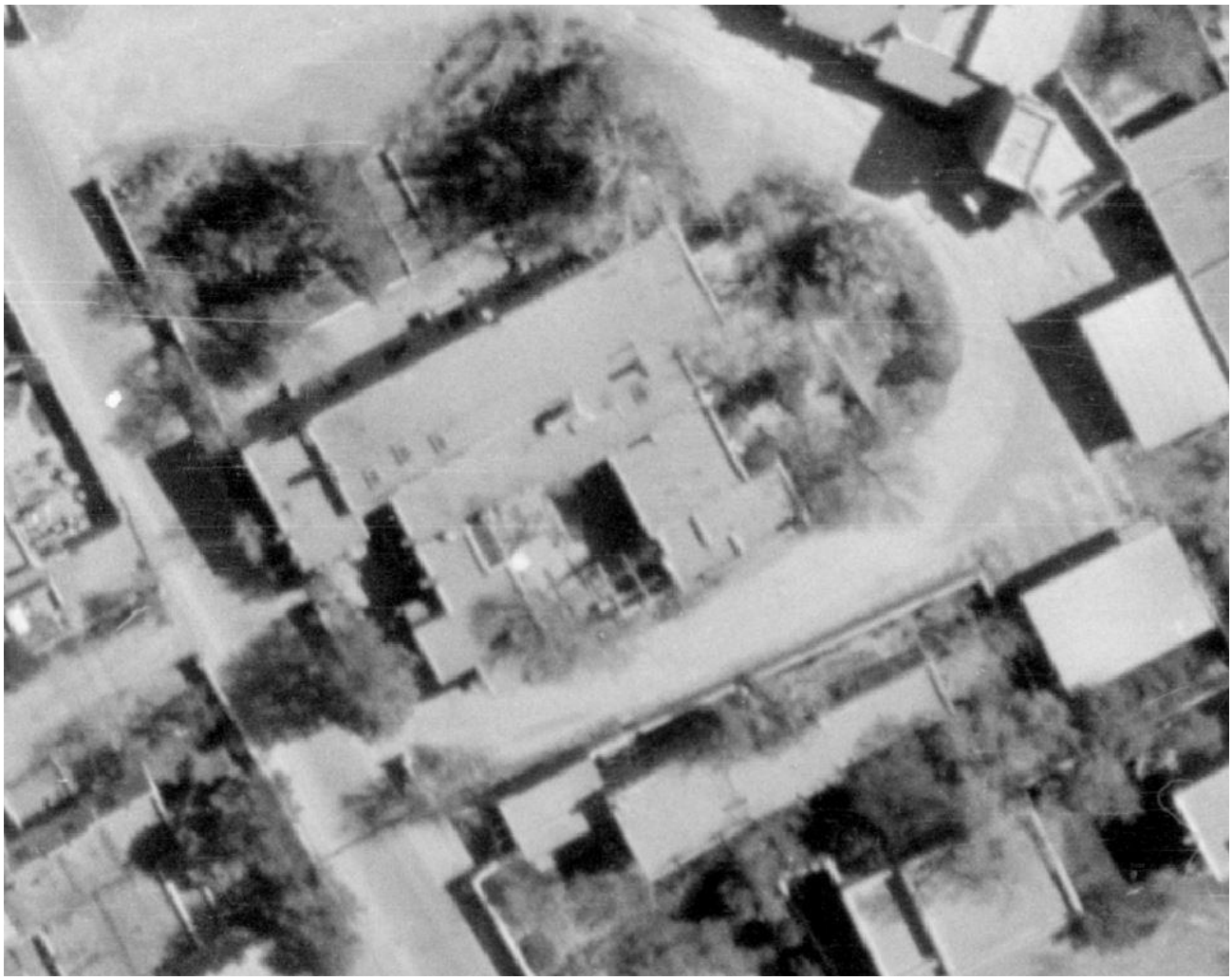

Figure 17: November 10, 1958, aerial photograph. Note how the house now has multiple additions and extensions. Compare with Figure 1 and Figure 3.



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



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



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



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



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



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





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



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





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



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

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

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

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

PROJECT NAMES:

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

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

ACTION

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

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

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Ron Curry, City Manager

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(505) 9881905

BOARD ACTION

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

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

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1424 Paseo De Pralta
(505) 9881905

PROJECT DATA

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

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

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

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

ITEM & ISSUE

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

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION

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

BACKGROUND & SUMMARY

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

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

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

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

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

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

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

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

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

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

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

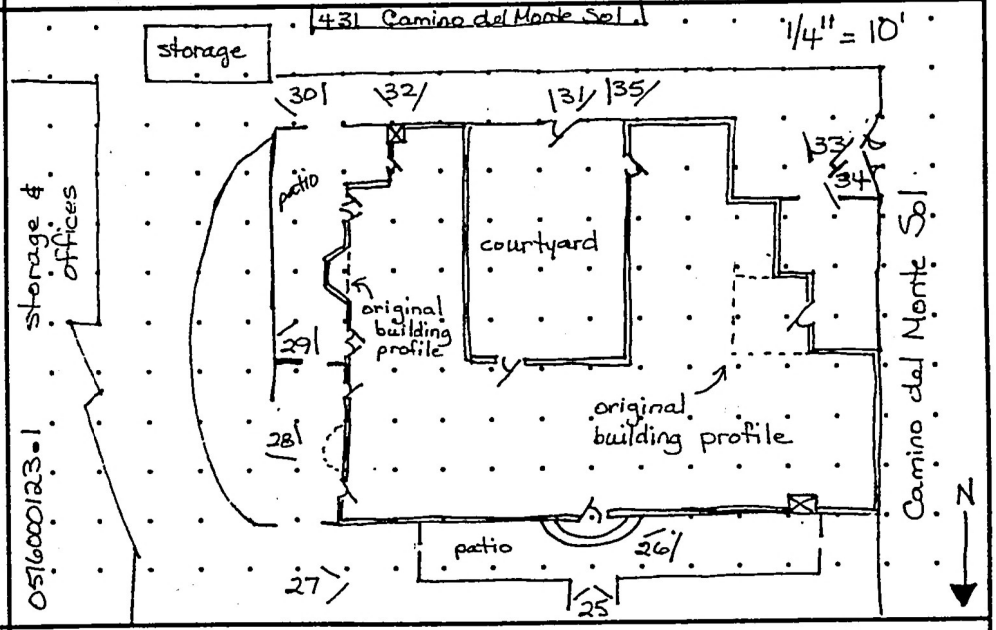
___ YES X NO

PHOTO



#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

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

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

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



#27 from northeast

IDENTIFICATION

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

ID NUMBER 0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

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

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

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

IDENTIFICATION

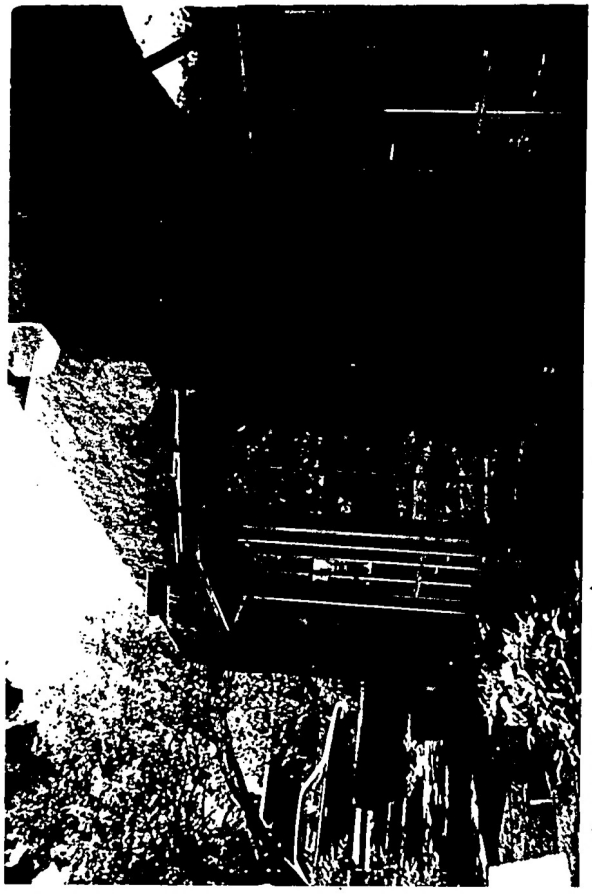
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

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

September 18, 1997

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

Re: 439-A Camino del Monte Sol

Dear Board Members and Staff:

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

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

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

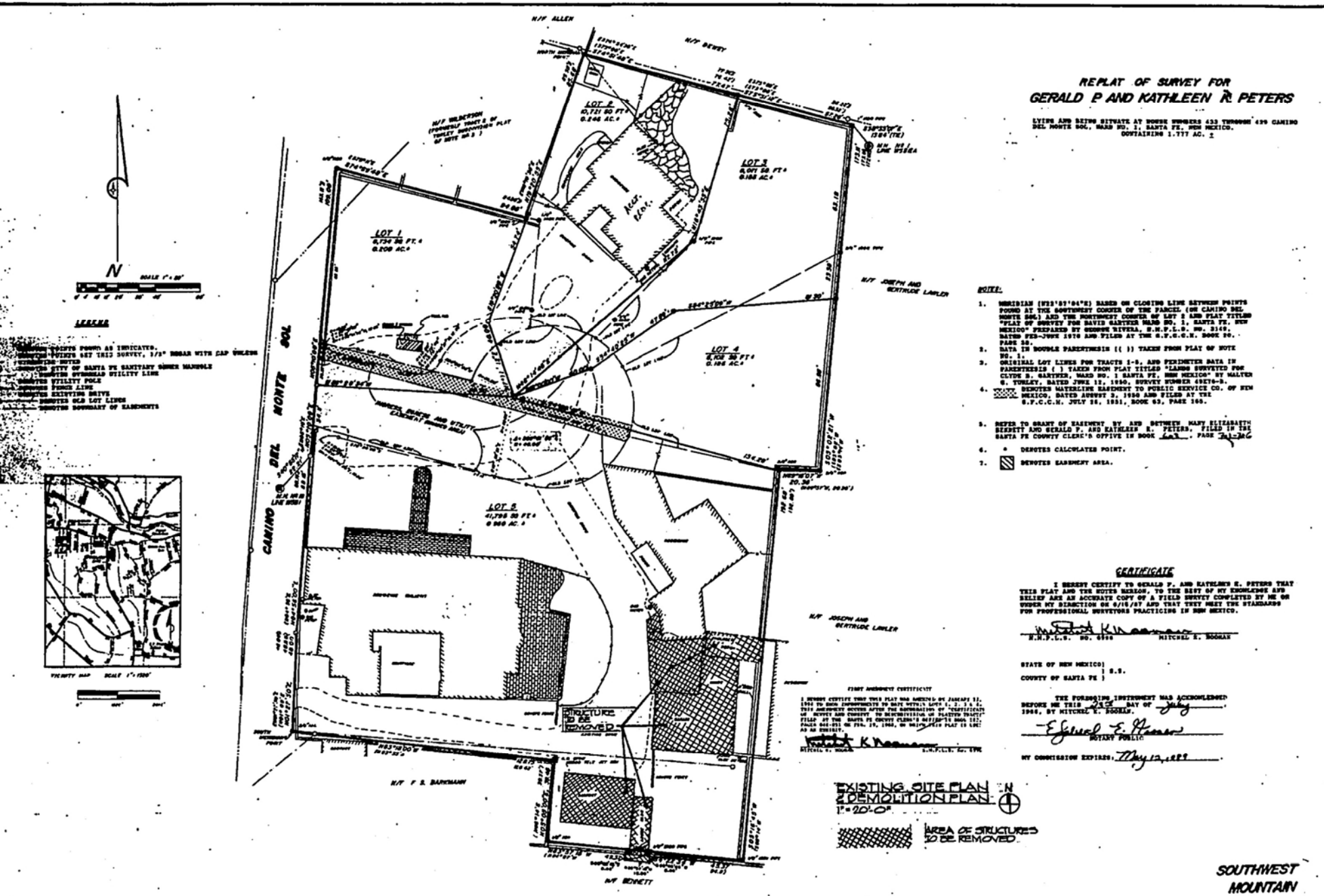
The attached historic survey describes the history of the building.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

EXHIBIT D
SITE
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
CANYON RD
CAMINO CABRA
CAMINO MONTE SOL
GARCIA ST
ARMENTA ST
CORDOVA RD
SAN MATEO RD
ALTA VISTA ST
CERRILLOS RD
AGUA FRIA
HYDE PARK RD
GONZALES RD
OLD TAOS HWY
GUADALUPE ST
DON DIEGO AVE
DON GASPAR AVE
CALISTEO ST
SANTA FE TRAIL
PECOS TRAIL
FRANCIS ST
PALACE AV
CAMINO DE LAS CRUCITAS
ALAMO DR
BISHOPS LODGE RD
CAMINO CORTO
CAMINO PINONES
CAMINO MADRID
CAMINO SANTANDER
CAMINO MALAGA
CAMINO SEVILLE
CAMINO CORDOVA
CAMINO ALTAMIRA
CAMINO ATALAYA
CAMINO DE LOS MARQUEZ
CAMINO ABELA MARQUEZ
CAMINO MONTE VISTA
CAMINO DE LOS RANCHOS
CAMINO DEL ESTE
CAMINO DEL NORTE
CAMINO DEL SUR
CAMINO DEL OESTE
CAMINO DEL ALAMO
CAMINO DEL ARROYO
CAMINO DEL MONTE SOL
CAMINO DEL MONTE VISTA
CAMINO DEL RANCHO
CAMINO DEL SOL
CAMINO DEL VALLE
CAMINO DEL VISTA
CAMINO DEL VILLA
CAMINO DEL VILLAGE
CAMINO DEL VILLAGE
CAMINO DEL VILLAGE



REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 2, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N13°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 2, SANTA FE, NEW MEXICO" PREPARED BY GUSSMAN RIVERA, N.M.P.L.S. NO. 5149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 28.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 2 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49276-B.
4. ▨ DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 26, 1951, BOOK 63, PAGE 166.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABATH BIRDETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 643, PAGE 341-346
6. ● DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/15/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 6986 MITCHEL K. ROGNAN

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1998, BY MITCHEL K. ROGNAN.

Ephrael E. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1998 TO SHOW IMPROVEMENTS TO HAVE BEEN WITHIN LOTS 1, 2, 3 & 4, THIS AMENDMENT BECOMES AFTER THE RECORDATION OF "CERTIFICATE OF SURVEY AND CONSENT TO SUBDIVISION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE ON FEB. 27, 1998, IN BOOK 643 PAGE 341-346 AS AN EXHIBIT.

MITCHEL K. ROGNAN N.M.P.L.S. No. 6986

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

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

MARY ALICE COVERDELL
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

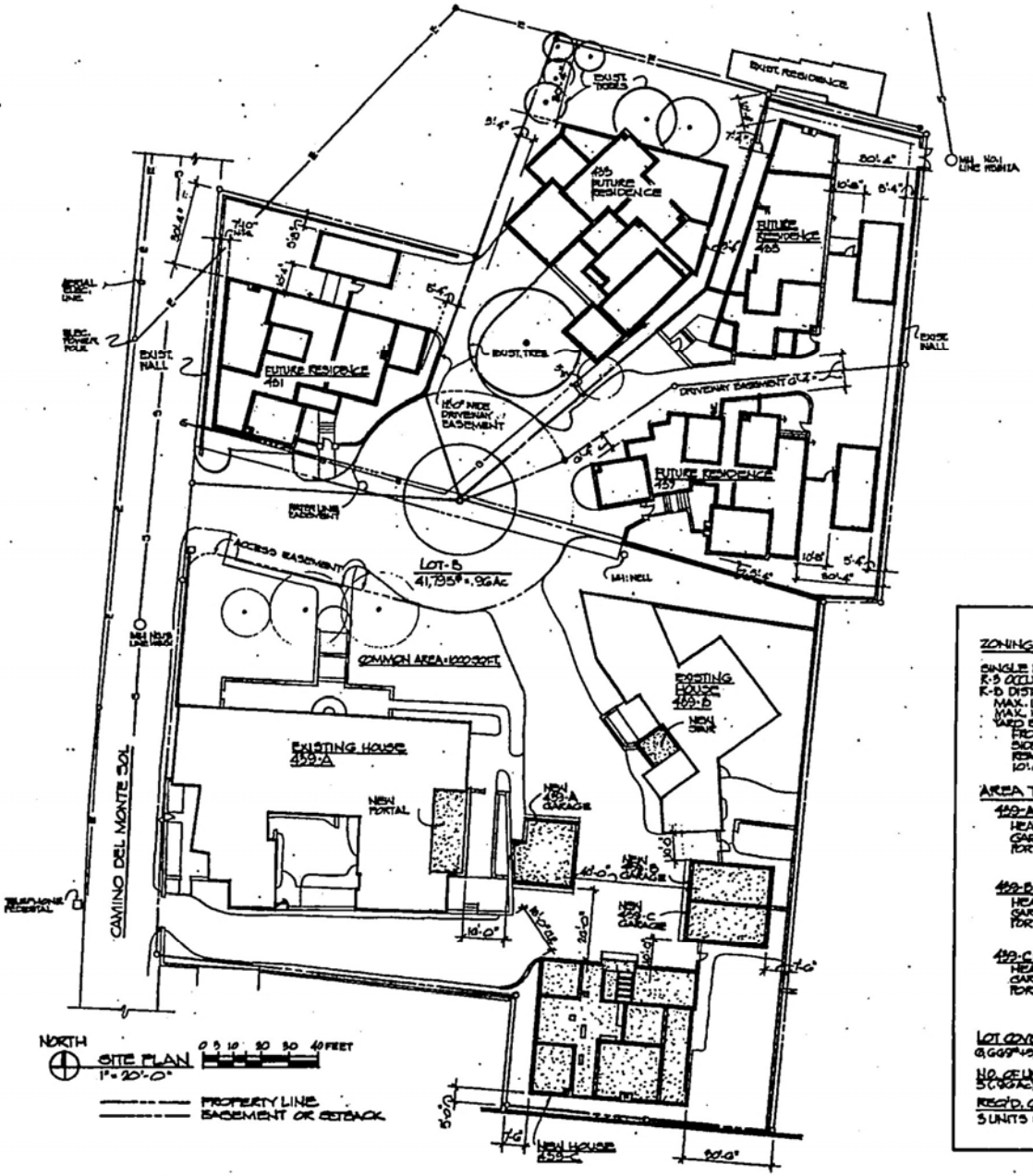
JOB# 97-19

SHEET 2

BAUER & ASSOCIATES
P.O. BOX 2345 SANTA FE, NM 87504
505 160-1935



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

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

AREA TABULATION:

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

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

459-C: NEW UNIT
HEATED (FINISHED): 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTAL: 283
3,099 SQ.FT.

LOT COVERAGE:
8,643 SQ.FT. + 3,411 SQ.FT. + 3,099 SQ.FT. / 41,795 SQ.FT. = 32%

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

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

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

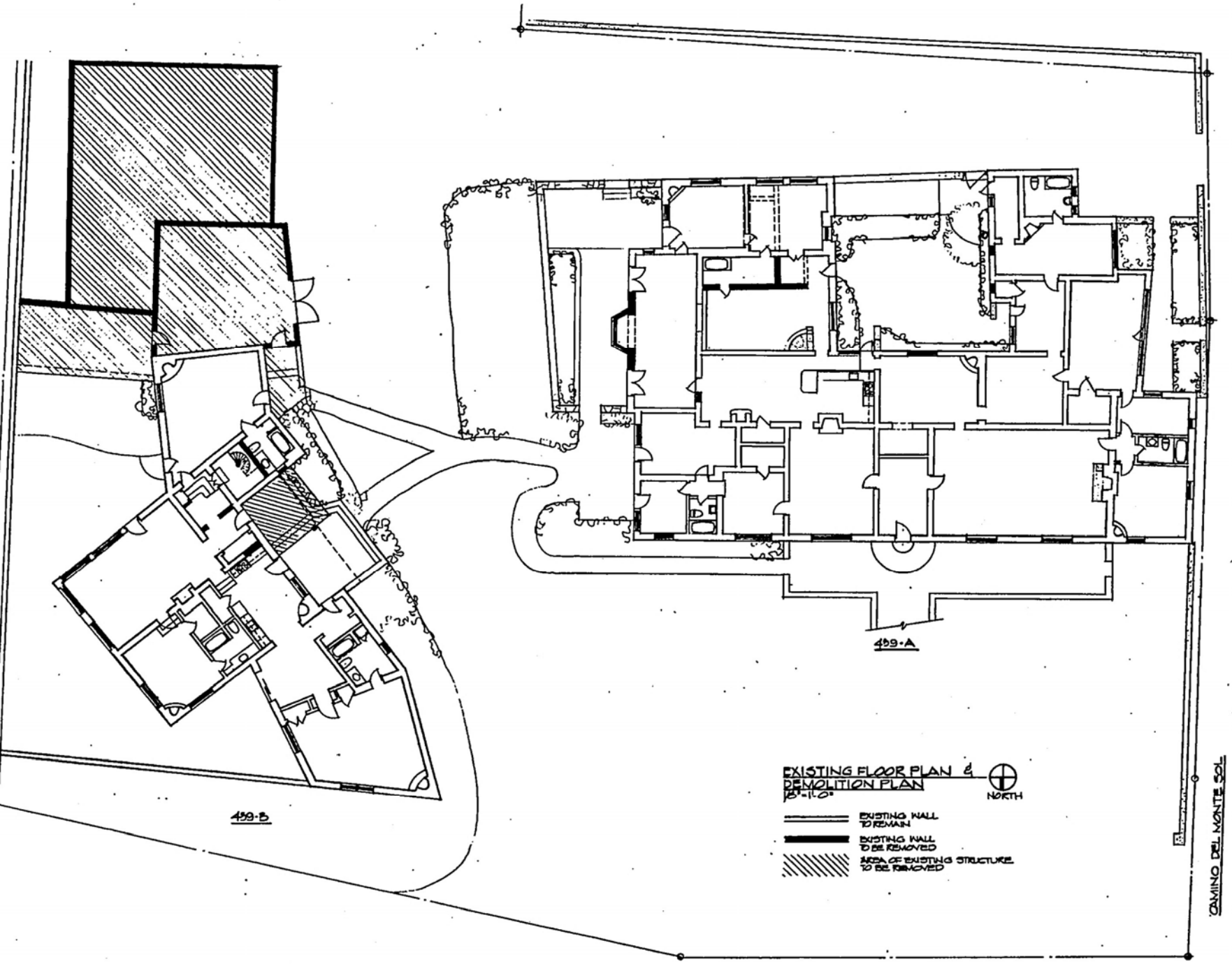
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM.
459-A-B-C

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

JOB #

DATE
9-10-97

SHEET #
1



ARCHITECT
MICHAEL BAUER & ASSOCIATES

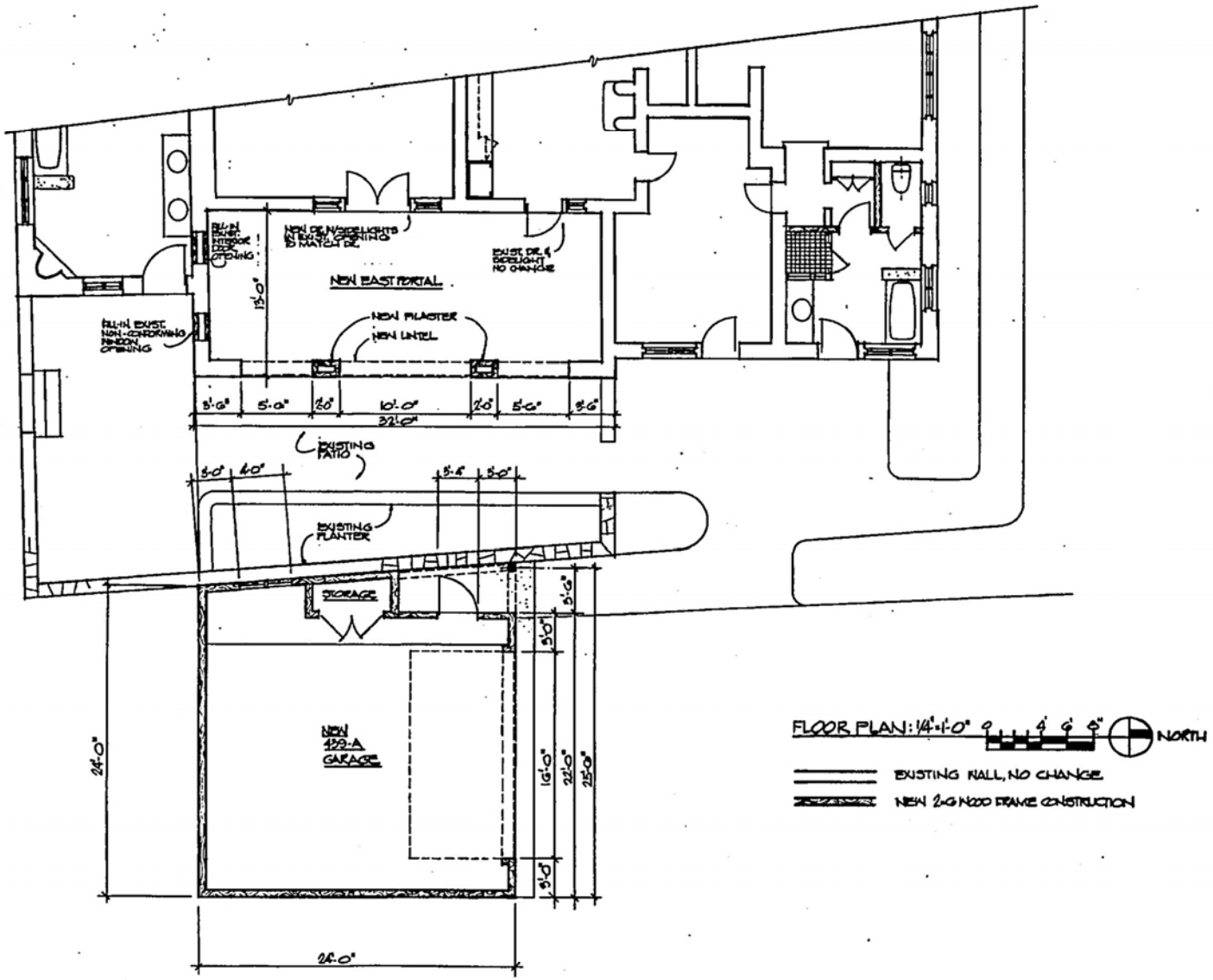
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



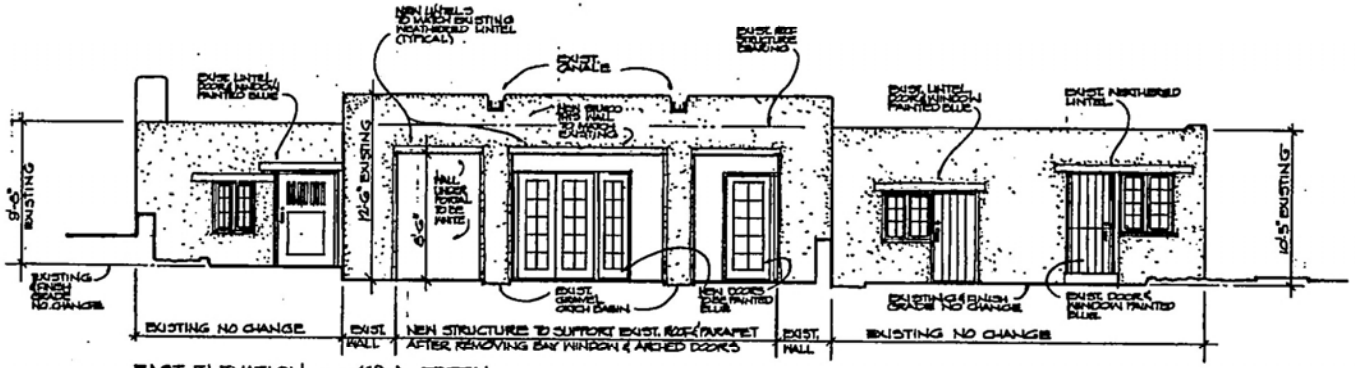
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
#429-A

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

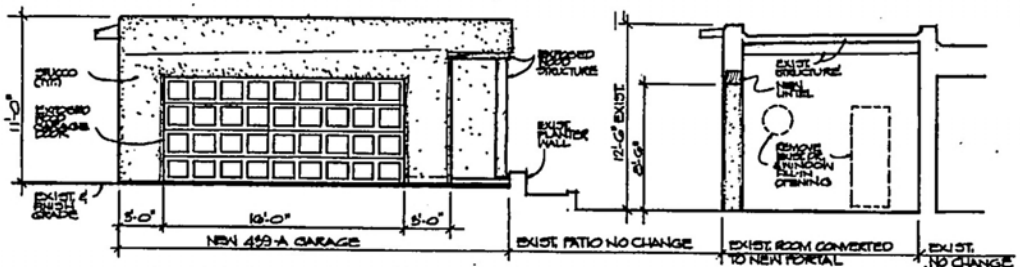
JOB #

DATE
6-15-97

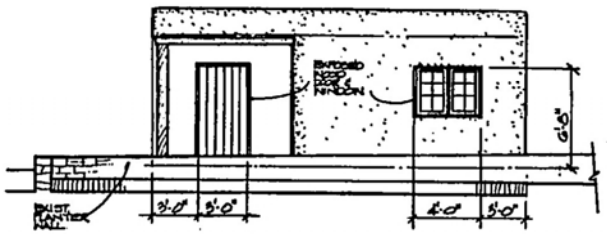
SHEET #
4



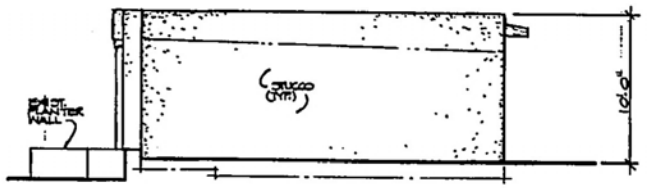
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



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



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

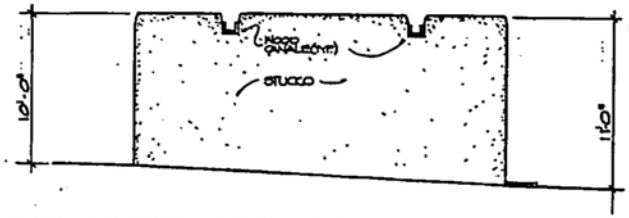


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

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



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

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

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

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

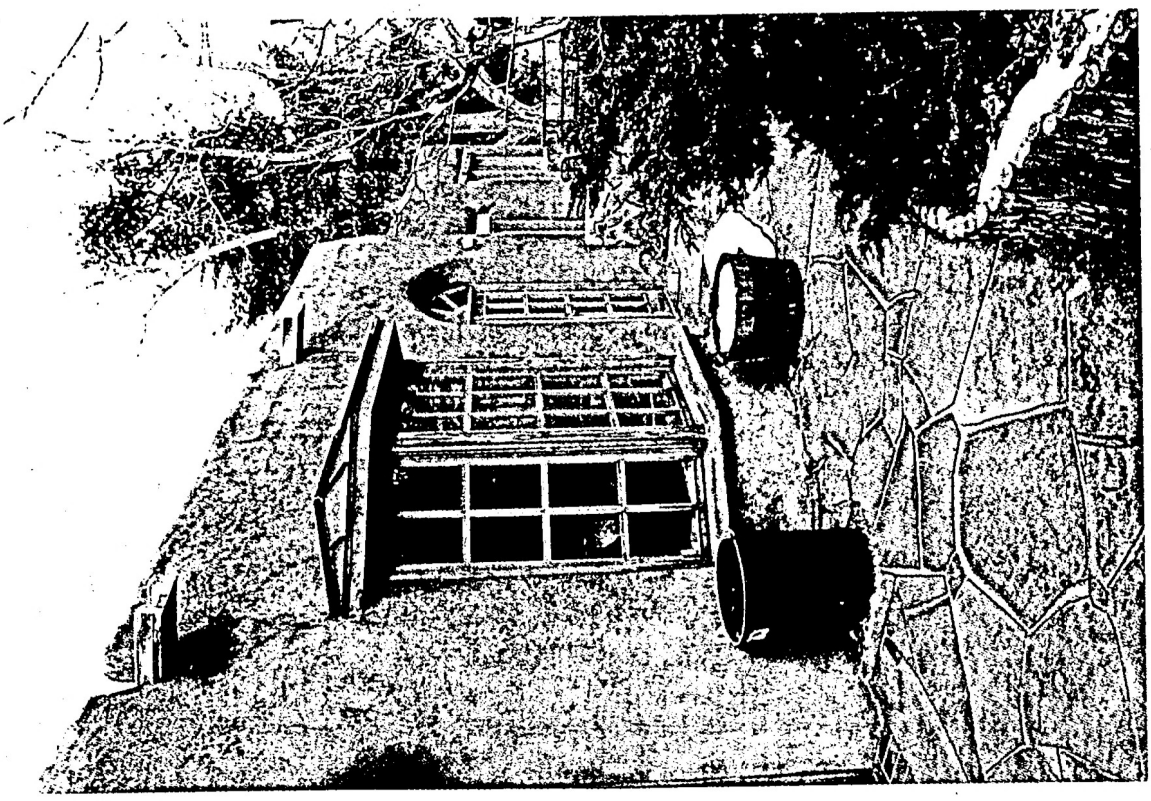
JOB#

DATE 9-18-97

SHEET# 5



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



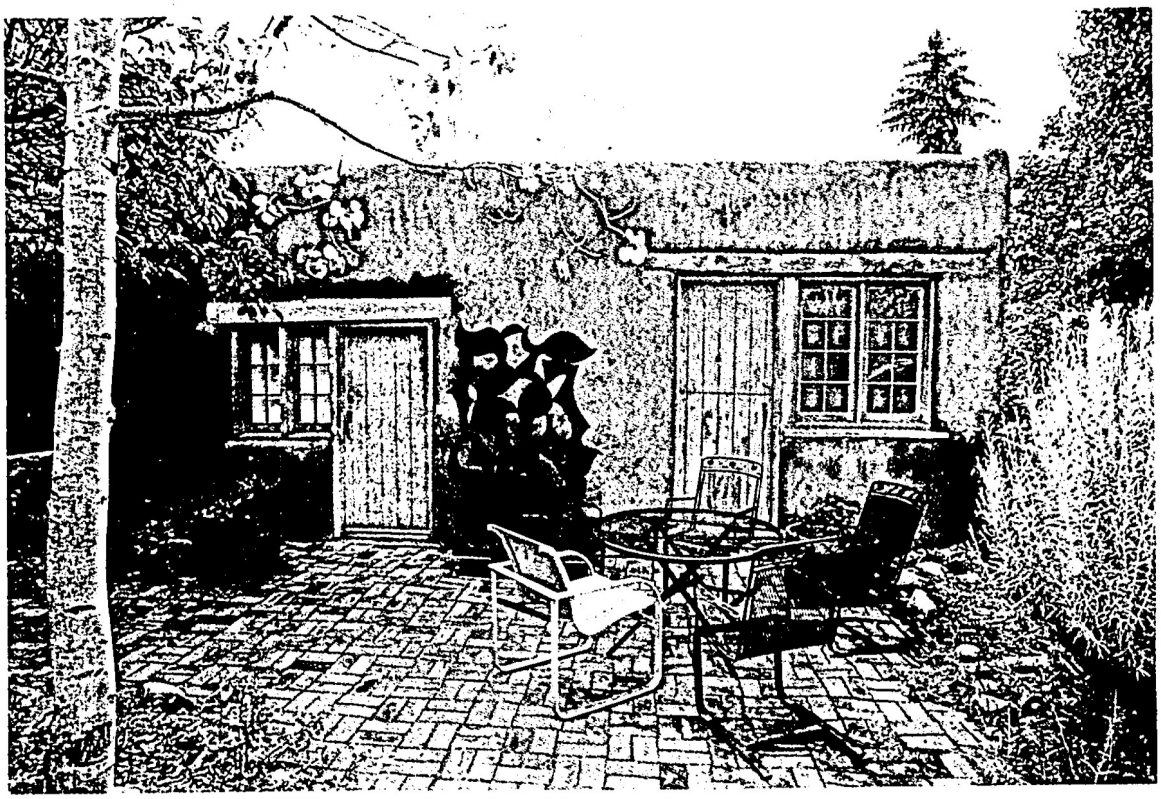
H-97-131



Southeast corner

439-A

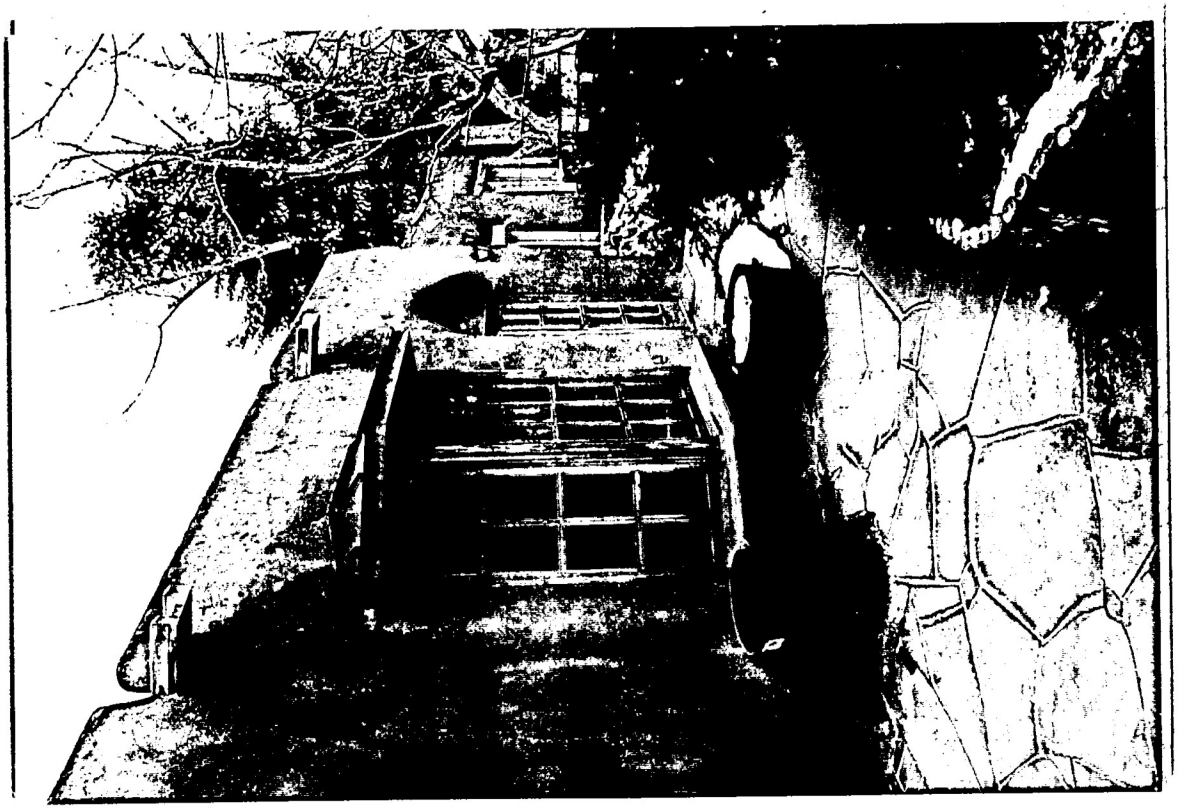
Northeast corner



H-97-131



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



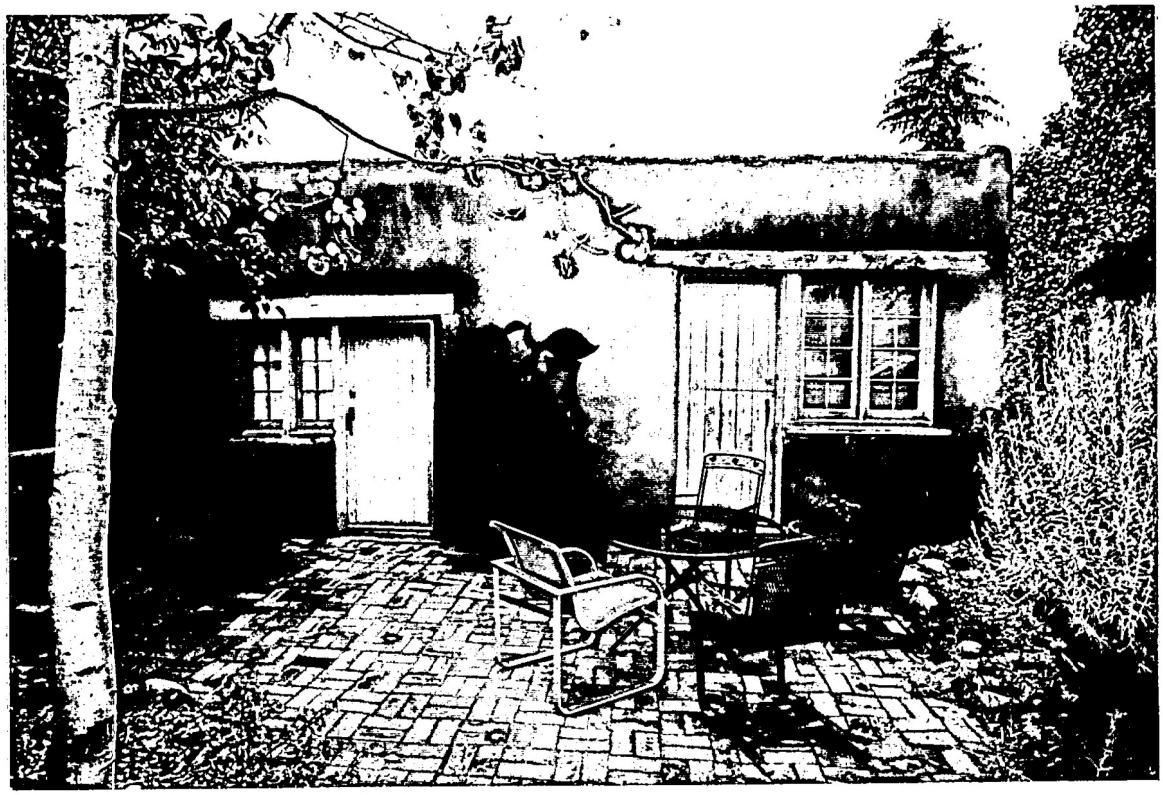
H-97-131



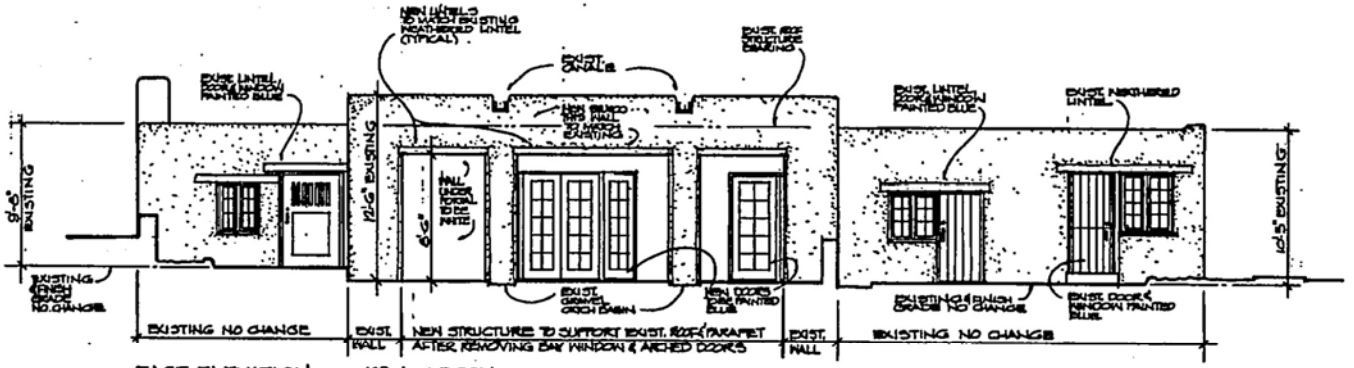
Southeast corner

439-A

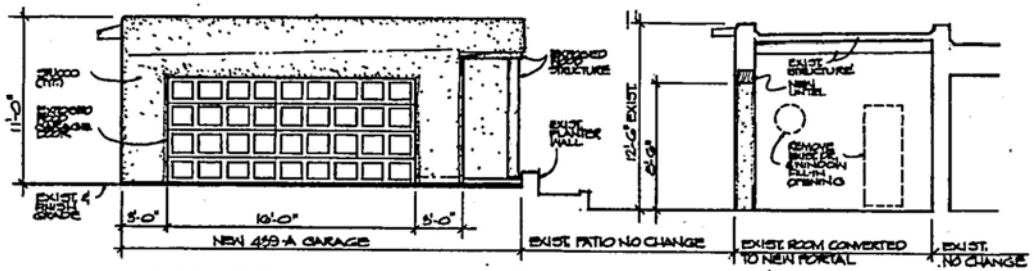
Northeast corner



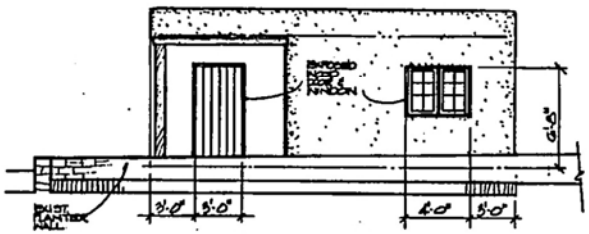
H-97-131



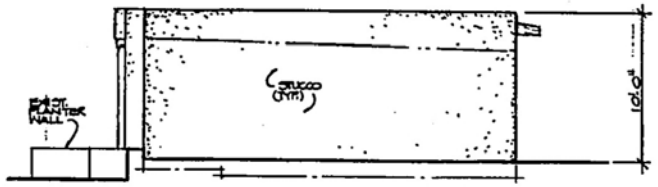
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



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



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

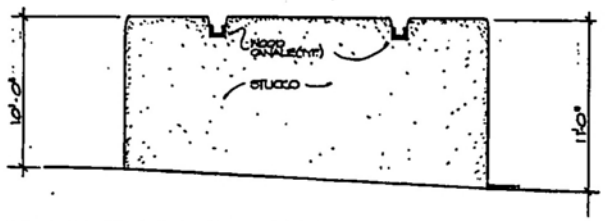


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
* SHERWIN WILLIAMS "GATE HOUSE STAIN. ALL EXPOSED WOOD STRUCTURE, GLULAM BEAM & CANALES &
* SHERWIN WILLIAMS "GATE HOUSE STAIN, THINNED 2 TO 1.



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

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501

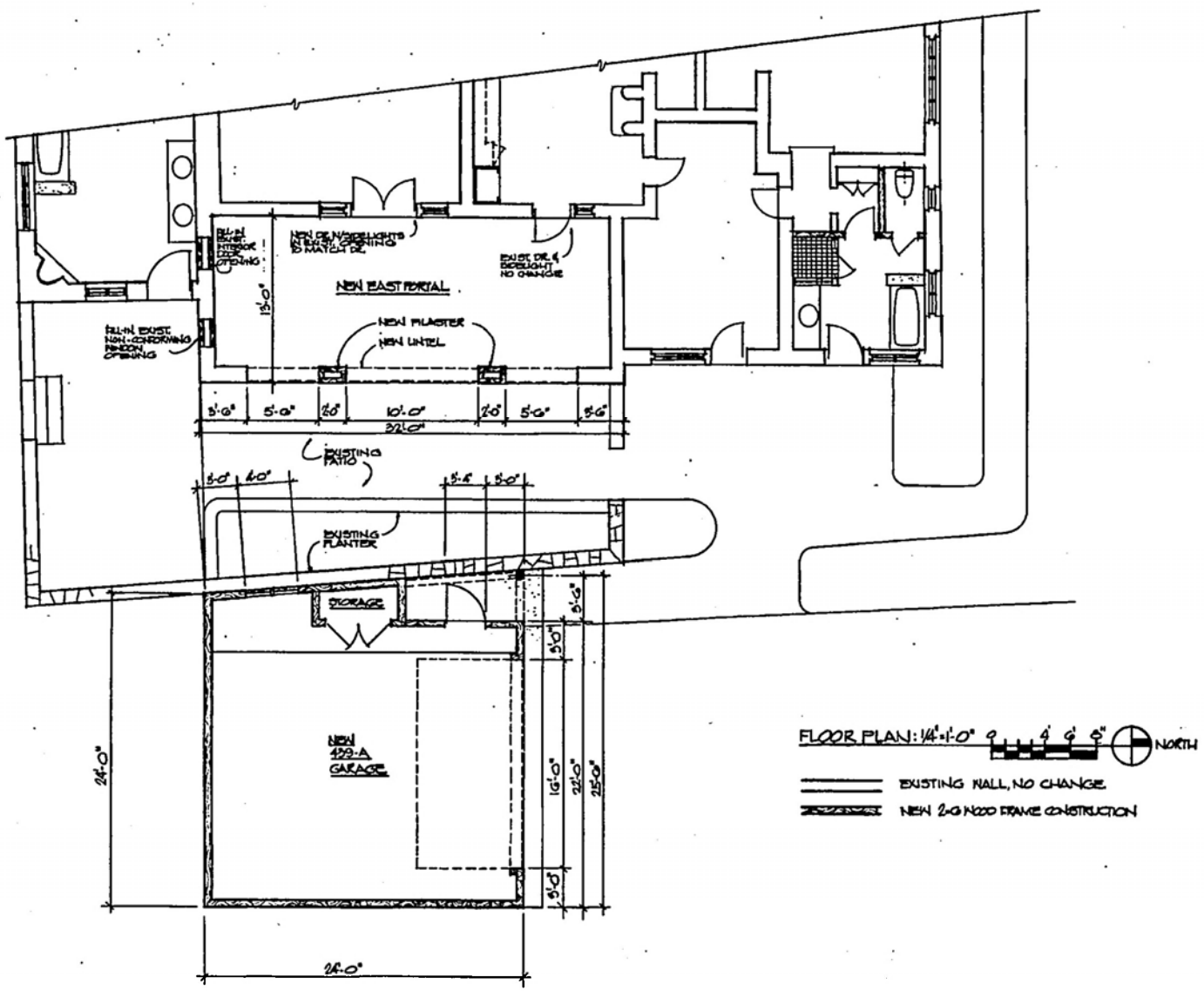
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND

JOB #

DATE
9-10-97

SHEET #
5



ARCHITECT
MICHAEL F. BAUER & ASSOCIATES

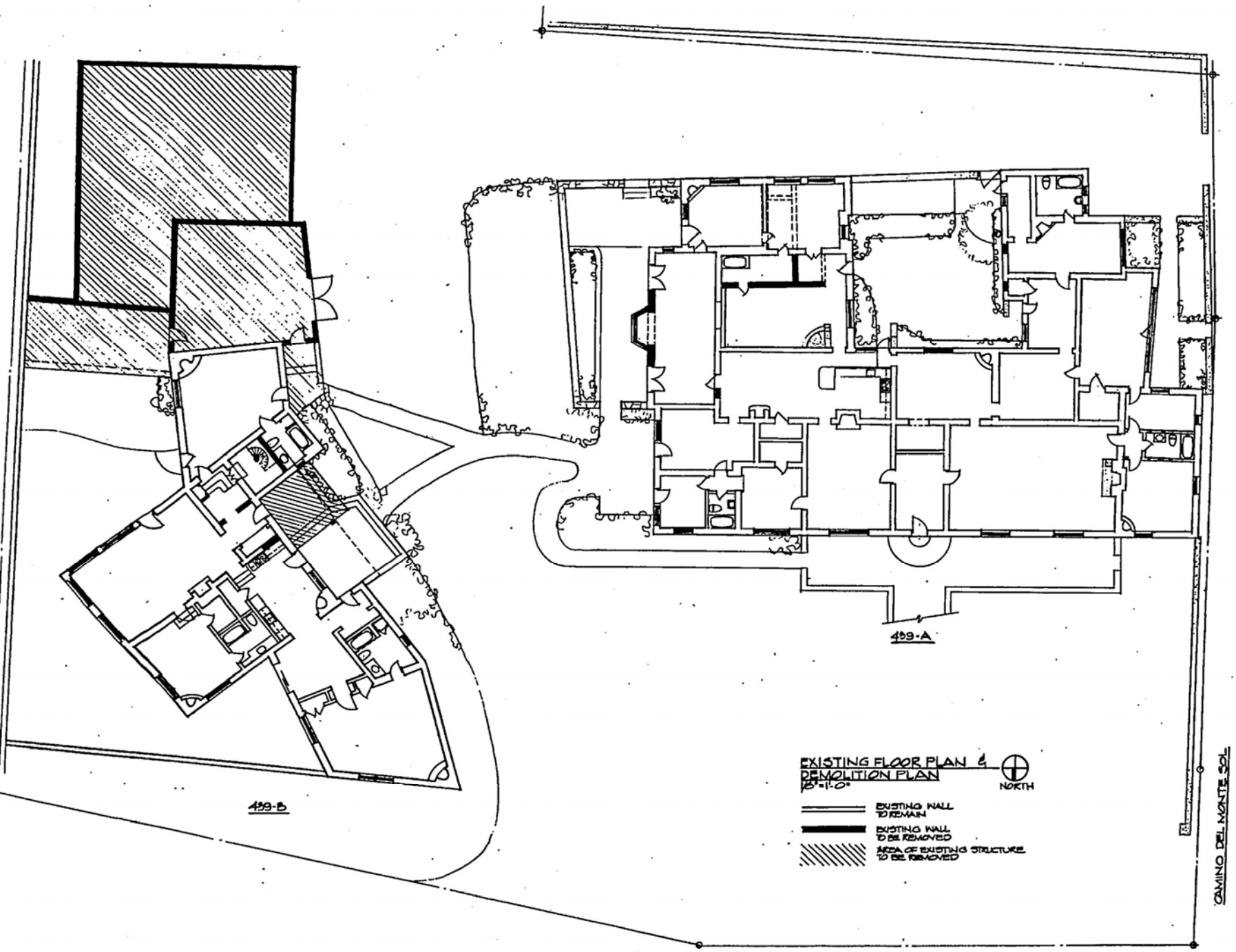
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A

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

JOB#

DATE
9-15-97

SHEET#
4



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

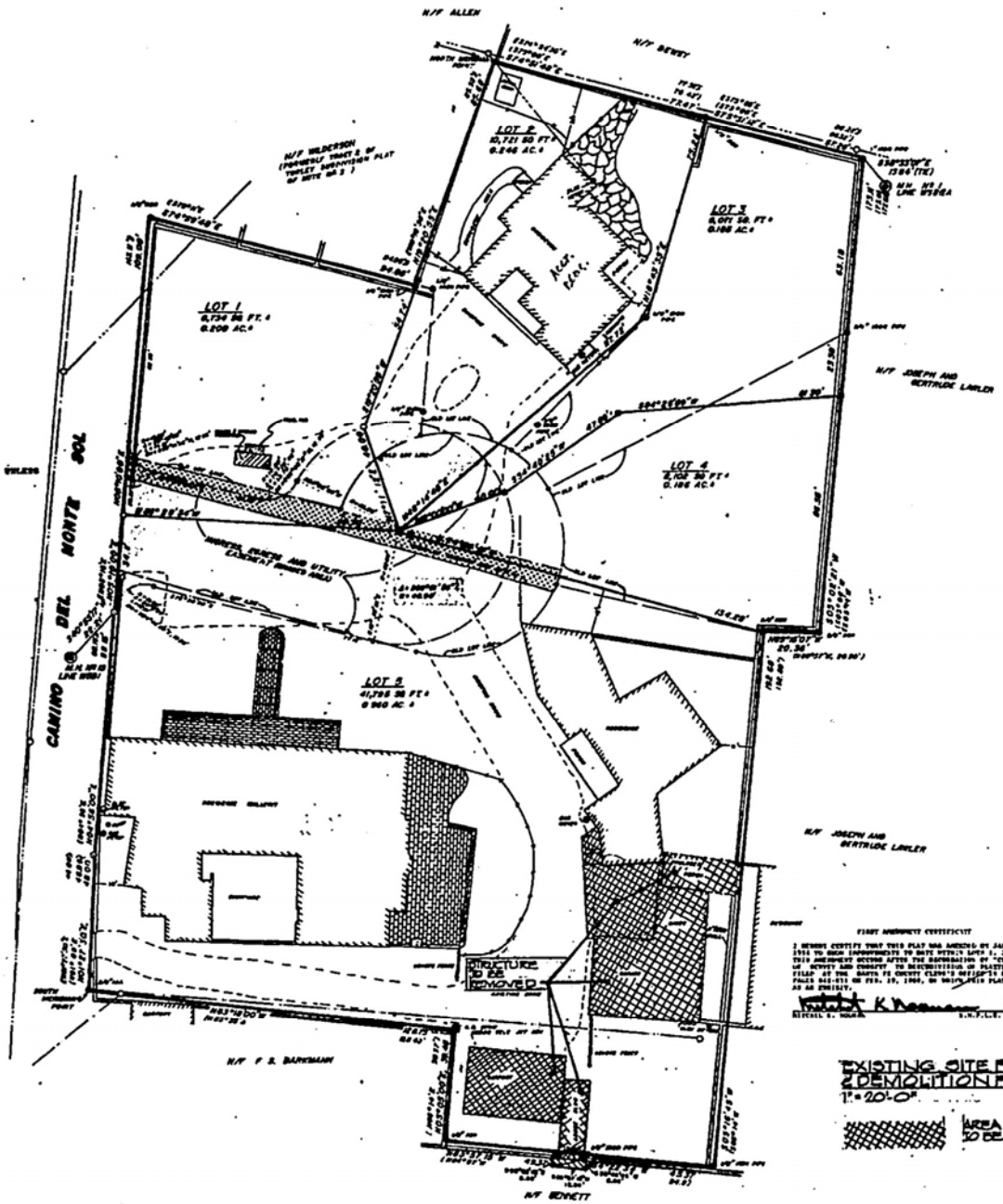
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

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

LEGEND

- DENOTES POINTS FOUND AS INDICATED.
- DENOTES POINTS SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- DENOTES CITY OF SANTA FE SANITARY SEWER MANHOLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES UTILITY POLE
- DENOTES FENCE LINE
- DENOTES EXISTING DRIVE
- DENOTES OLD LOT LINES
- DENOTES BOUNDARY OF EASEMENTS

VICINITY MAP SCALE 1" = 1500'

NOTES:

1. MERIDIAN (N11°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1978 AND FILED AT THE S.F.C.C.N. BOOK 26, PAGE 50.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-B, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE D. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER E. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1956 AND FILED AT THE S.F.C.C.N. JULY 26, 1951, BOOK 83, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1483, PAGE 016.
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 8998 MITCHEL K. HOOKAN

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 1998, BY MITCHEL K. HOOKAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1998 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4; THIS AMENDMENT EXISTED AFTER THE DEMOLITION OF "STRUCTURES OF ... NOTARY AND CONSENT" TO RESTRICTIONS OF PLATTED TRACT FILED AT THE SANTA FE COUNTY CLERK'S OFFICE ON JULY 12, 1960, IN BOOK 83 PAGE 168; THIS PLAT IS IN LIEU AS AN EXHIBIT.

MITCHEL K. HOOKAN N.M.P.L.S. No. 8998

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

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

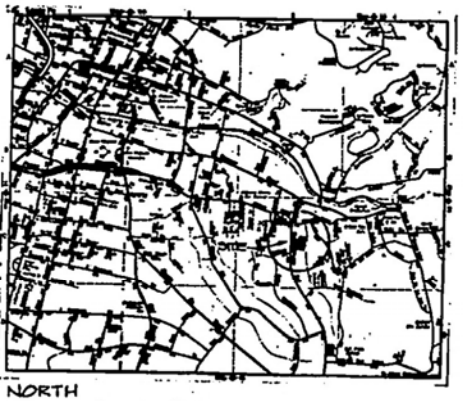
MARY ALICE COVINGTON
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

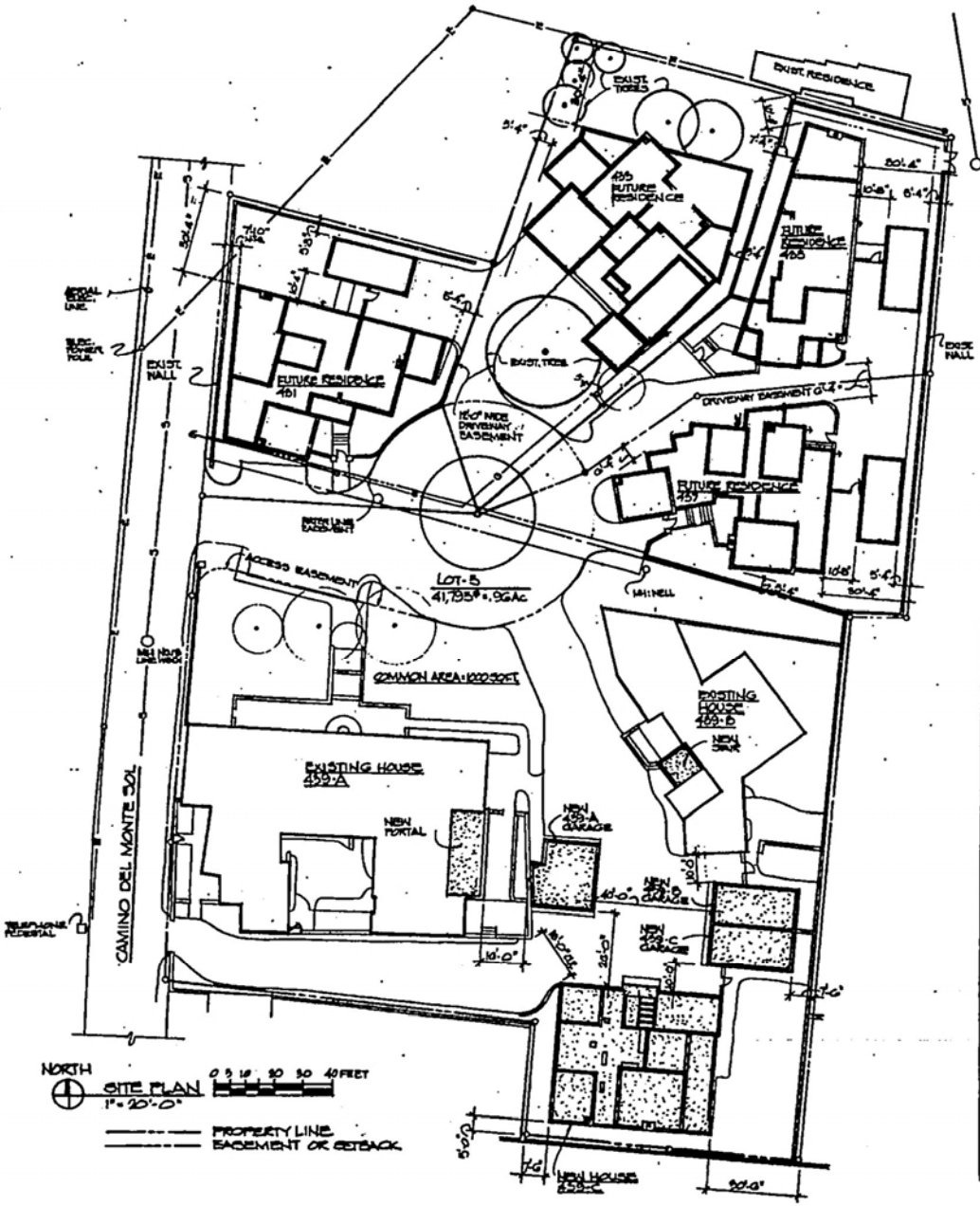
JOB#

DATE 9-16-97

SHEET # 2



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED/FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 360
6,669 SQ.FT.

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

439-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166#/41,795# = 32%

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

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

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
424 PASEO DE PERALTA, SANTA FE, NM 87501
505-988-1985

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

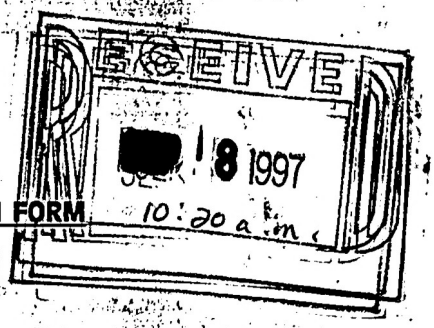
SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL ADDITION

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ⋈ Addition ⋈ Residential ⋈
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 12'-6" EXISTING

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (X) No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

_____ 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

ACTION

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

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
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Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

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

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
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Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	NOT APPLICABLE
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

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

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE

CASE #H- 97-132 ADDRESS 439 A Camino del Monte Sol (detached garage)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met. The proposed garage will not have a negative impact on the adjacent historically "significant" structure as identified in Section 14-70.73A2 SFCC 1987; therefore, Staff recommends approval.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the construction of a single-story detached garage on the eastern portion of the subject property. The applicant states the garage will be of wood frame construction with a stucco finish. The garage's height will vary from 10 feet to 11 feet from grade. The garage door will be a raised-panel wood door which will be sealed with Sherwin Williams "Gate House" stain. The proposed stucco color is El Rey "Buckskin," and all exposed wood elements will be stained to match the garage door. Window lites are true-divided-lites.

b:sr\hp\97132.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House.

The structure will be located to the east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

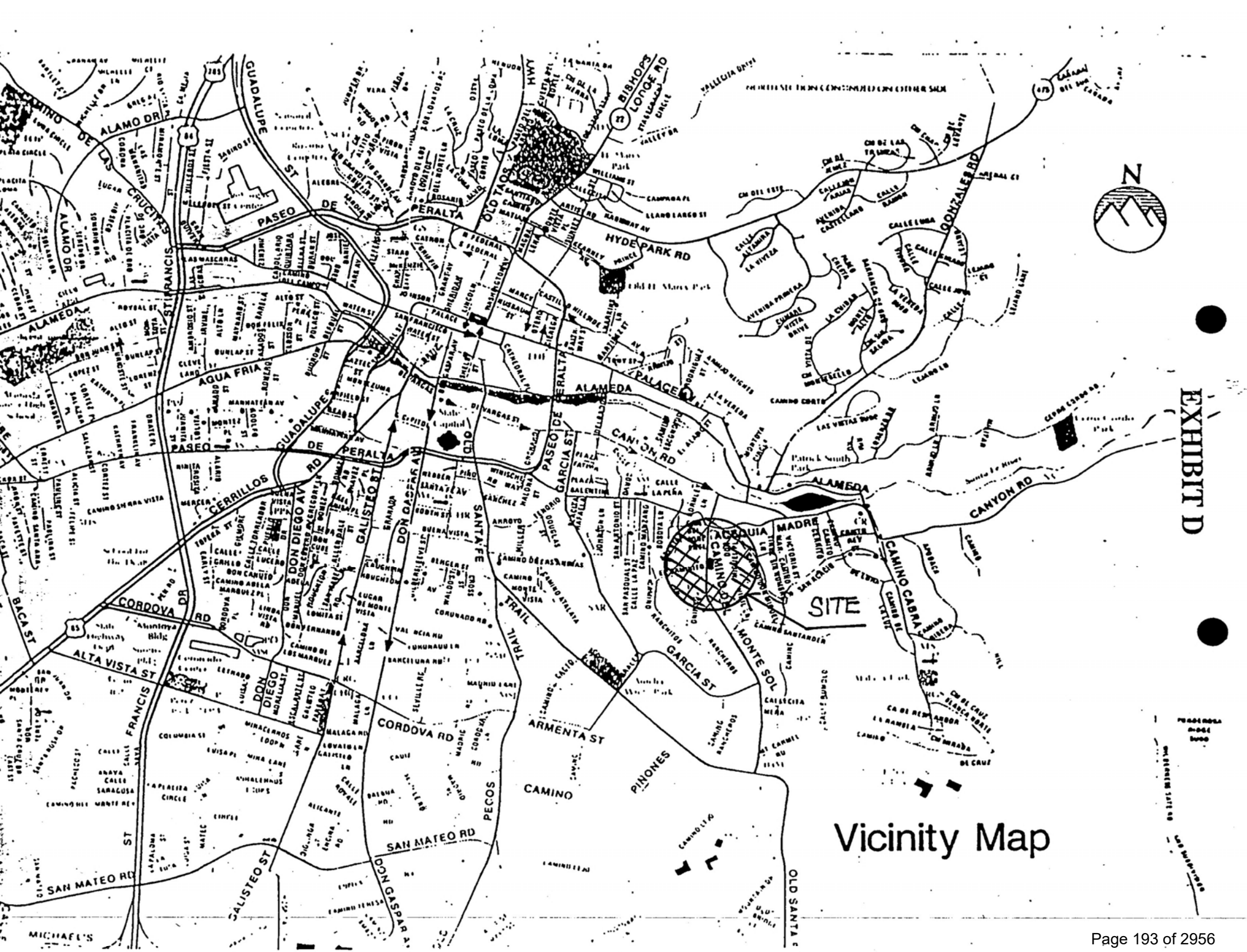
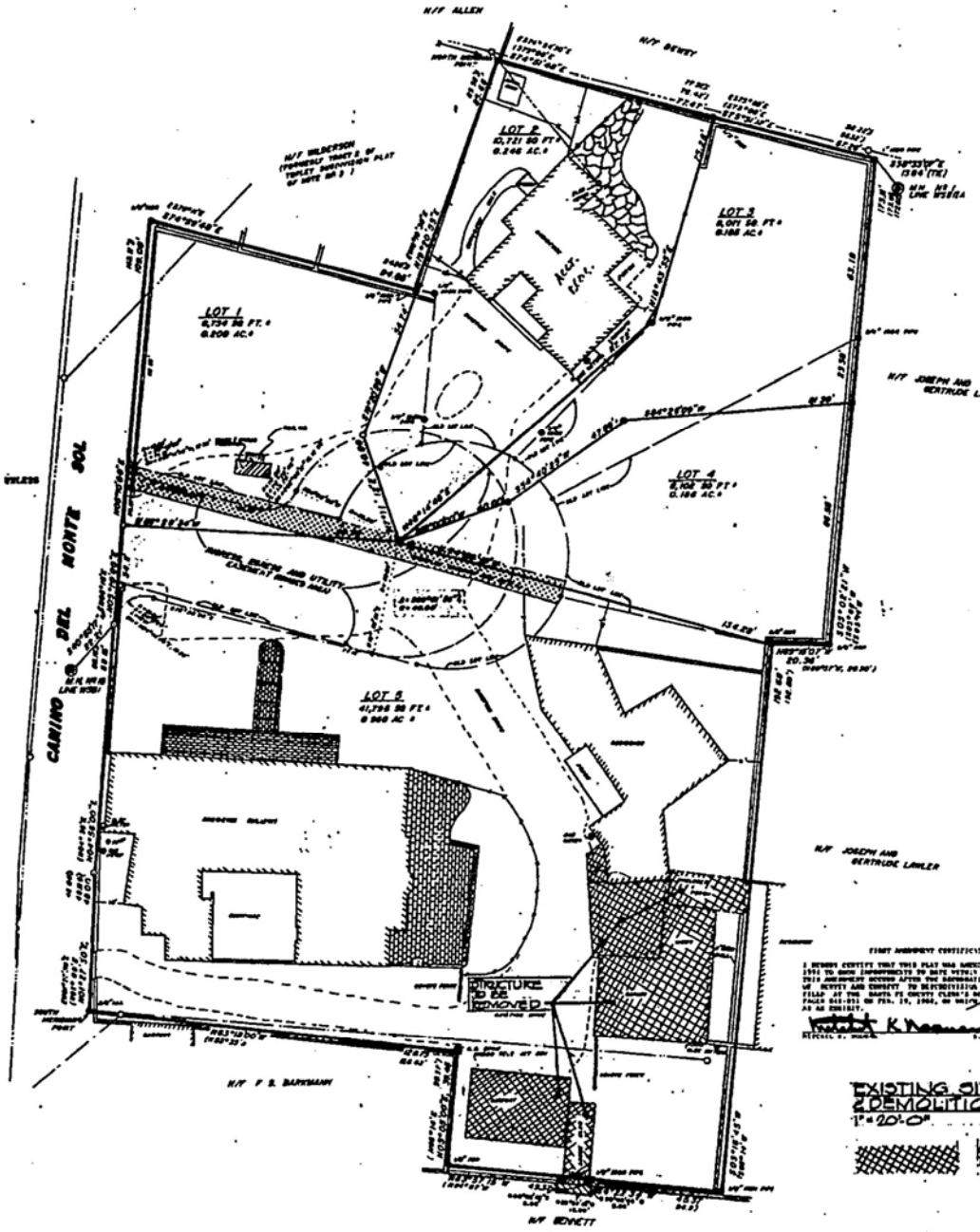


EXHIBIT D
SITE
Vicinity Map
N
ALAMEDA
PALACE
HYDE PARK RD
CANYON RD
PASEO DE PERALTA
GUADALUPE ST
CERRILLOS RD
CORDOVA RD
SAN MATEO RD
ARMENTA ST
GARCIA ST
CAMINO MONTE SOL
CAMINO CABRA
ACEQUIA MADRE
OLD SANTA FE TRAIL
DON GASPAR AV
DON DIEGO AV
GALISTEO ST
SANTA FE TRAIL
PASEO DE GARCIA ST
ALAMO DR
ALTA VISTA ST
BACA ST
AQUA FRIA
BISHOPS LODGE RD
GONZALES RD
OLD SANTA FE TRAIL
CAMINO DE LOS PINONES
PECOS TRAIL



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT BOTH NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

EXISING

N

SCALE 1" = 20'

LEGEND

- FOUND AS INDICATED.
- SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS
- CITY OF SANTA FE SANITARY SEWER MANHOLE
- STORMWATER UTILITY LINE
- UTILITY POLE
- FENCE LINE
- EXISTING DRIVE
- OLD LOT LINES
- BOUNDARY OF EASEMENTS

VICINITY MAP SCALE 1" = 1500'

NOTES:

1. MERIDIAN (N13°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY BRUNOS RIVERA, N.M.P.L.S. NO. 3140, DATED FEB-JUNE 1979 AND FILED AT THE S.F.C.C.N. BOOK 90, PAGE 30.
2. (DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER E. TORLEY, DATED JUNE 12, 1950, SURVEY NUMBER 45E76-S.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1950 AND FILED AT THE S.F.C.C.N. JULY 25, 1951, BOOK 63, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABATH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 443, PAGE 346
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 9698 MITCHEL E. BOOMAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1997, BY MITCHEL E. BOOMAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED BY JANUARY 12, 1998 TO SHOW IMPROVEMENTS TO BOTH WITHIN LOTS 1, 2, 3 & 4, THIS AMENDMENT OCCURED AFTER THE RECORDATION OF CERTIFICATE OF SURVEY AND CONSENT TO SUBDIVISION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE TO BOOK 357, PAGES 041-051 ON FEB. 19, 1998, OF WHICH THIS PLAT IS NOW AS AN EXHIBIT.

MITCHEL E. BOOMAN N.M.P.L.S. No. 9698

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

MARY ALICE COVINGTON
SANTA FE, NEW MEXICO
439-A-B-C

DALER & ASSOCIATES
P.O. BOX 1986
SANTA FE, NM 87504
505 983-4551

EXISTING SITE PLAN & DEMOLITION PLAN

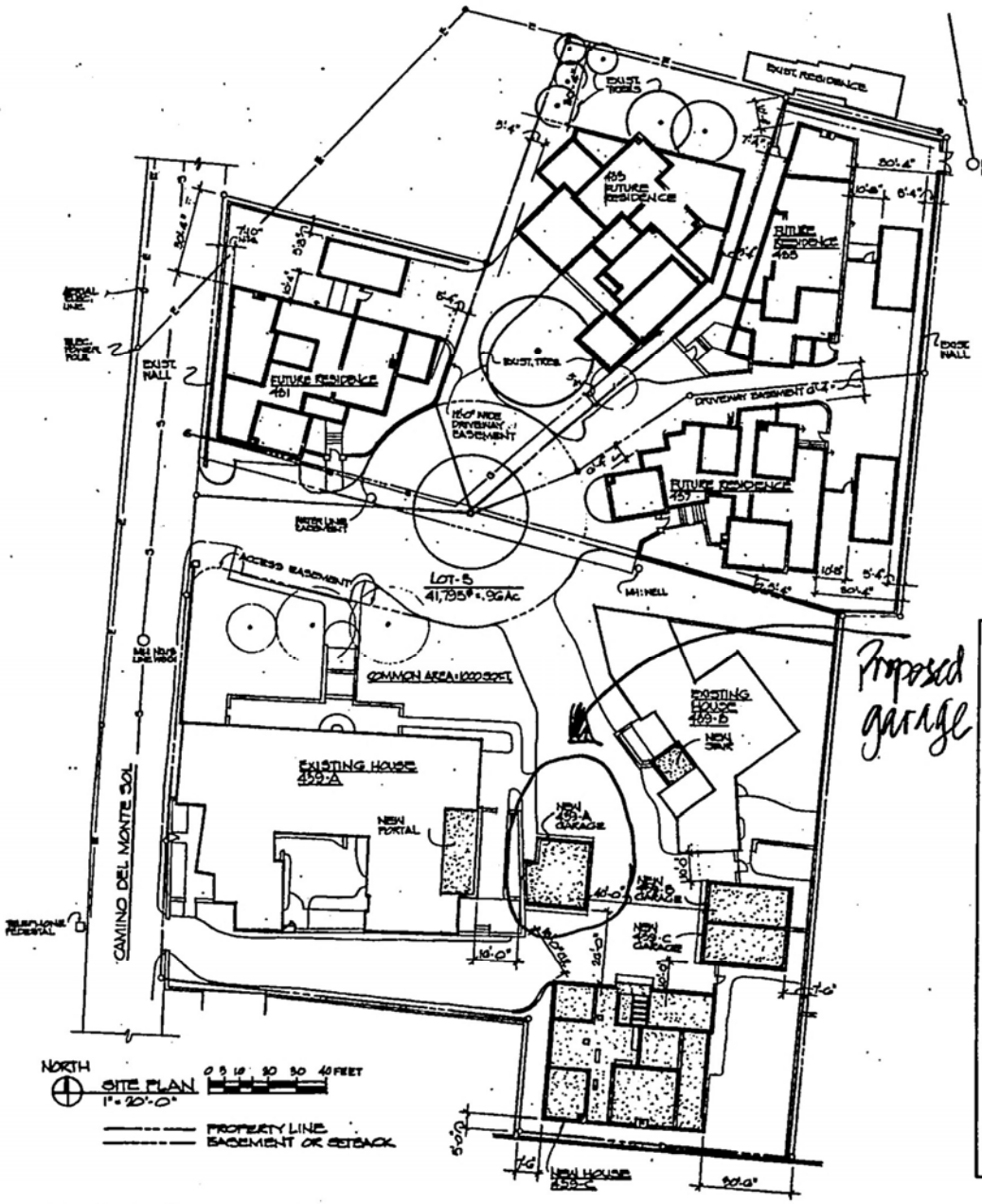
JOB #

DATE 5-16-97

SHEET 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 50 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-5 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED/FINISHED: 5,730 SQFT.
GARAGE/STORAGE: 573
PORTAL: 860
6,663 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,340 SQ.FT.
GARAGE/STORAGE: 300
PORTAL: 450
3,190 SQ.FT.

LOT COVERAGE:
6,663 SQ.FT. + 3,190 SQ.FT. / 41,795 SQ.FT. = 21%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS = 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, N.M. 87501
[redacted]

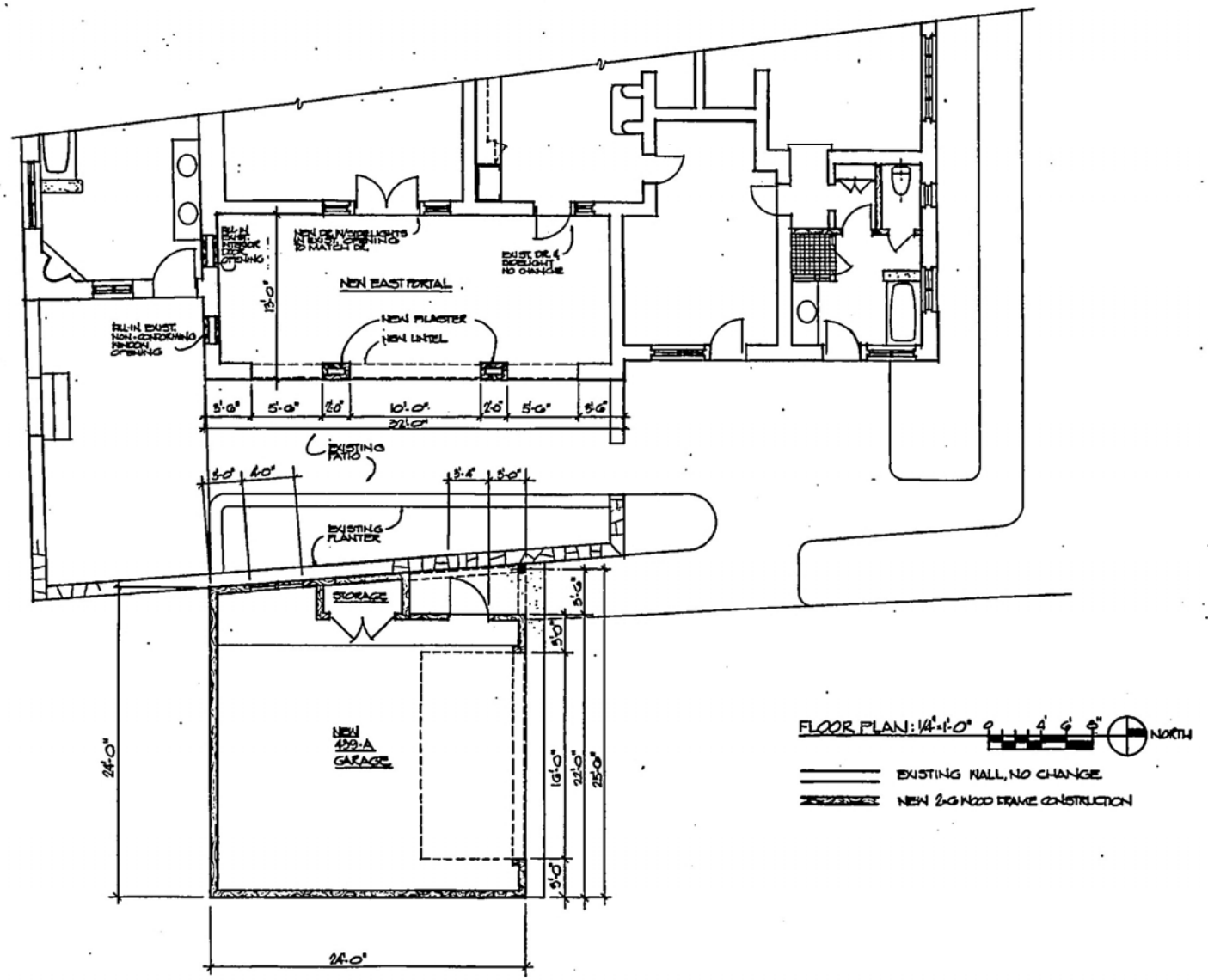
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, N.M.
459-A-B-C

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE
9-15-97

SHEET #
1



STATE OF NEW MEXICO
MICHAEL F. BAUER
NO. 770
REGISTERED ARCHITECT

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1434 EUGENIO DE PARADA SANTA FE, NM 87501
505-988-1993

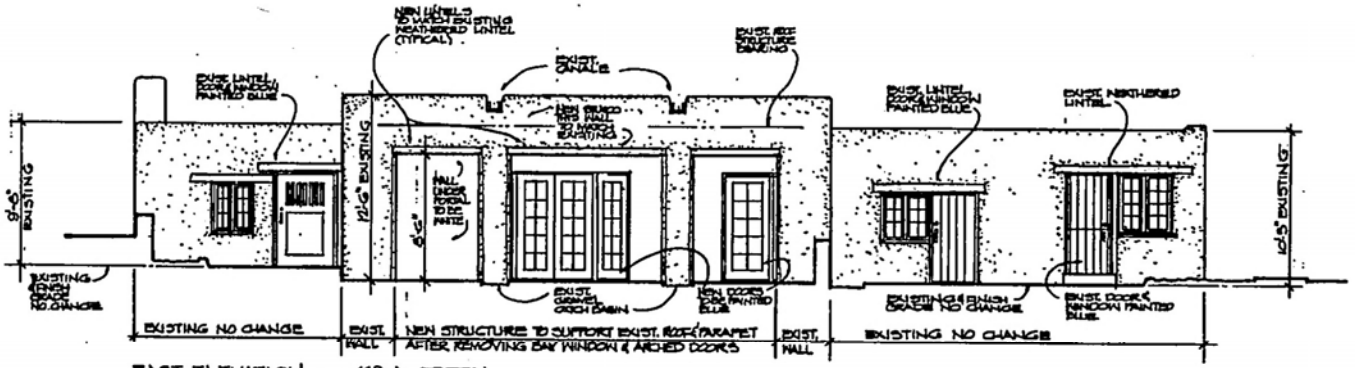
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

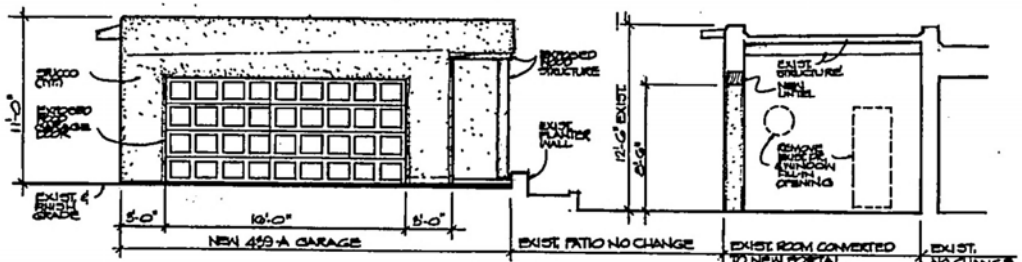
JOB#

DATE
9-15-97

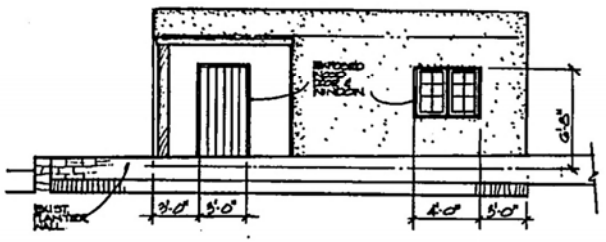
SHEET#
4



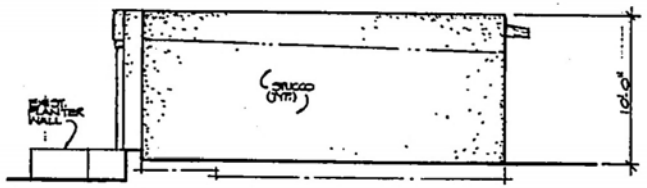
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

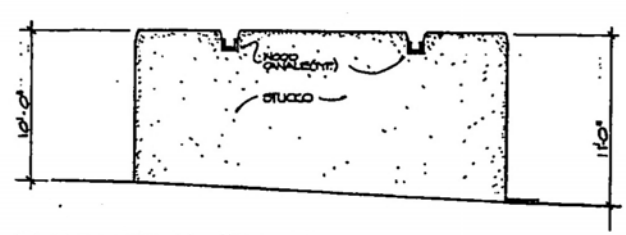


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT: MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PARANTA SANTA FE, NM. 87501
505-988-1903

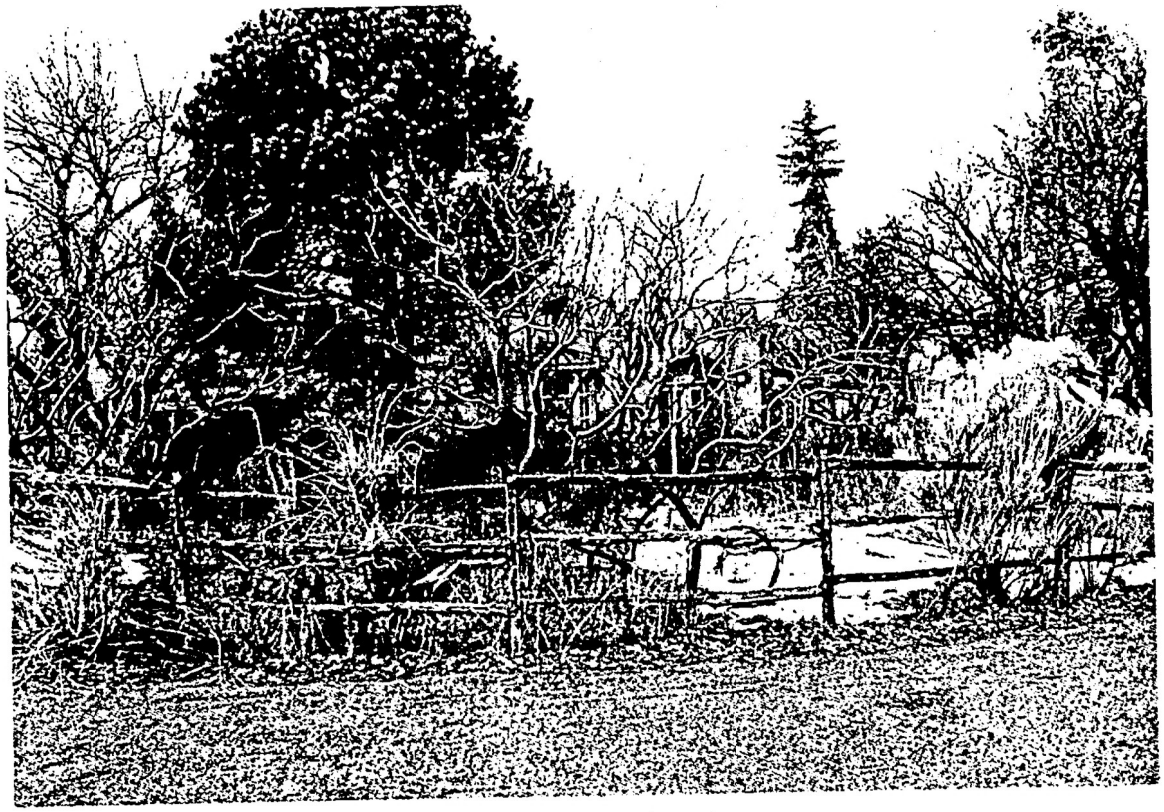
[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE: EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

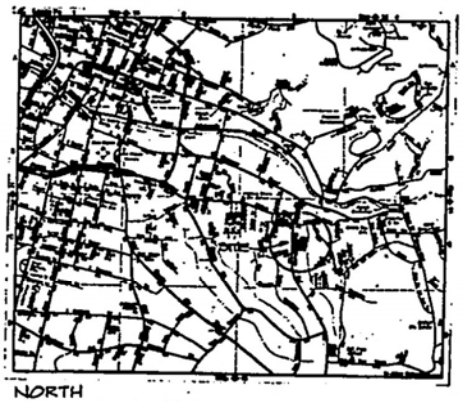
DATE 9-18-97

SHEET# 5

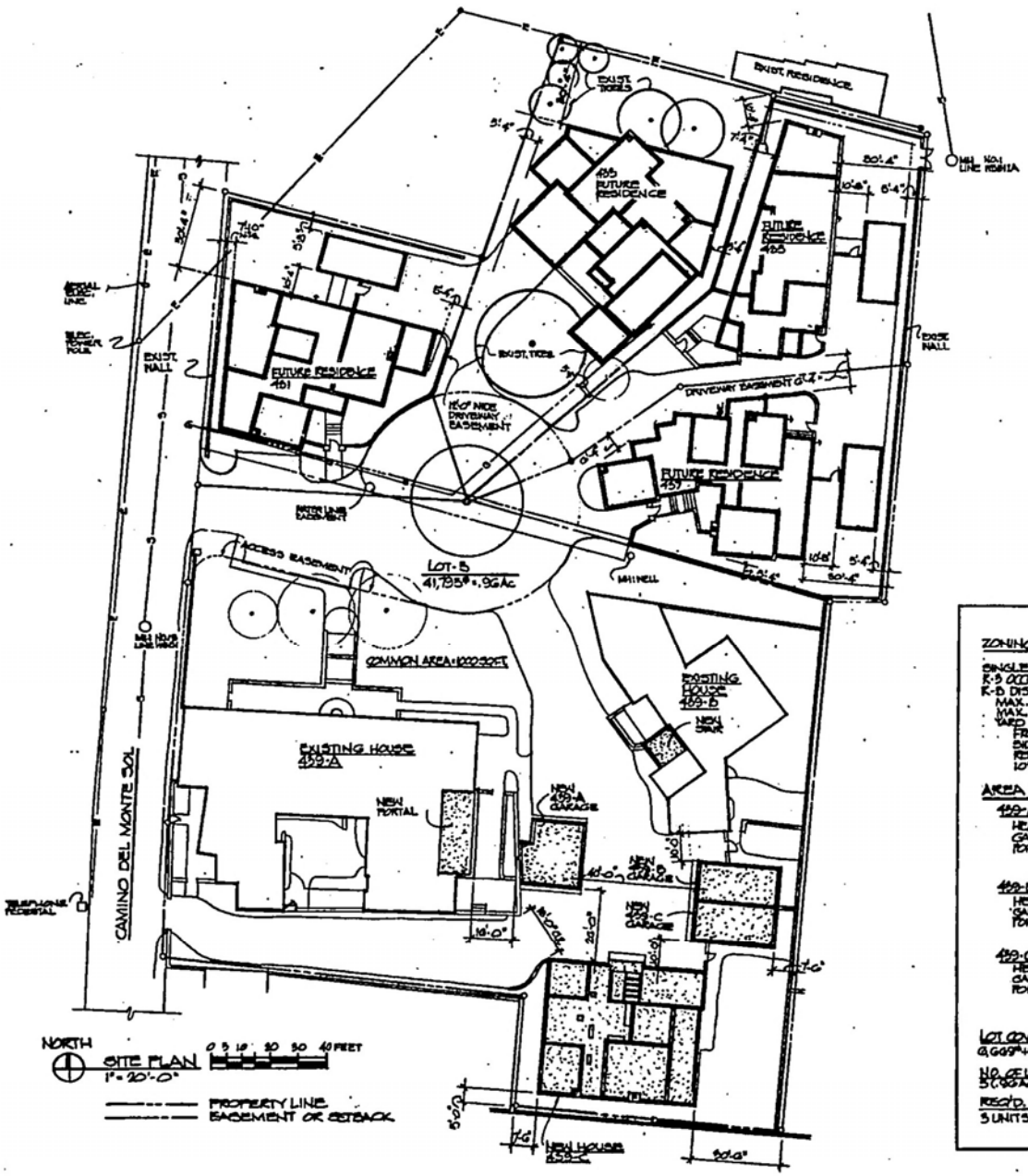


439-A Garage Site

H-97-132



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-B DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED & FINISHED: 5,730 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 360
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

ARCHITECT:
MICHAEL P. BAUER & ASSOCIATES
434 PASEO DE PERALTA SANTA FE, NM 87501
505-988-1985

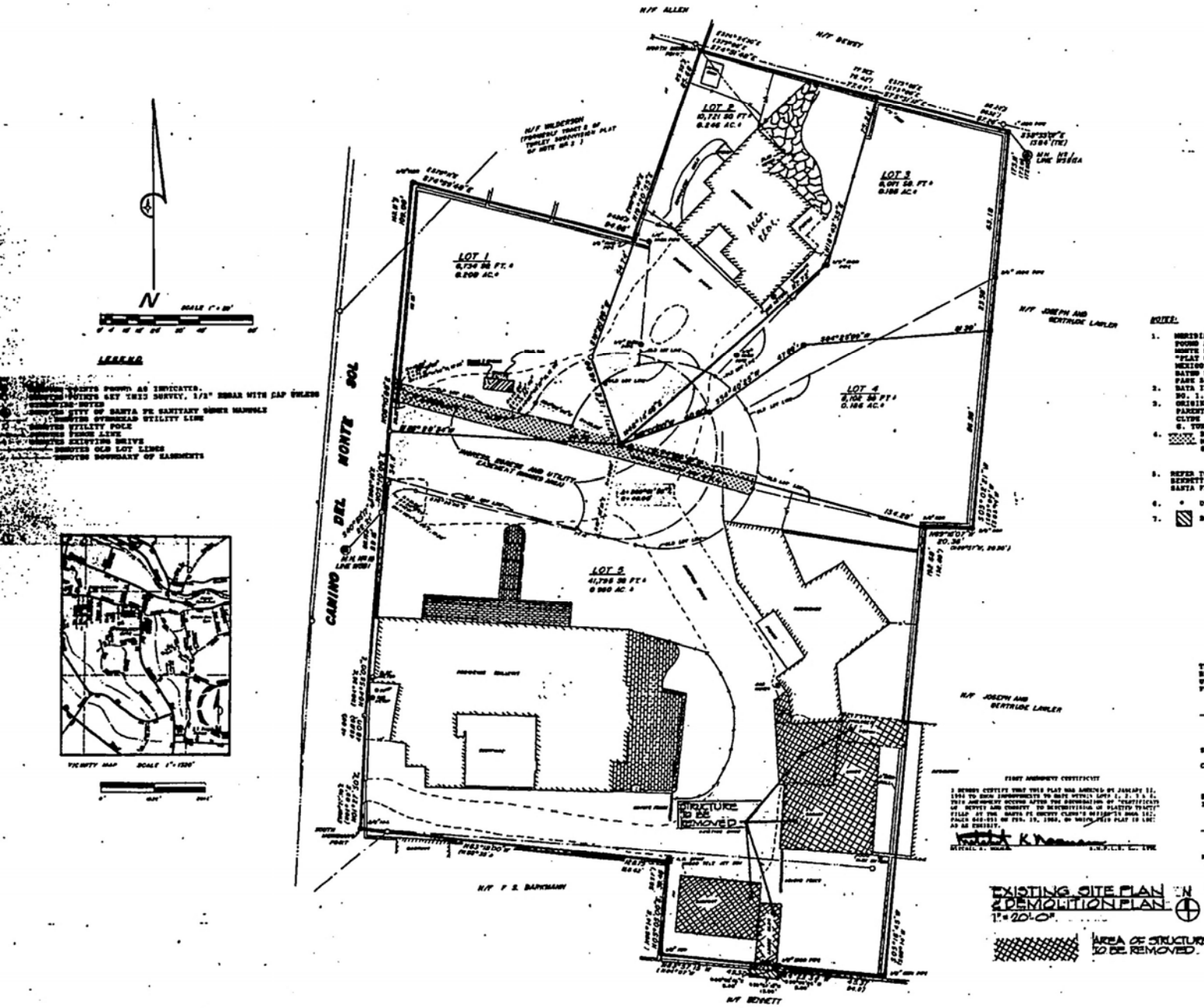
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

SHEET TITLE
SITE PLAN: LOT-B
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N72°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 58.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-3, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49676-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 643, PAGE 301-306
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/15/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO }
} S.S.
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 1996, BY MITCHEL K. NOONAN.

E. Gabriel E. Hassen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1996 TO SHOW IMPROVEMENTS TO MAKE WITHIN LOTS 1, 2, 3 & 4, THIS AMENDMENT SECURE AFTER THE DECLARATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIPTION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 162, PAGES 848-851 ON FEB. 19, 1988, ON WHICH THIS PLAT IS LOST AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

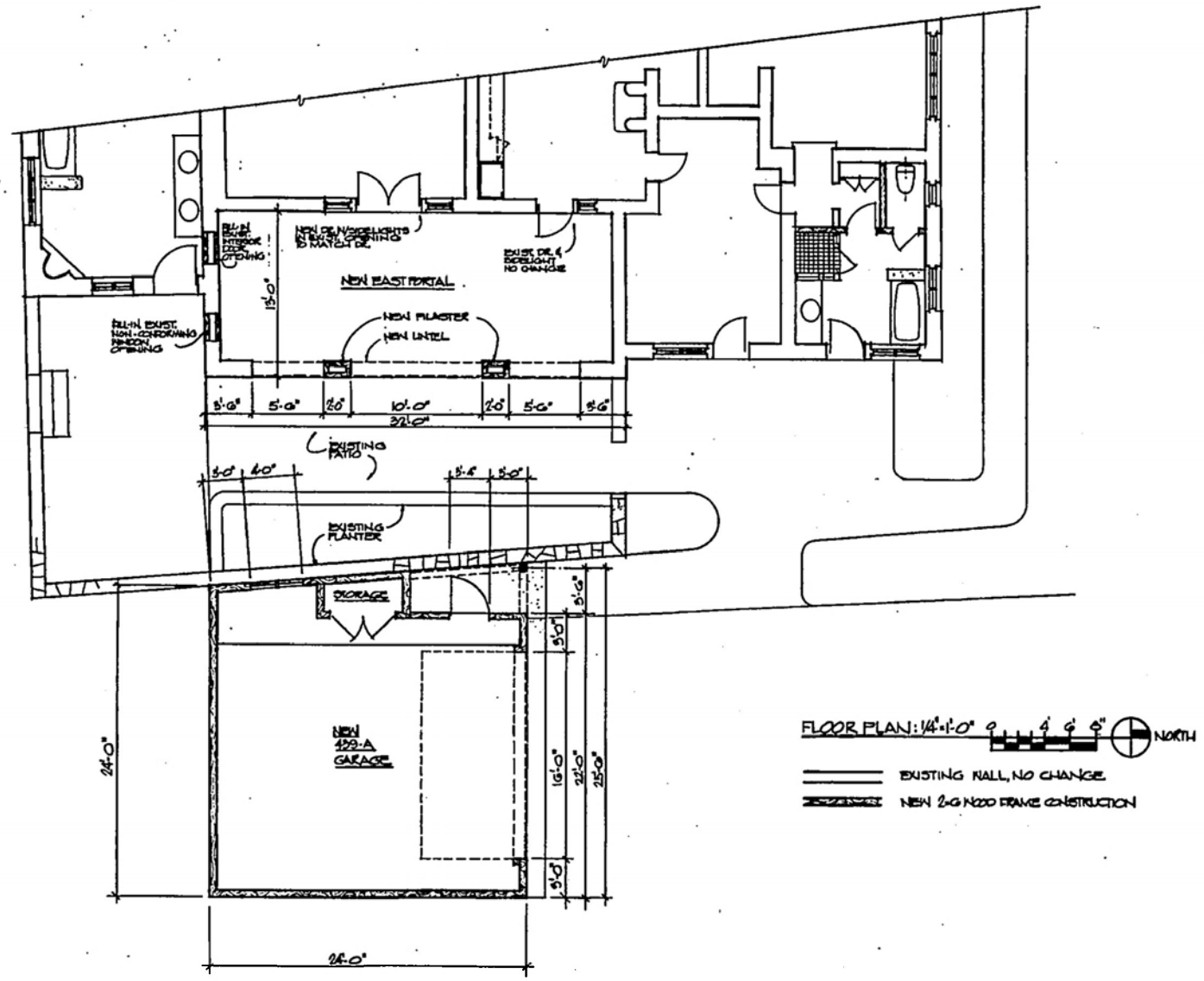
ARCHITECT: MARY ALICE COMPOLO
439-A-B-C

SHEET TITLE: EXISTING SITE PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-97

SHEET # 2



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

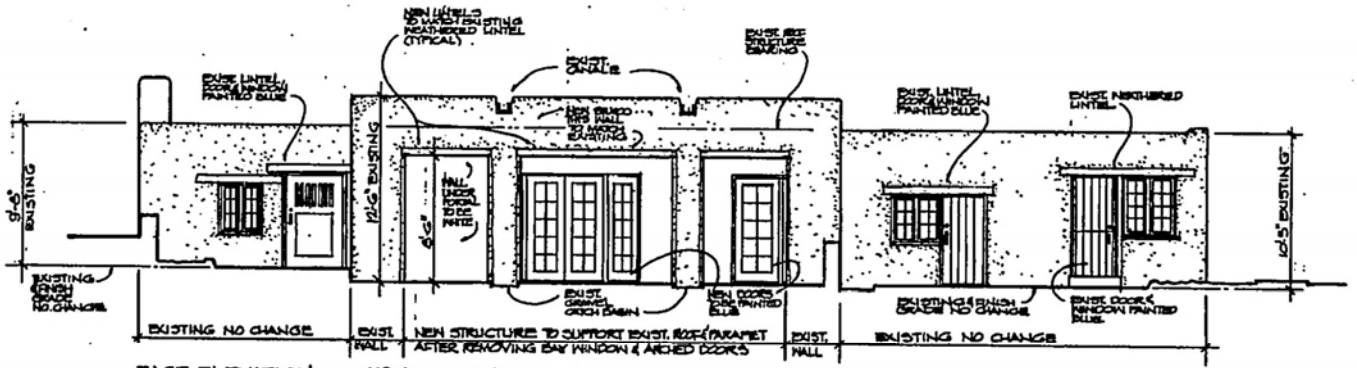
MARY AUSTIN COMPOUND
429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

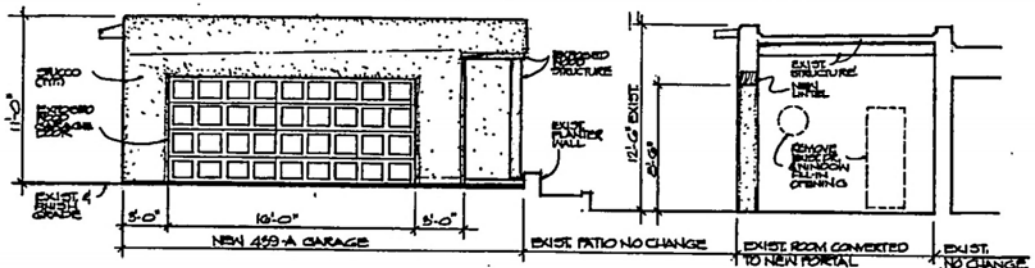
JOB#

DATE
8-16-97

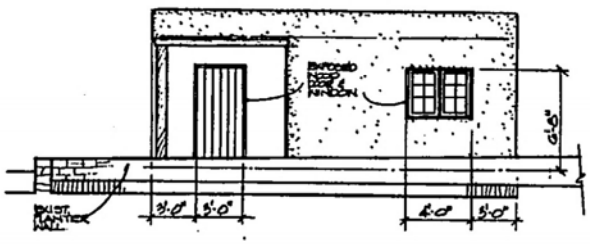
SHEET#
4



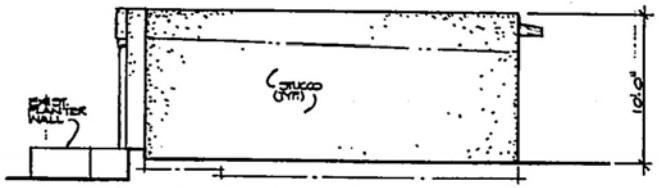
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

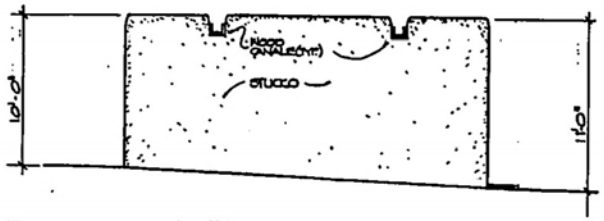


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, GLULAM BEAM & CANALLES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1451 PASEO DE PERALTA, SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF NEW PORTAL AND

JOB#

DATE
3-15-97

SHEET#
5



439-A Garage Site

H-97-132

RECEIVED
[illegible] 8 1997
10:20 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: GARAGE FOR 439-A

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 11'-0" MAX.

Have you met with the appropriate zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Michael F. Bauer 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen — 825 El Caminito
Santa Fe, NM 87501 — (505) 9888961

AP- Bauer, Michael — 1424 Paseo De Peralta
Santa Fe, NM 87501 — (505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE
HISTORIC DIST SURVEY NUMBER	7270
AGE OF STRUCTURE	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	COMMERCIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-171 ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design, preservation, and height have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the following renovation treatments: the removal of bay windows and French doors on the east elevation thereby creating a portal and restoring the historic profile of that elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the rear (south) of the building.

As noted on the New Mexico Building Inventory Form, the east elevation has been altered. The proposed work will not involve the removal of any historic fabric or character; therefore, the historic status will be retained (Section 14-70.73A1 SFCC 1987). The proposed portal structure will return the building to its original footprint on that elevation. The proposed yard wall is within the 6-foot height allowed per Section 14-70.20B2c SFCC 1987.

b:sr\hp\97171.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H 1.2.1

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

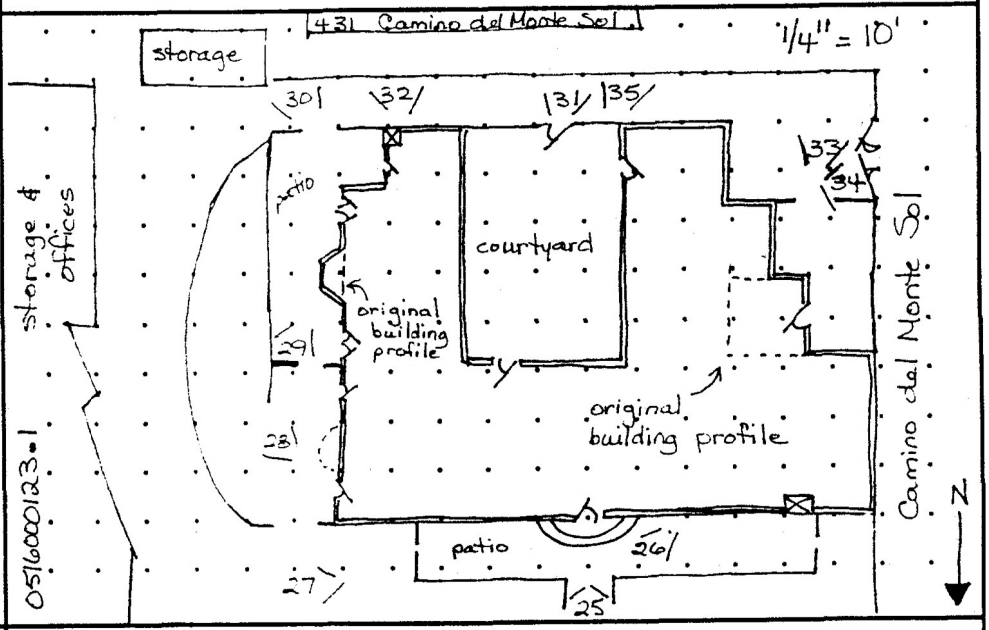
___ YES X NO

PHOTO



#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

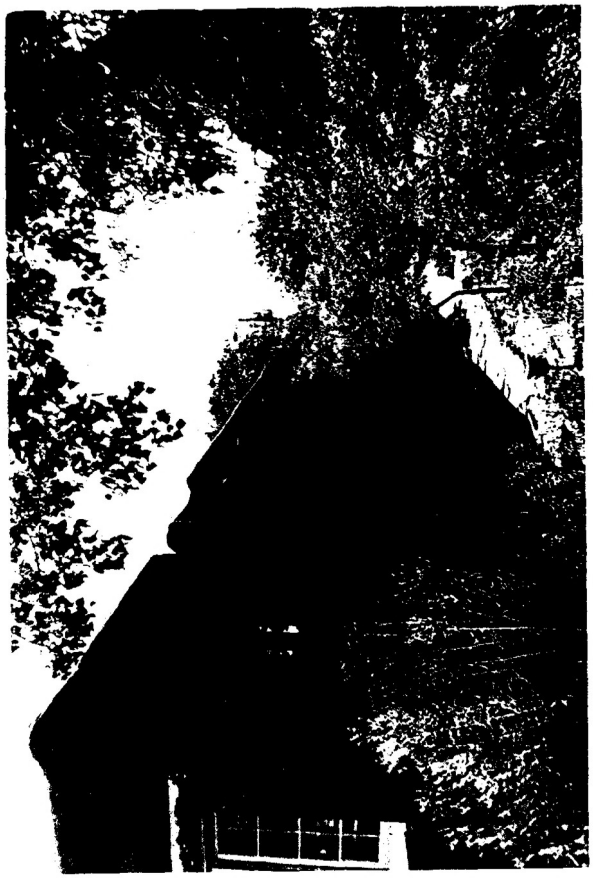
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2, 3, 4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas – appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



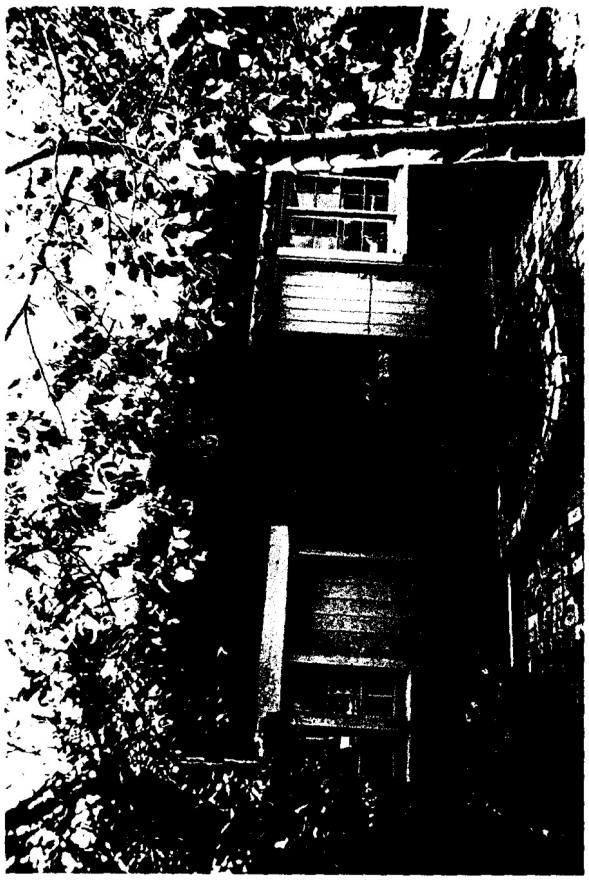
#27 from northeast

IDENTIFICATION

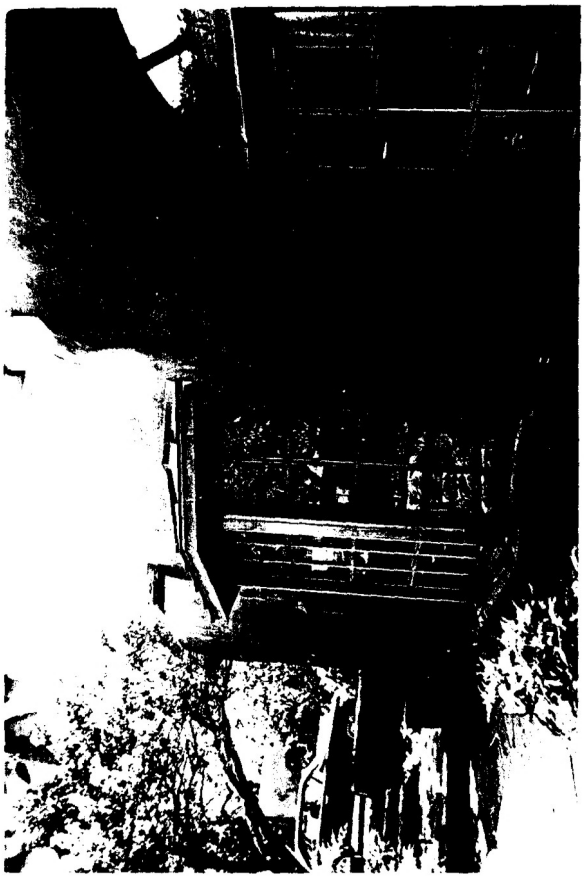
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#35 courtyard gate, south



#31 courtyard, south



#32 partial south elevation

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#33 from southwest



#34 partial west elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol, Unit 1 & 2

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a two unit condominium.

The major exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The other change is to construct a dividing yard wall in the South Courtyard at the same height as the existing wall.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

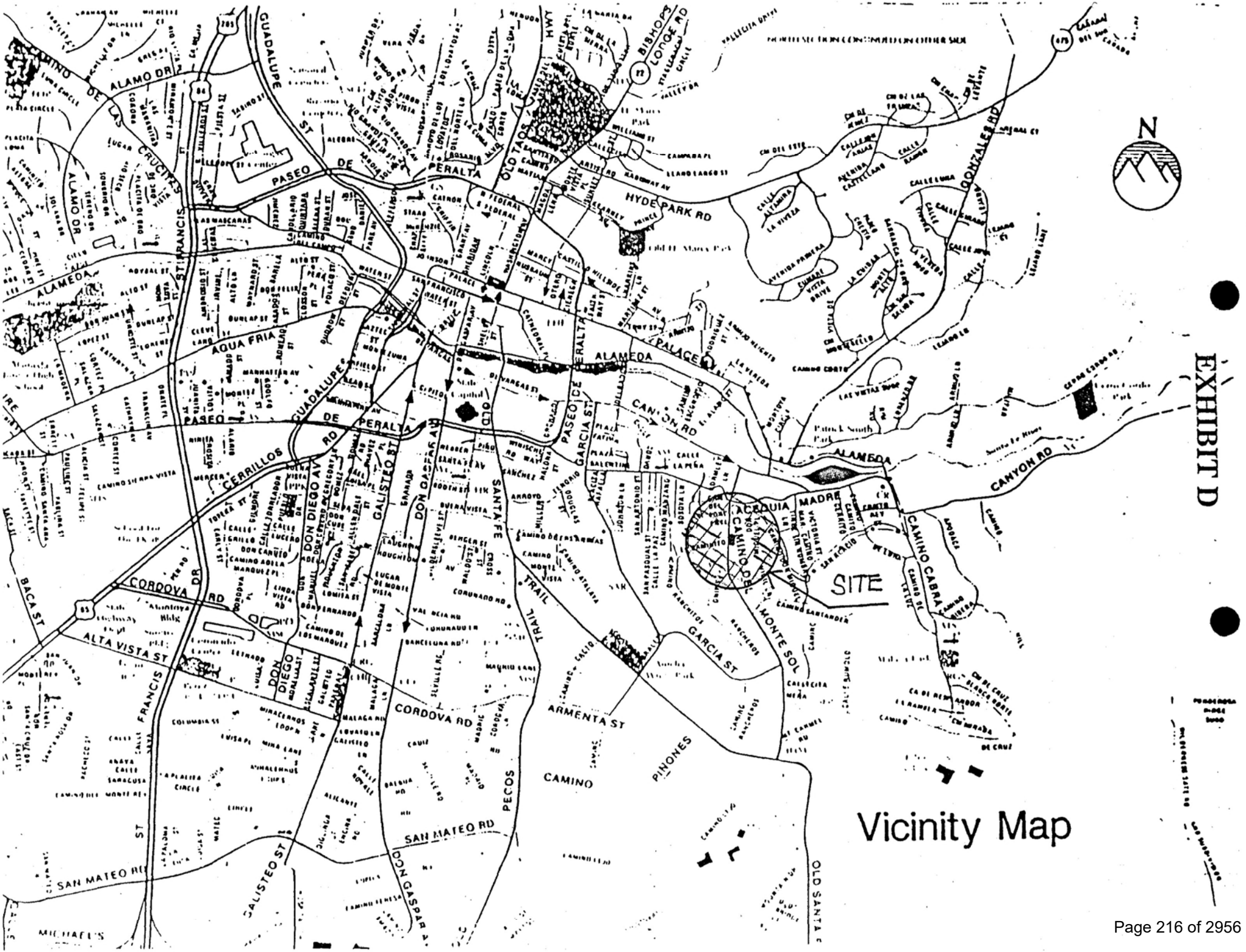
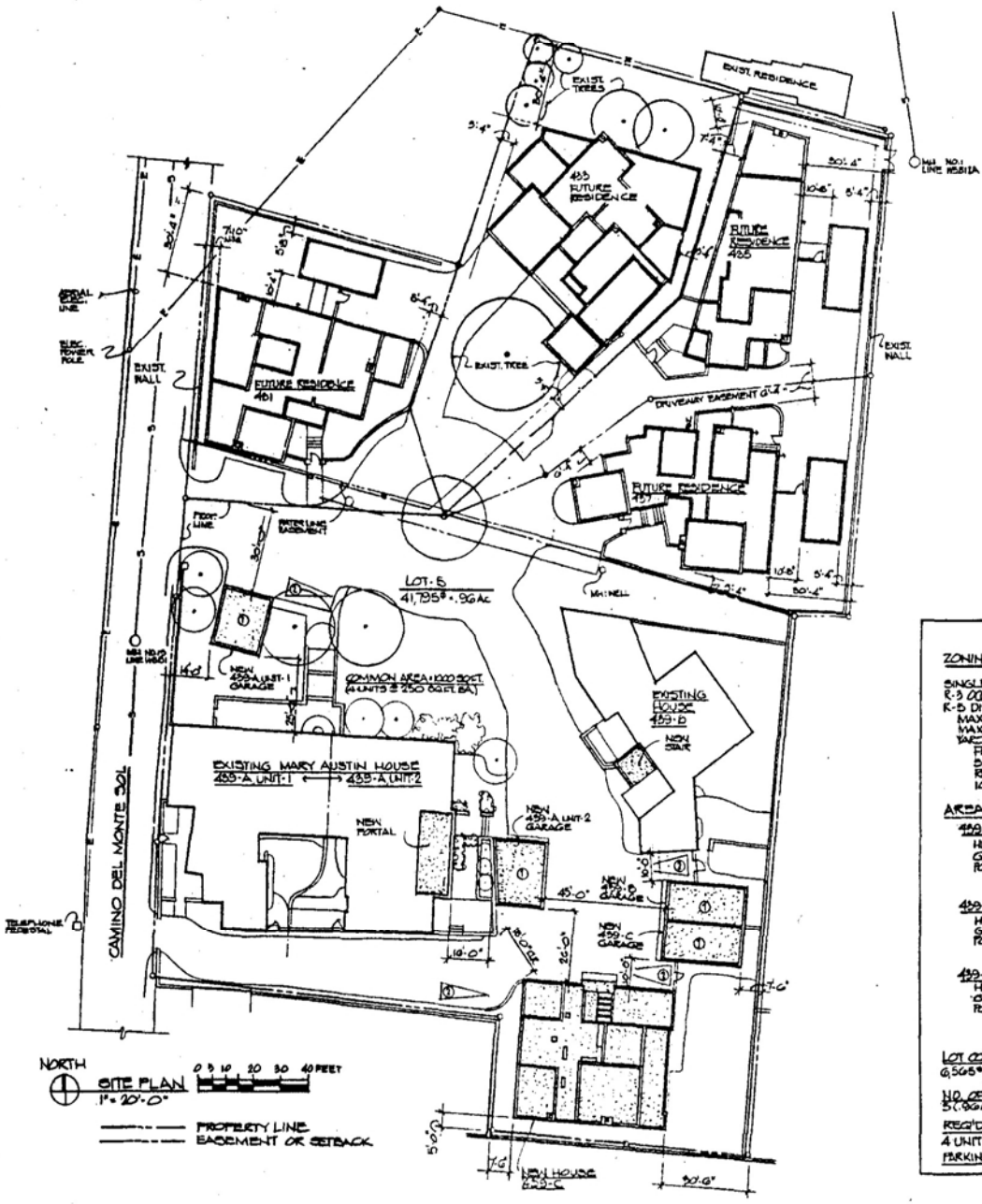


EXHIBIT D
N
SITE
Vicinity Map
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ST FRANCIS
ALAMO DR
CAMINO DE LAS CRUCITAS
OLD TAOS TRAIL
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
PALACE AV
CANYON RD
AQUA FRIA
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PASEO DE GARCIA ST
CORDOVA RD
ALTA VISTA ST
BACA ST
DON DIEGO
ARMENTA ST
GARCIA ST
CAMINO MONTE SOL
CAMINO CABRA
ACEQUIA MADRE
CAMINO DEL MONTE SOL
SAN MATEO RD
PINONES
PECOS TRAIL
OLD SANTA FE



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-5 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,577#	2,501#
GARAGE/STORAGE:	582	405
PORTAL:	-0-	400
	3,159	3,306#

6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	500
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL F[redacted]ER & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

[redacted]ARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
6-11-87
11-3-87:
REVISED 439-A TO 2 UNITS

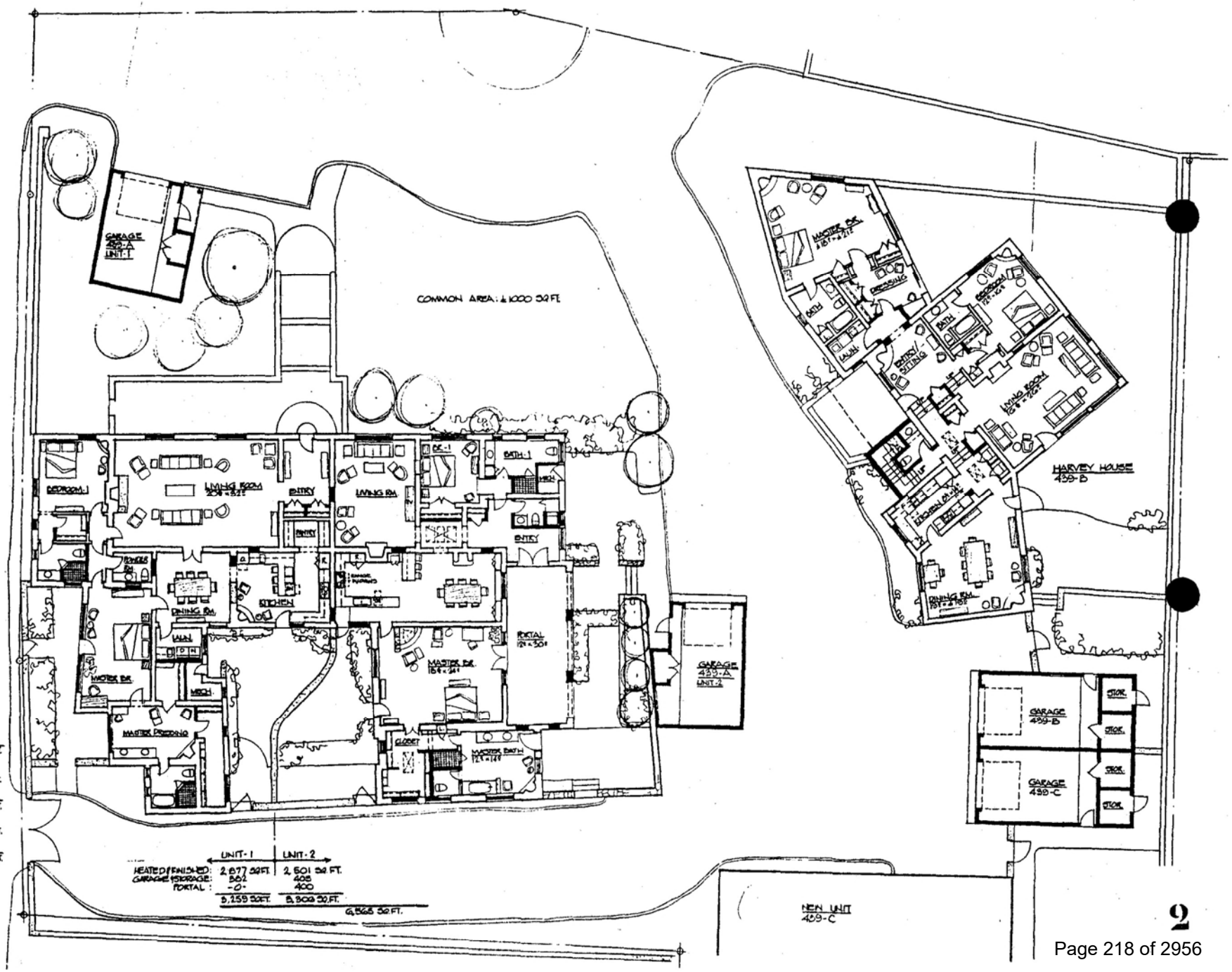
PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIMUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL



	UNIT-1	UNIT-2
HEATED/FINISHED:	2,877 SQ.FT.	2,501 SQ FT.
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259 SQ.FT.	3,309 SQ.FT.

6,568 SQ FT.

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT

NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96 AC) = 4.8 = 4 UNITS

MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (250 SQ FT) + 1000 SQ FT

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

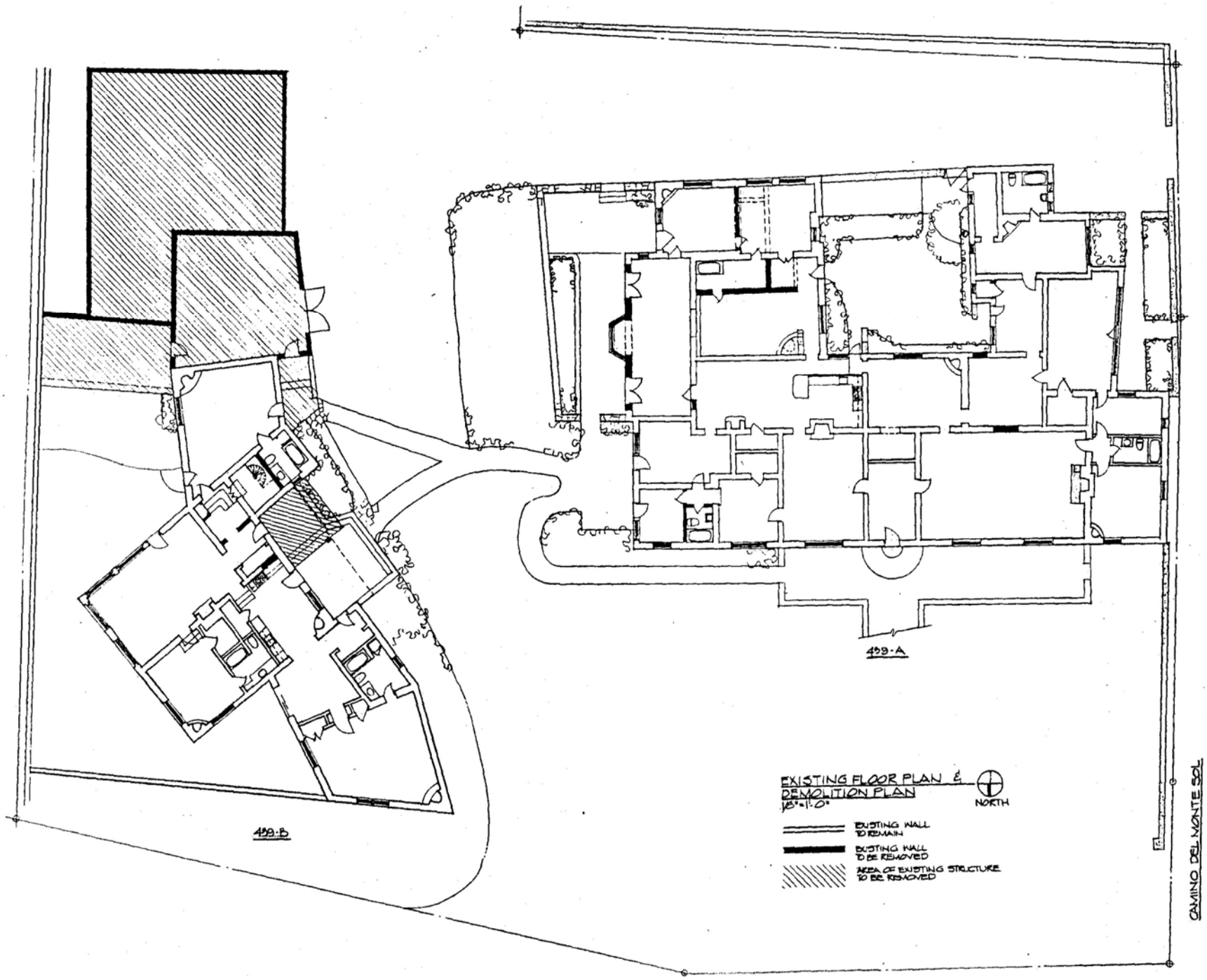
AREA TABULATION:

MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED:	5,378 SQ FT.
GARAGE/STORAGE:	787
PORTAL:	400
	6,565 SQ FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED:	2,854 SQ FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ FT.

NEW UNIT: 439-C
HEATED/FINISHED:	2,516 SQ FT.
GARAGE/STORAGE:	500
PORTALS:	650
	3,166 SQ FT.

LOT COVERAGE:
6,565 + 3,411 + 3,166 / 41,785 = 32%



MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

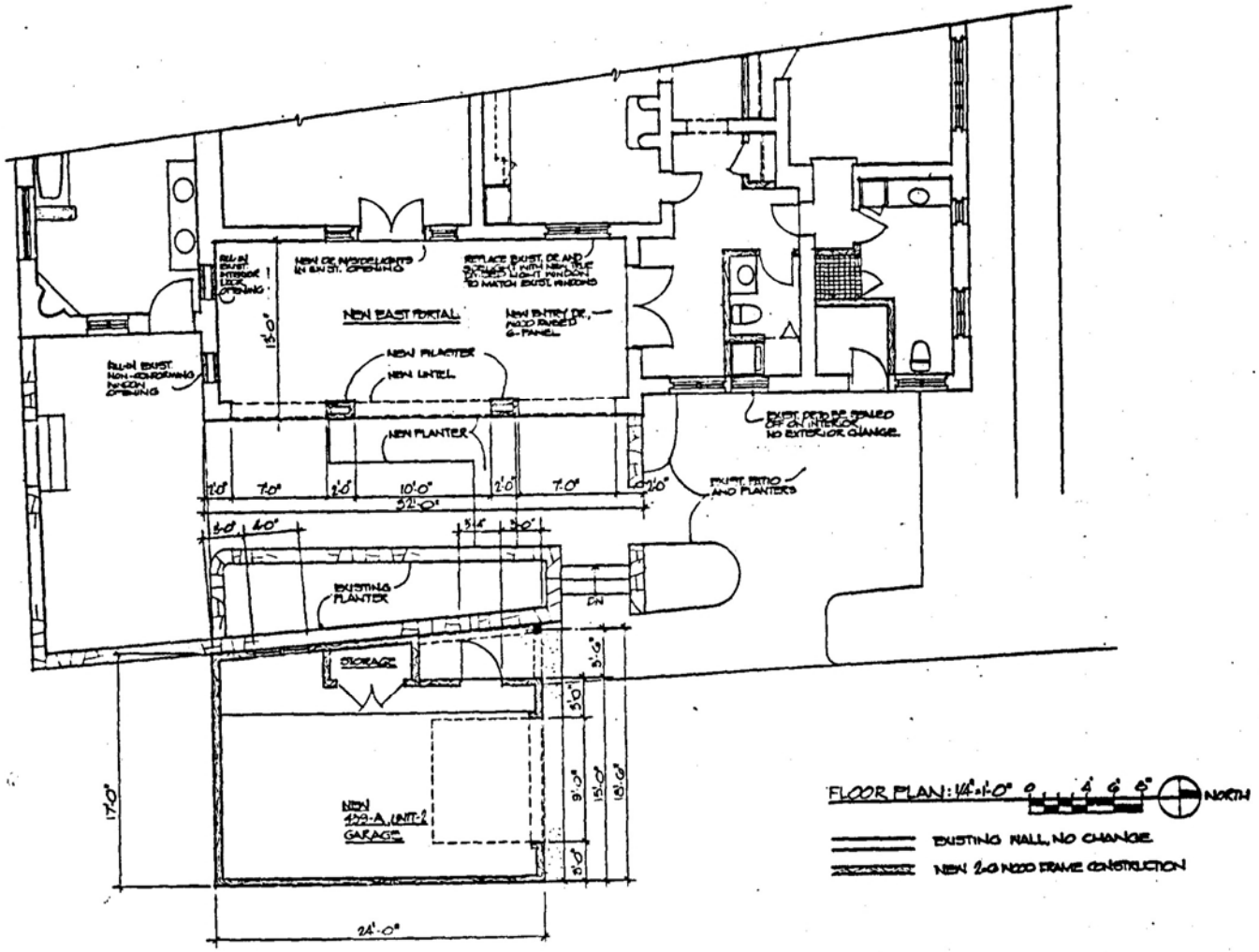
ARCHITECT
MICHAEL E. BAUER & ASSOCIATES
1424 PASEO DE SANTA FE, NM. 87501
[redacted]

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
3



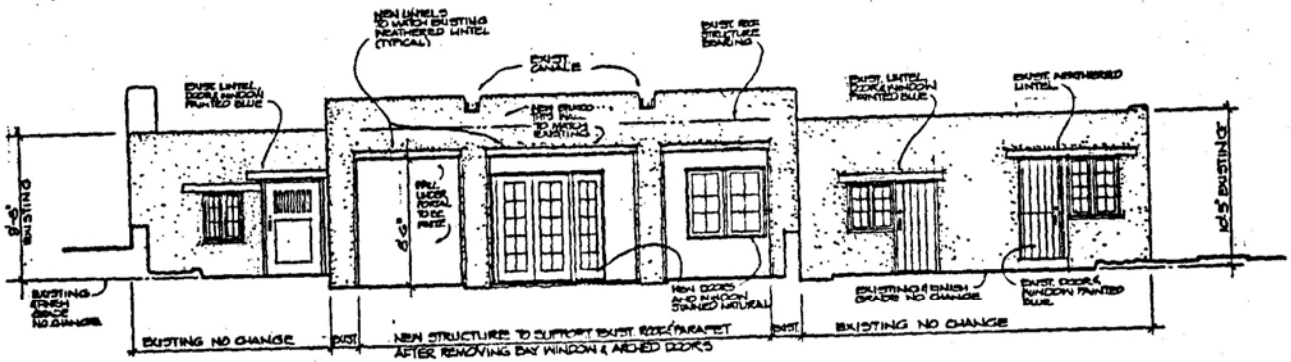
MARY AUSTIN COMPOUND
439-A UNIT-2

SHEET TITLE: FLOOR PLAN
1/4"=1'-0"

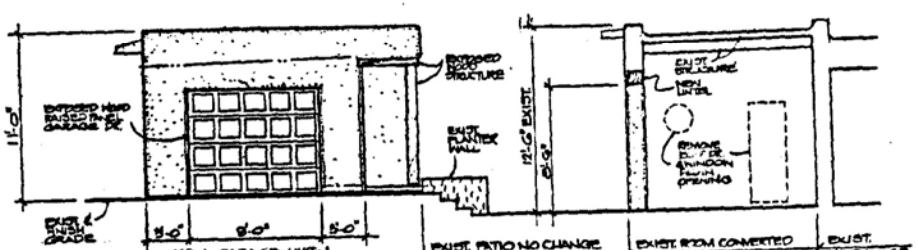
JOB#

DATE: 3-10-97
11-3-97

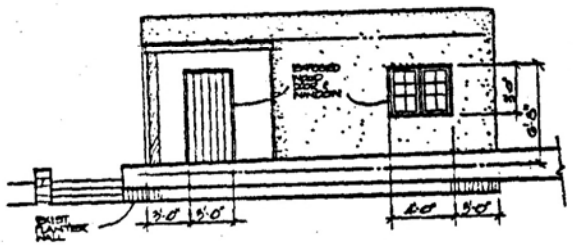
SHEET# 4



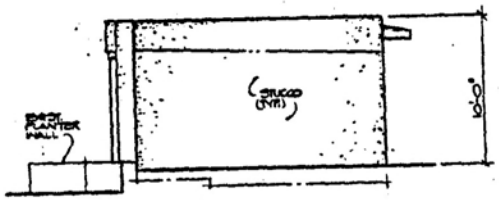
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

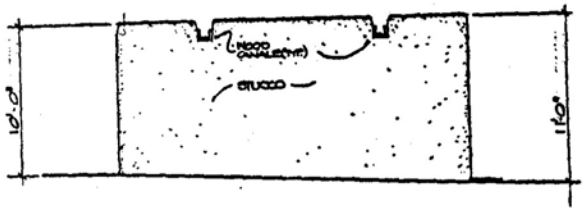


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GAVE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GAVE HOUSE STAIN, TEMPERED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CANTA SANTA FE, NM. 87501

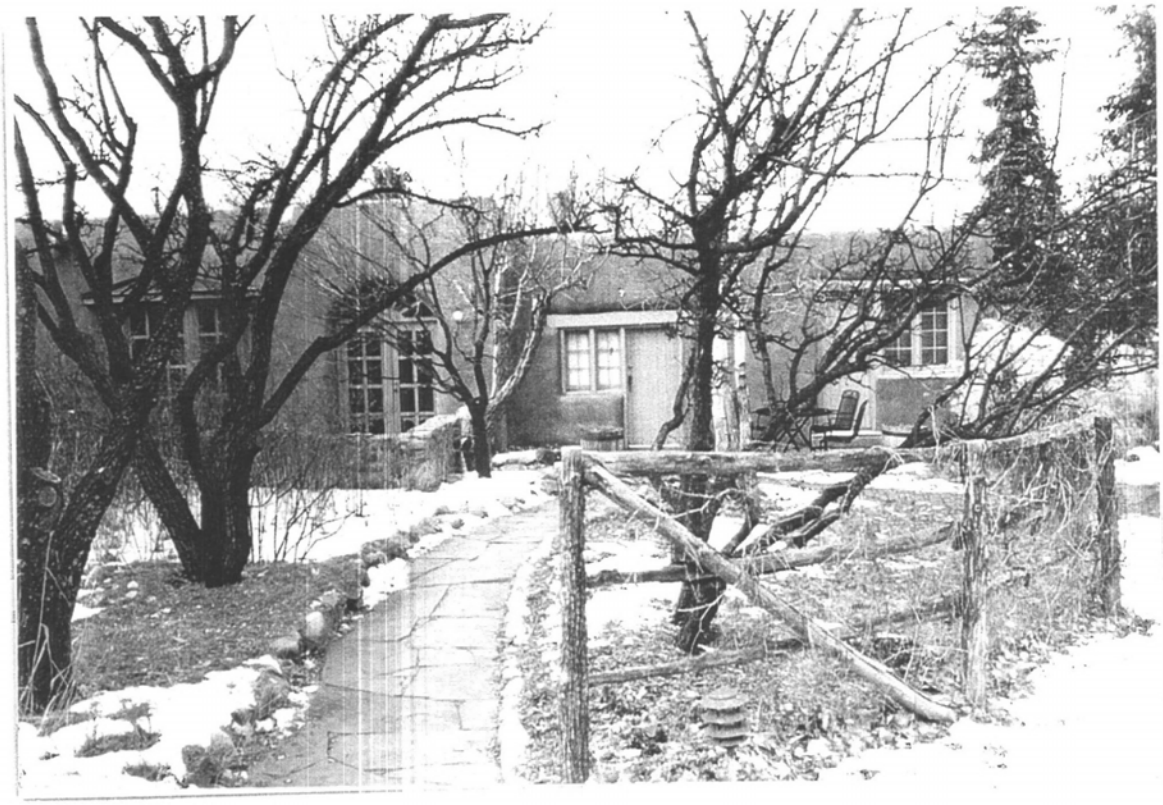
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

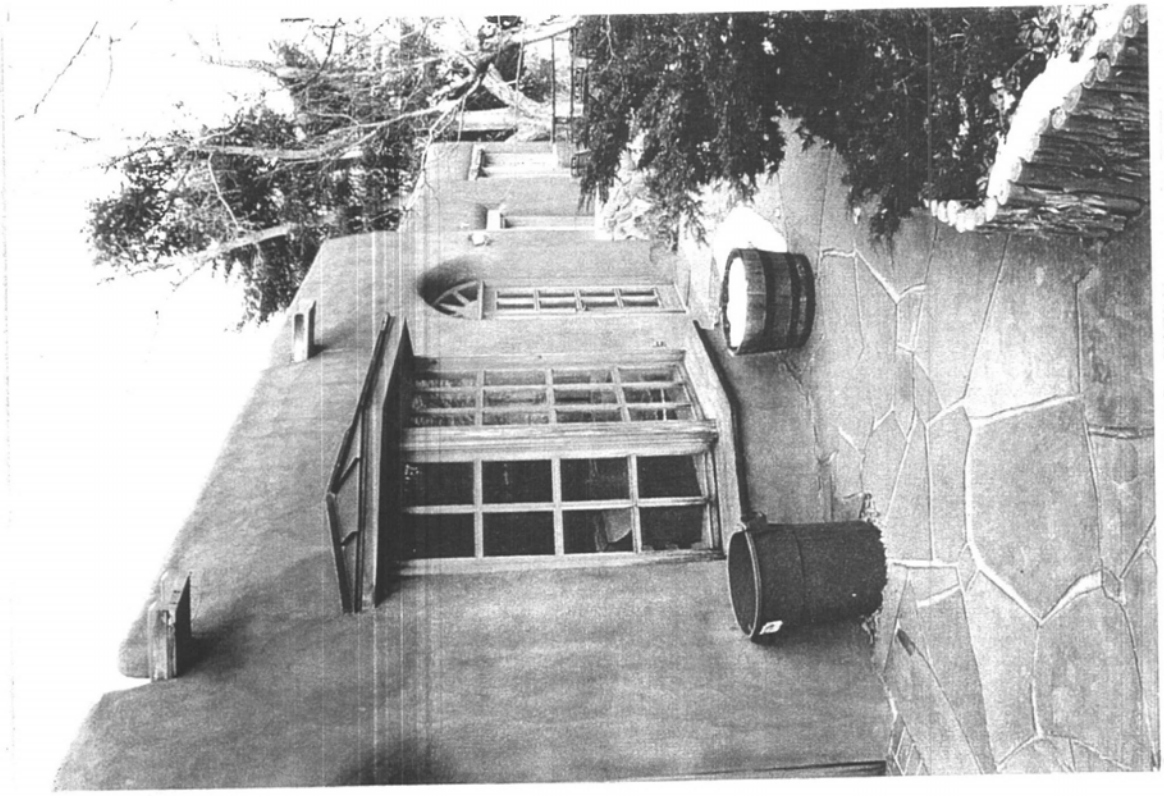
JOB#

DATE 5-18-97
11-5-97

SHEET#
5



439-A, UNIT 2
BAY WINDOW & FRENCH DOORS TO BE REMOVED
FOR NEW EAST PORTAL

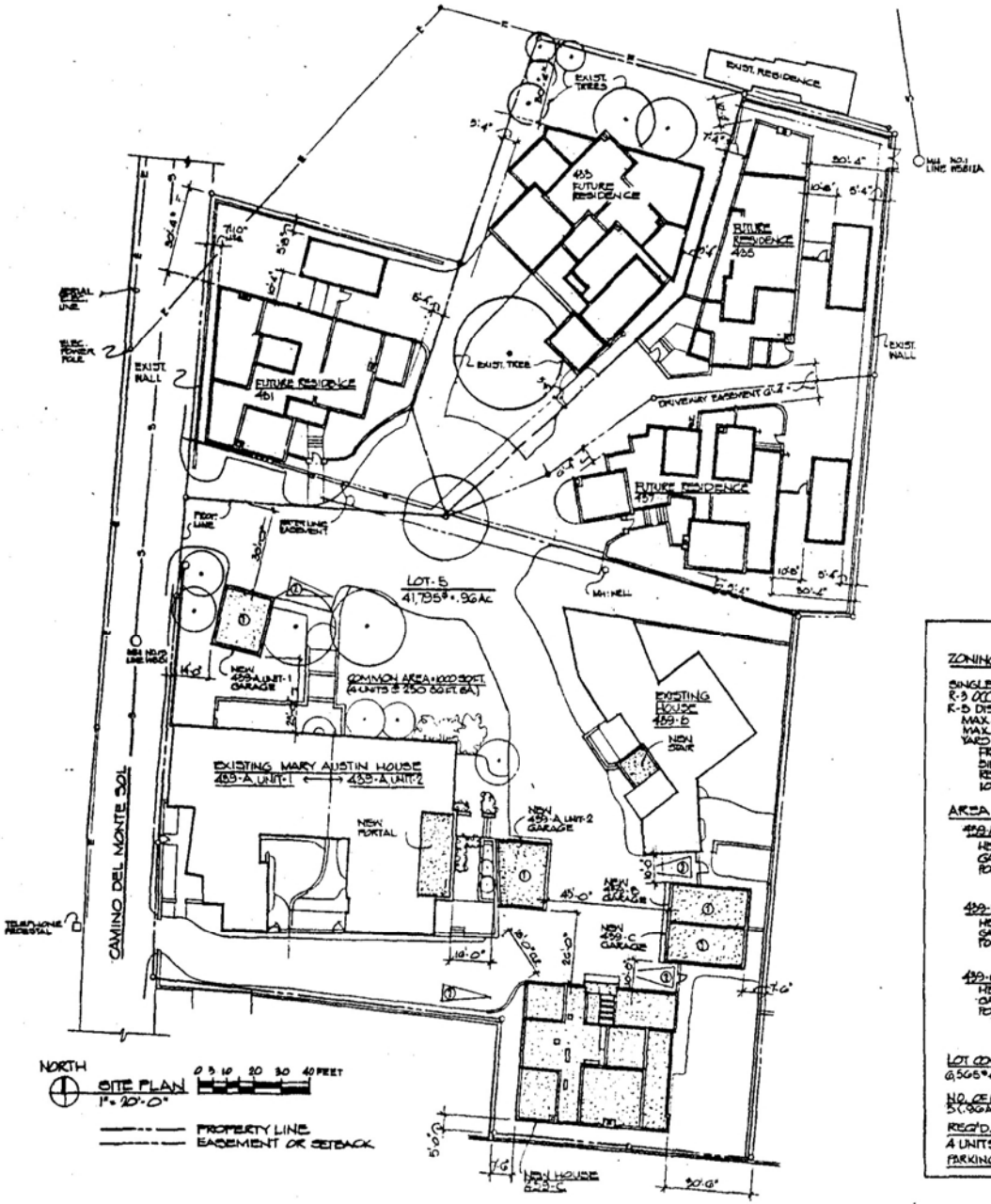




SOUTH COURTYARD: NEW WALL BETWEEN UNITS, HT. TO MATCH EXISTING.



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'10"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: MARY AUSTIN HOUSE: UNIT-1 / UNIT-2

	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577	2,501
GARAGE/STORAGE:	352	405
PORTAL:	-0-	400
	2,929	3,306
	6,505	

459-B: HARVEY HOUSE

HEATED/FINISHED:	2,664 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C: NEW UNIT

HEATED/FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTAL:	300
	2,916 SQ.FT.

LOT COVERAGE:
6,505 + 3,411 + 2,916 / 41,795 = 30%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
428 PADRES DE ANZA SANTA FE, NM. 87501
505-989-1909

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
459-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-97
11-5-97

SHEET #
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
5-11-97
11-5-97:
REVISED 439-A TO 2-UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT
NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96AC) = 4.8 = 4 UNITS
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (250') = 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

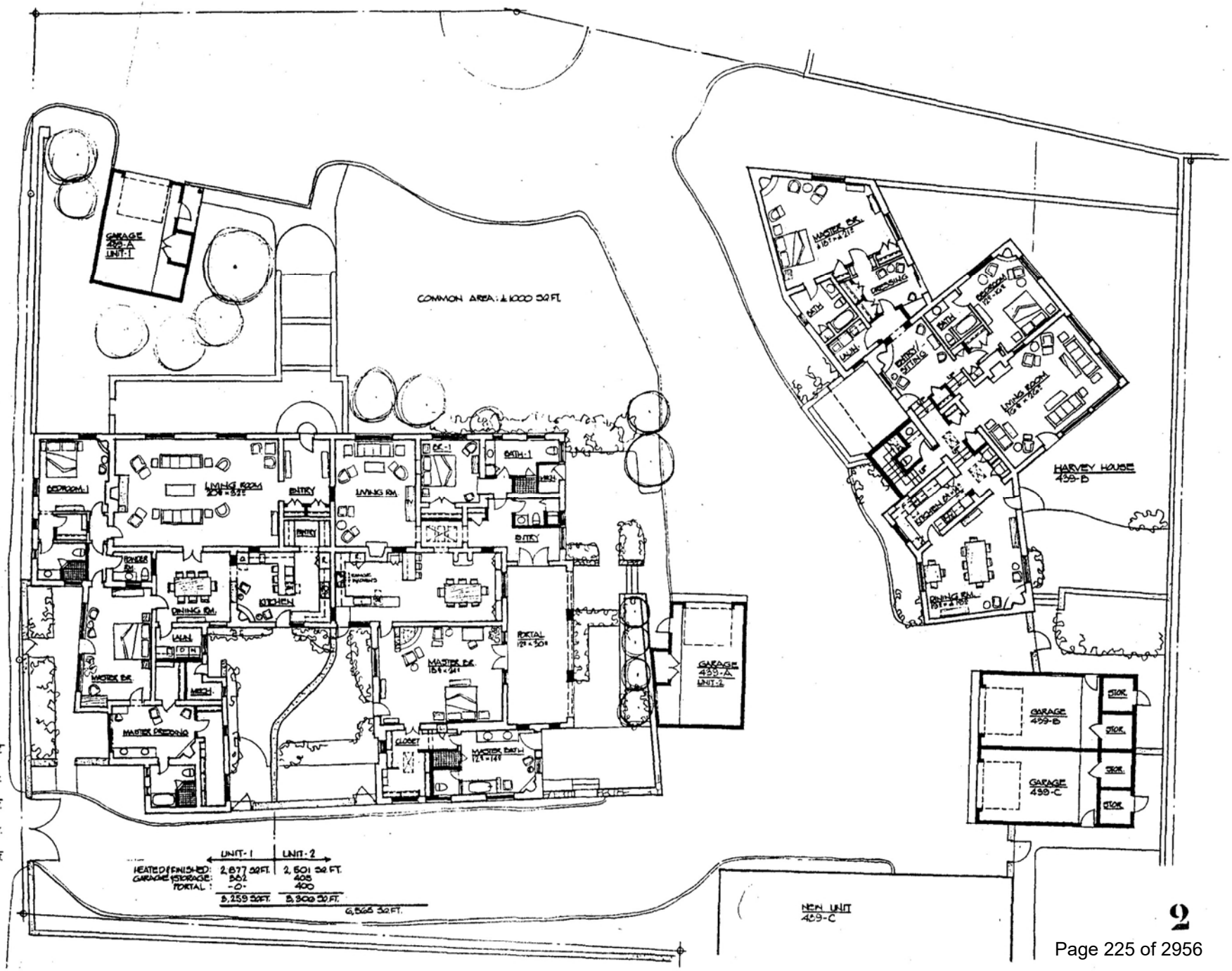
AREA TABULATION:

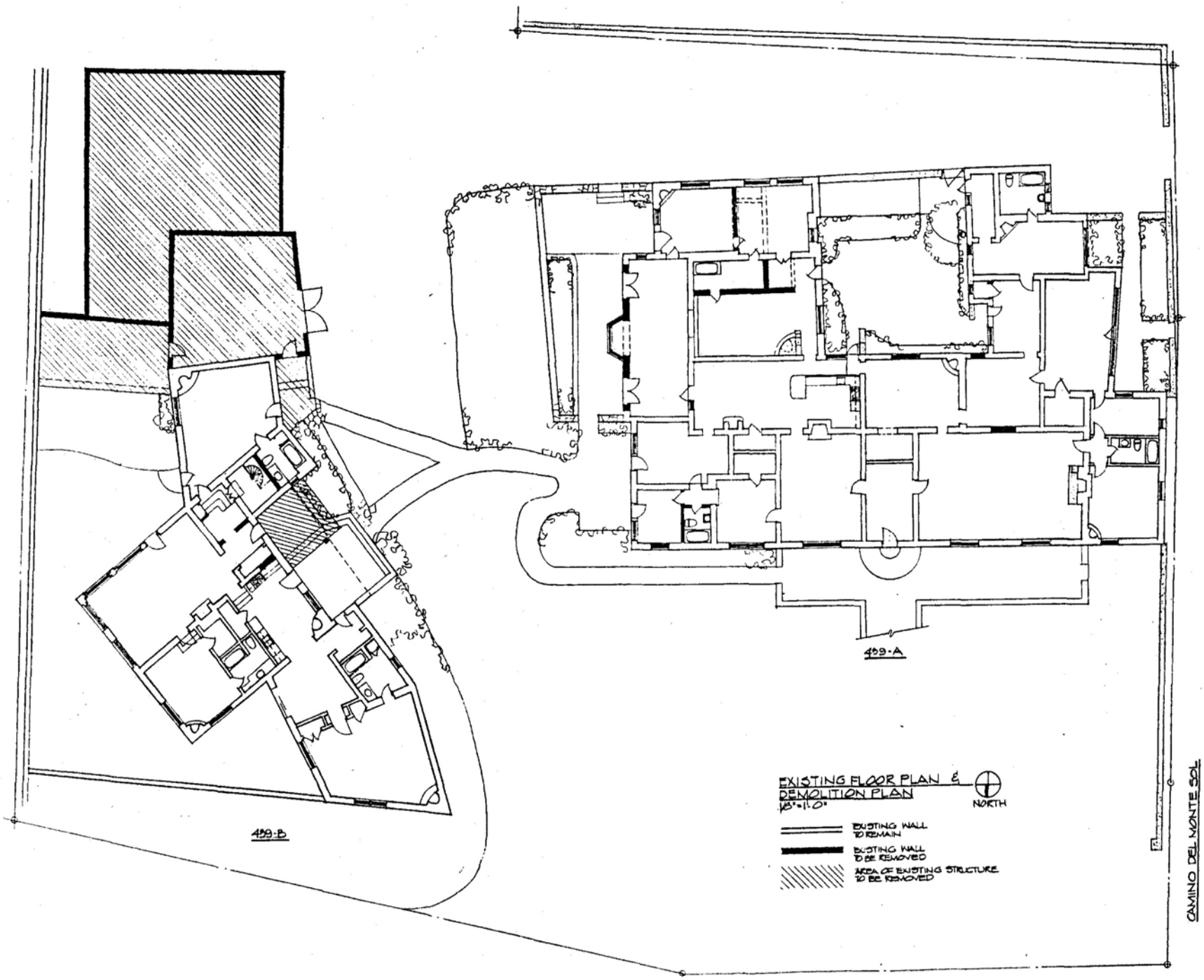
MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,370 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,654 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,816 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 850
3,166 SQ.FT.

LOT COVERAGE:
6,565' + 3,411' + 3,166'/41,786' = 32%





ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 ENCINO DE BARANTA, SANTA FE, NM. 87501
505-988-1905

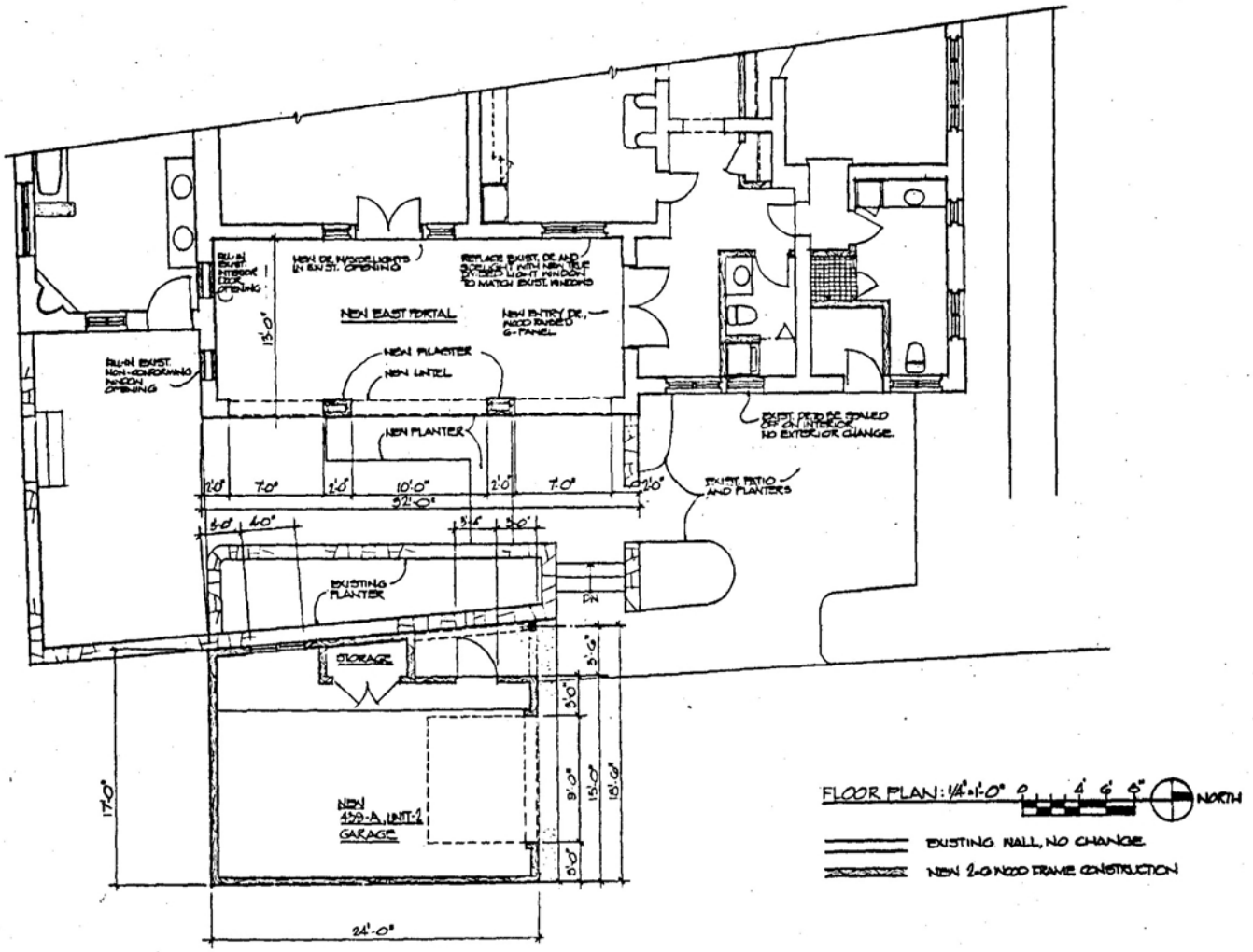
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
EXISTING FLOOR PLAN
& DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM 87501
546-1980-1903

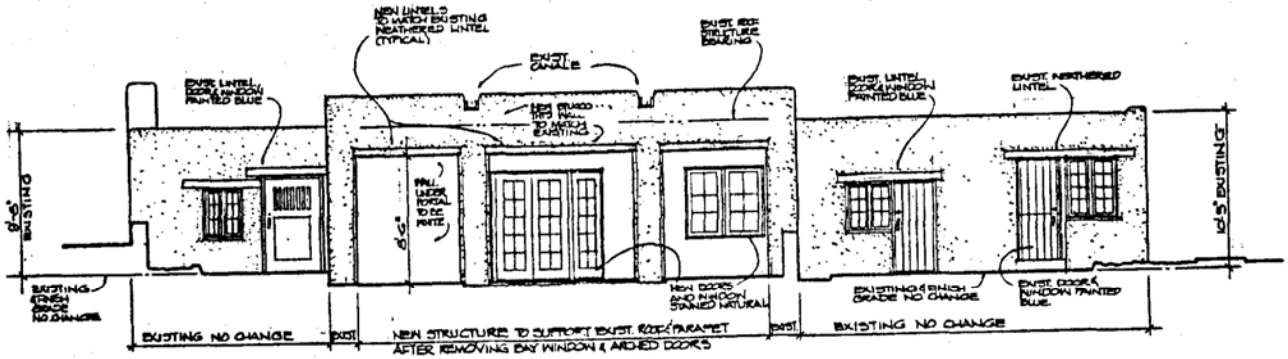
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

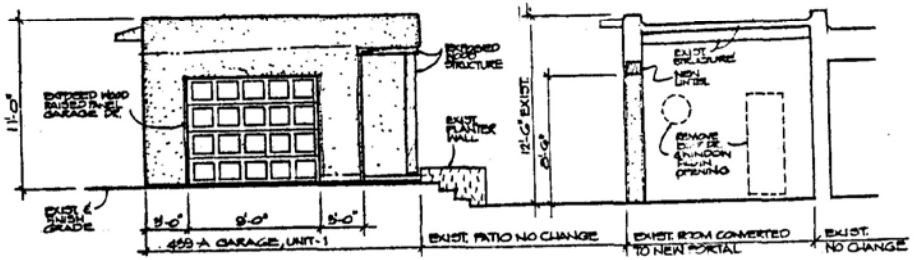
JOB#

DATE 9-18-97
11-5-97

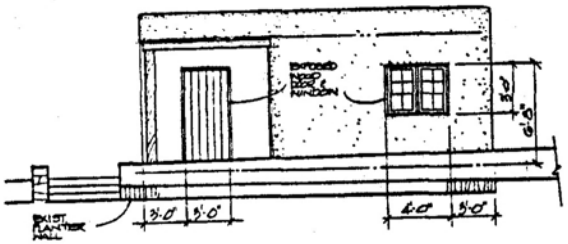
SHEET#
4



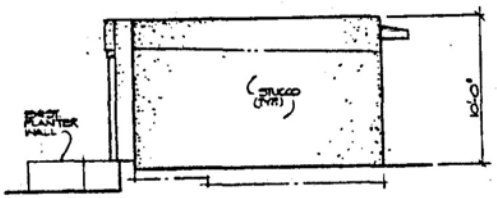
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

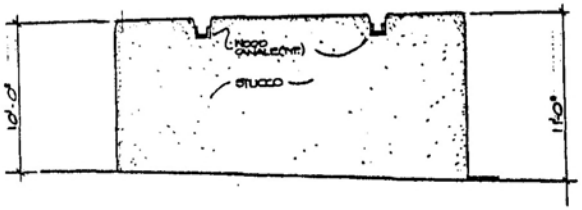


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, TRIMMED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA SALTA SANTA FE, NM. 87501
505-988-1903

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-16-97
11-5-97

SHEET#
1 of 1

H-92-101

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL AT 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	N
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172A ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the northwest of the main residence. The garage's height will vary from 9'6" to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172a.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-1

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-1.

The structure will be located to the ~~east~~ northwest of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

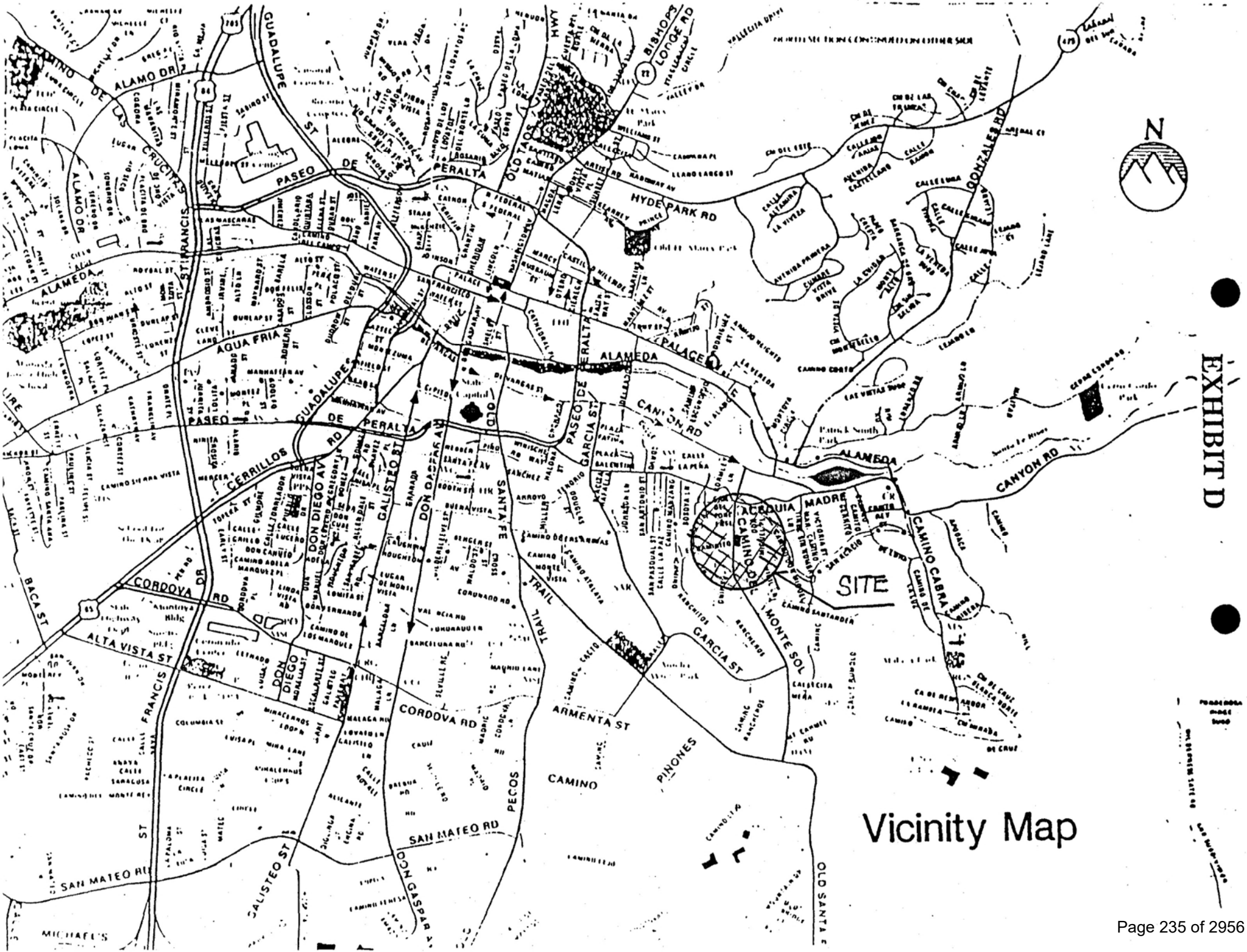
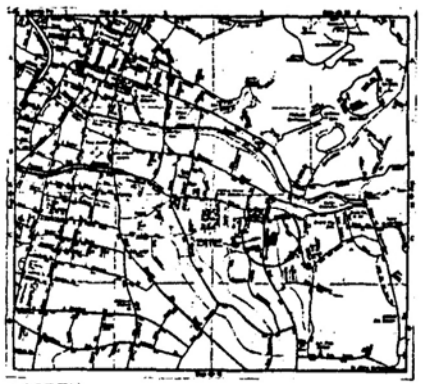
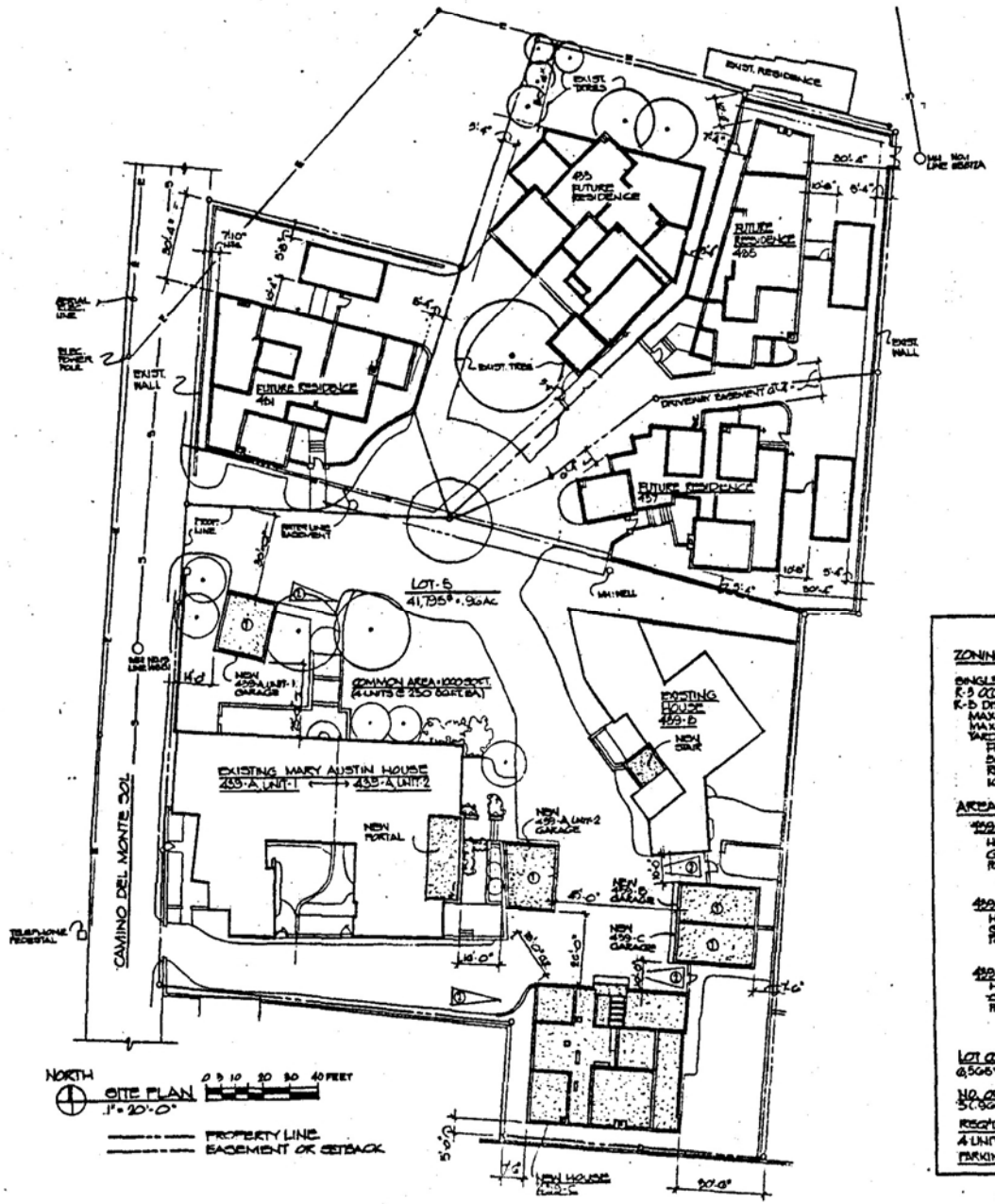


EXHIBIT D
N
SITE
Vicinity Map



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#
		6,565#

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT: MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501
[illegible]

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

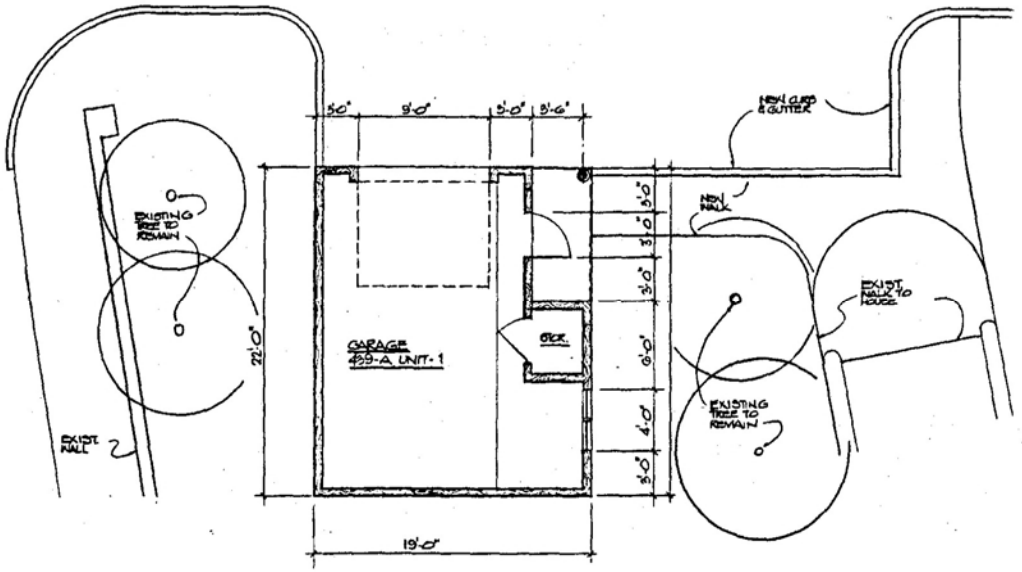
DATE 9-18-87
11-5-97

SHEET#
1

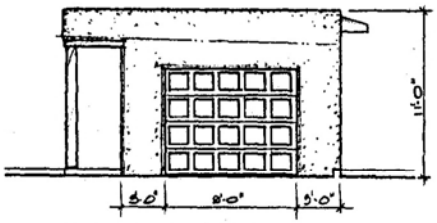
EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

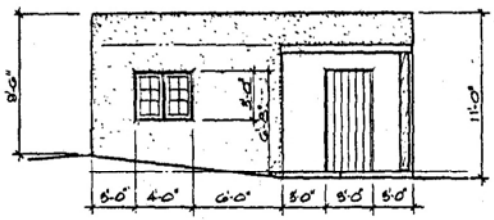
EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN BEAM AND CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



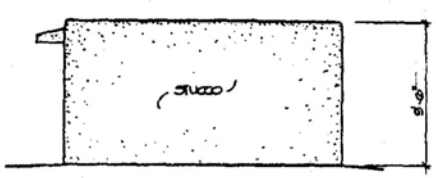
FLOOR PLAN: 1/4"=1'-0"
2×6 WOOD FRAME CONSTRUCTION
0 4' 6' 8' NORTH



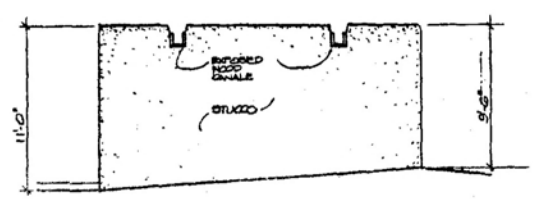
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET# 9

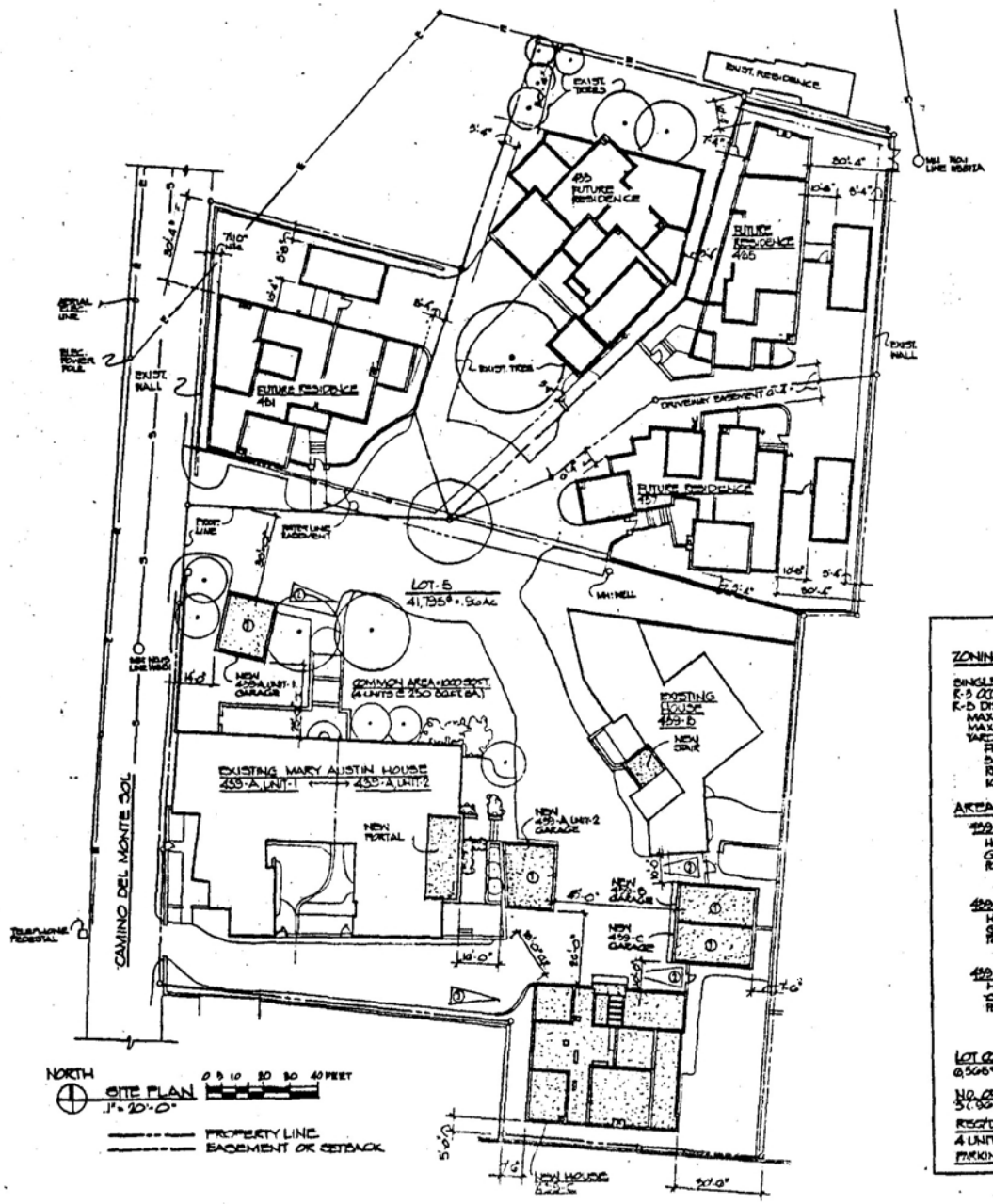


439-A, UNIT-1 GARAGE SITE





NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
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		6,565#

439-B: HARVEY HOUSE	
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PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM 87501
505-780-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

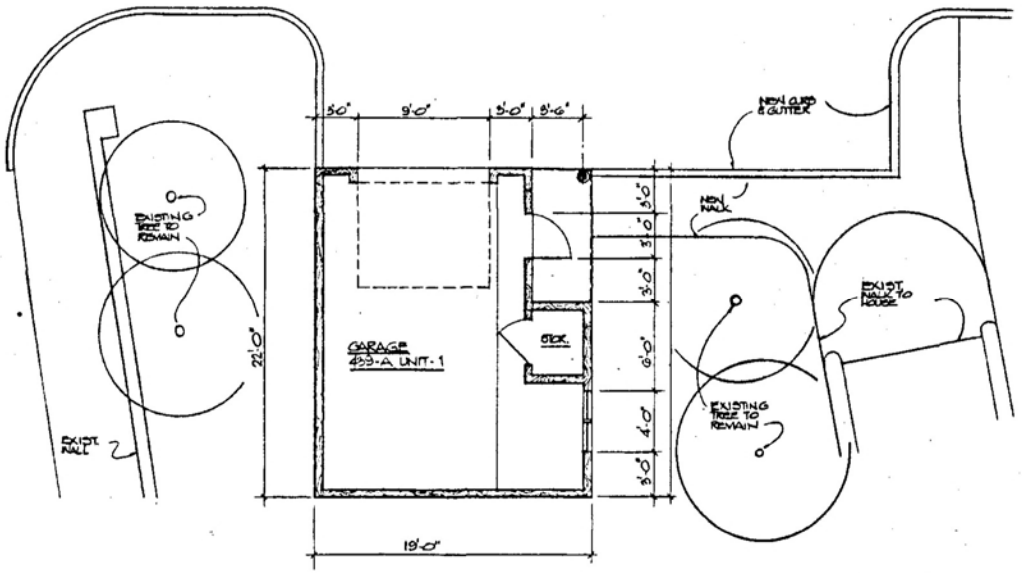
DATE 9-16-97
11-5-97

SHEET#

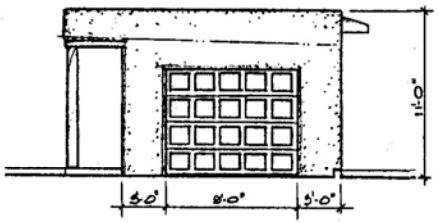
EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

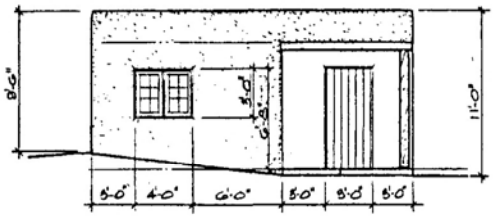
EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN BEAM AND CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



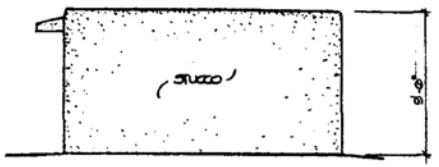
FLOOR PLAN: 1/4"=1'-0"
2×6 WOOD FRAME CONSTRUCTION
0 4' 6' 8' NORTH



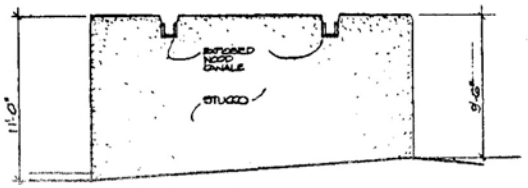
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET#
2

H-97-128

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-1

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Larson
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE TO THE E. OF MAIN RES.
Project number . . . : 97- 10100196
Case Number . . . . . : H-97-172B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak Planner III
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172B ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
__ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the east of the main residence. The garage's height will vary from 10' to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172b.hrb

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-2

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-2.

The structure will be located to the ~~north~~ east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

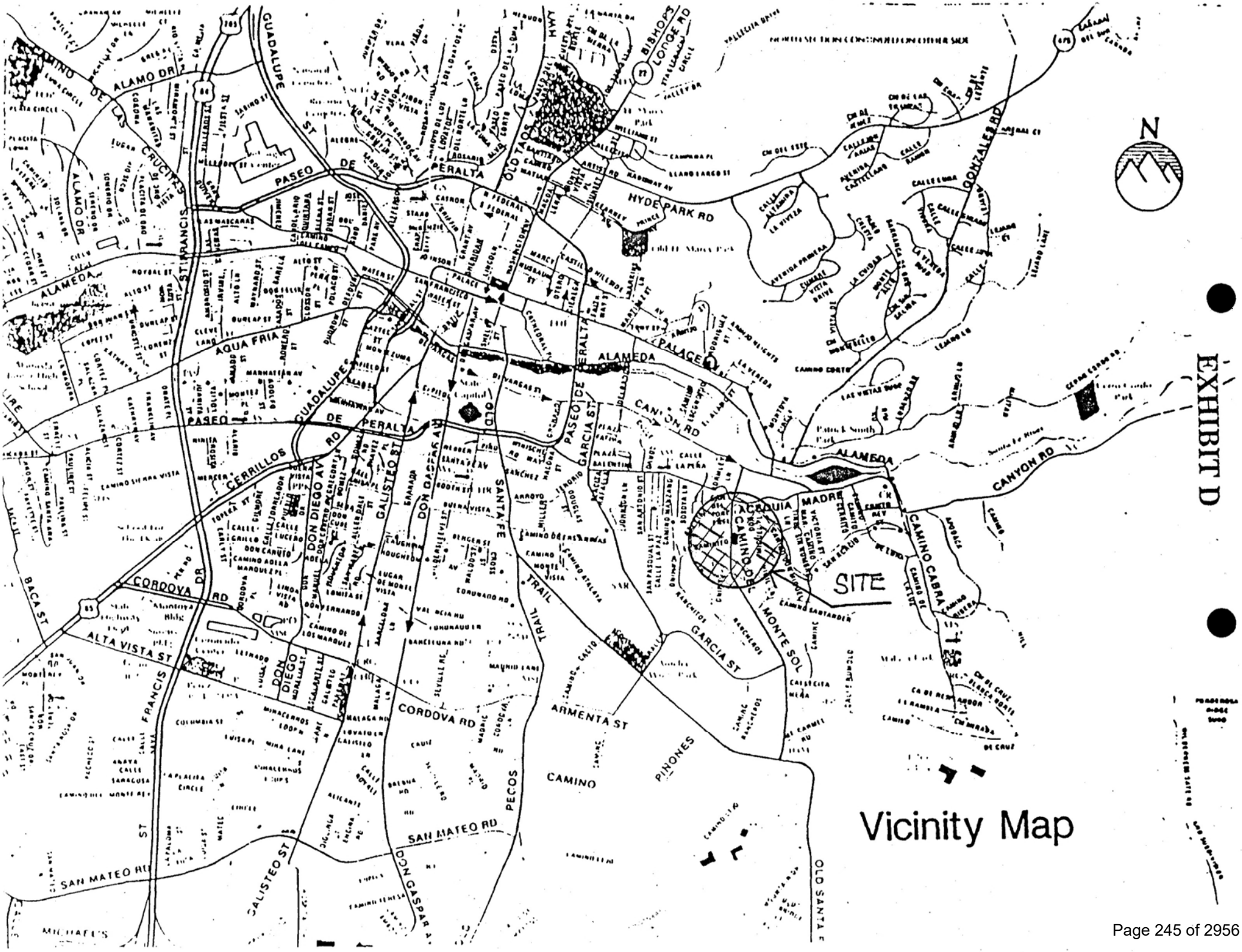
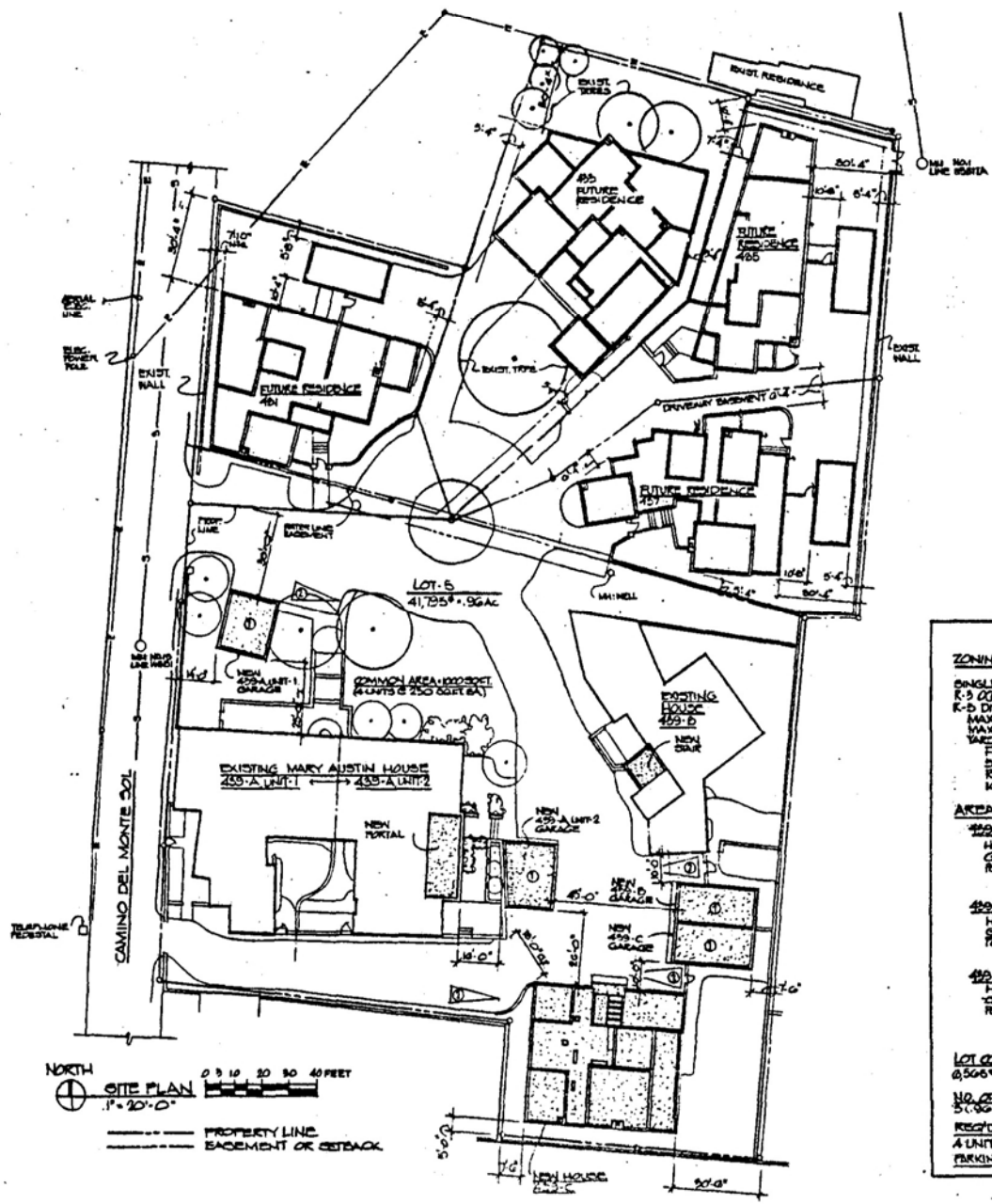


EXHIBIT D
SITE
Vicinity Map
N
ALAMO DR
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ST FRANCIS
ALAMEDA
AQUA FRIA
PALACE
CANYON RD
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PASEO DE GARCIA ST
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
GARCIA ST
PINONES
CAMINO
PECOS
SAN MATEO RD
OLD SANTA



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

455-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577 S.F.	2,501 S.F.
GARAGE/STORAGE:	362	405
PORTAL:	-0-	400
	2,939 S.F.	3,306 S.F.
	6,245 S.F.	

455-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

455-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 300
3,196 SQ.FT.

LOT COVERAGE:
6,245 S.F. + 3,411 S.F. + 3,196 S.F. / 41,795 S.F. = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 S.F. = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

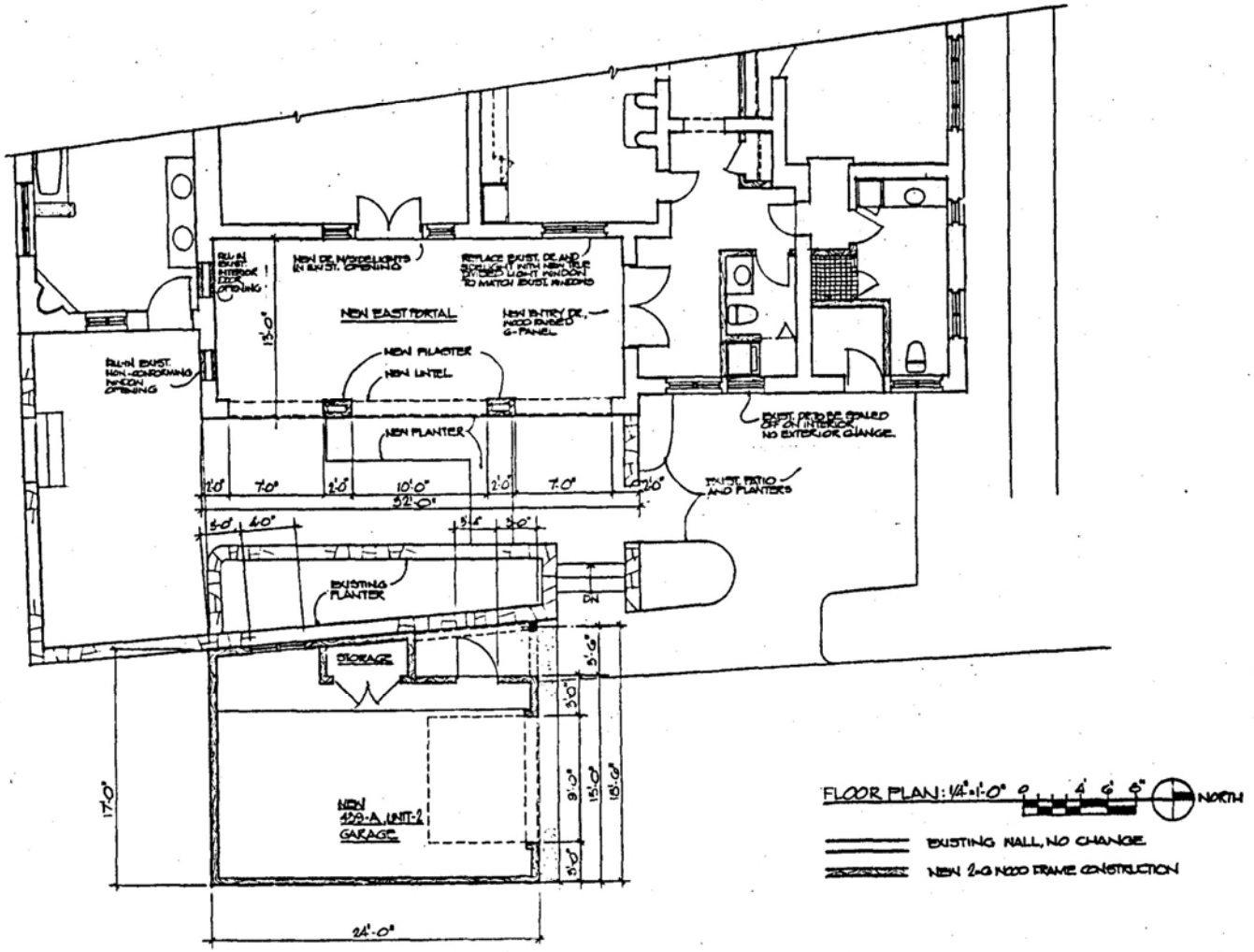
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
459-A UNIT 1&2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-16-97
11-5-97

SHEET #
1



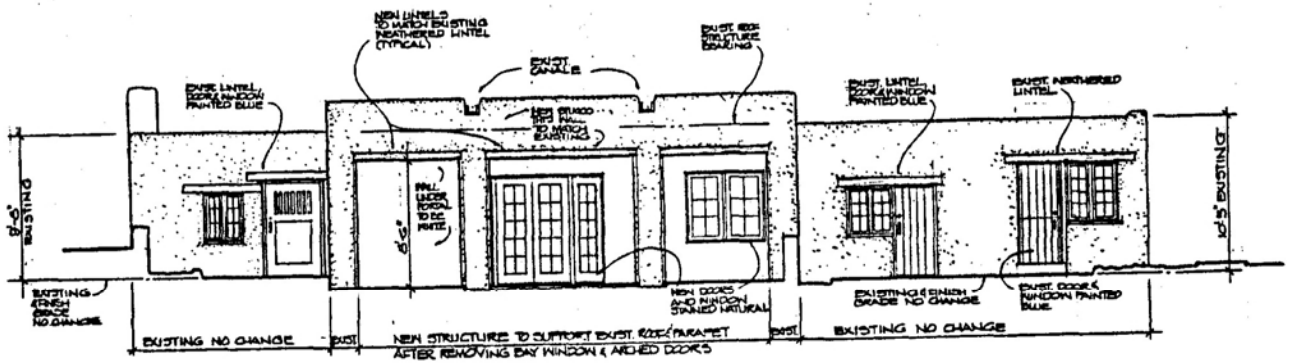
MARY AUSTIN COMPOUND
429-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

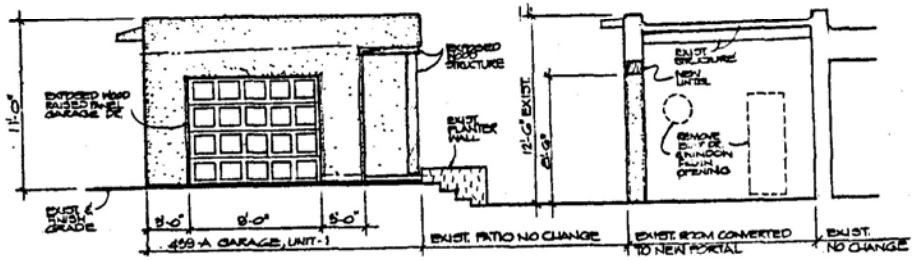
JOB#

DATE 9-15-07
11-3-97

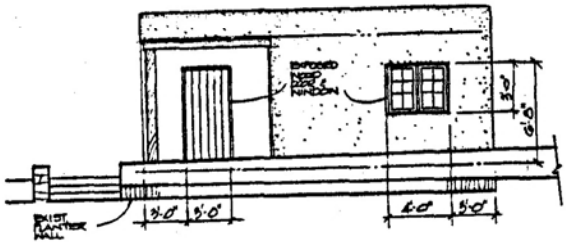
SHEET#
4



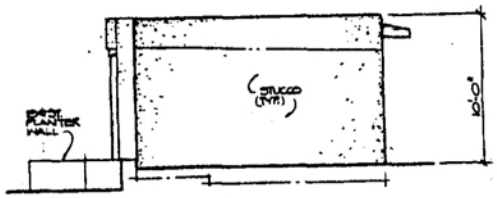
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

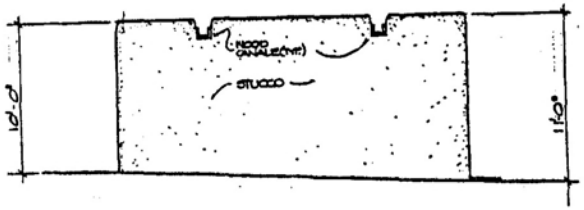


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BX
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CALTA SANTA FE, NM. 87501
[illegible]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

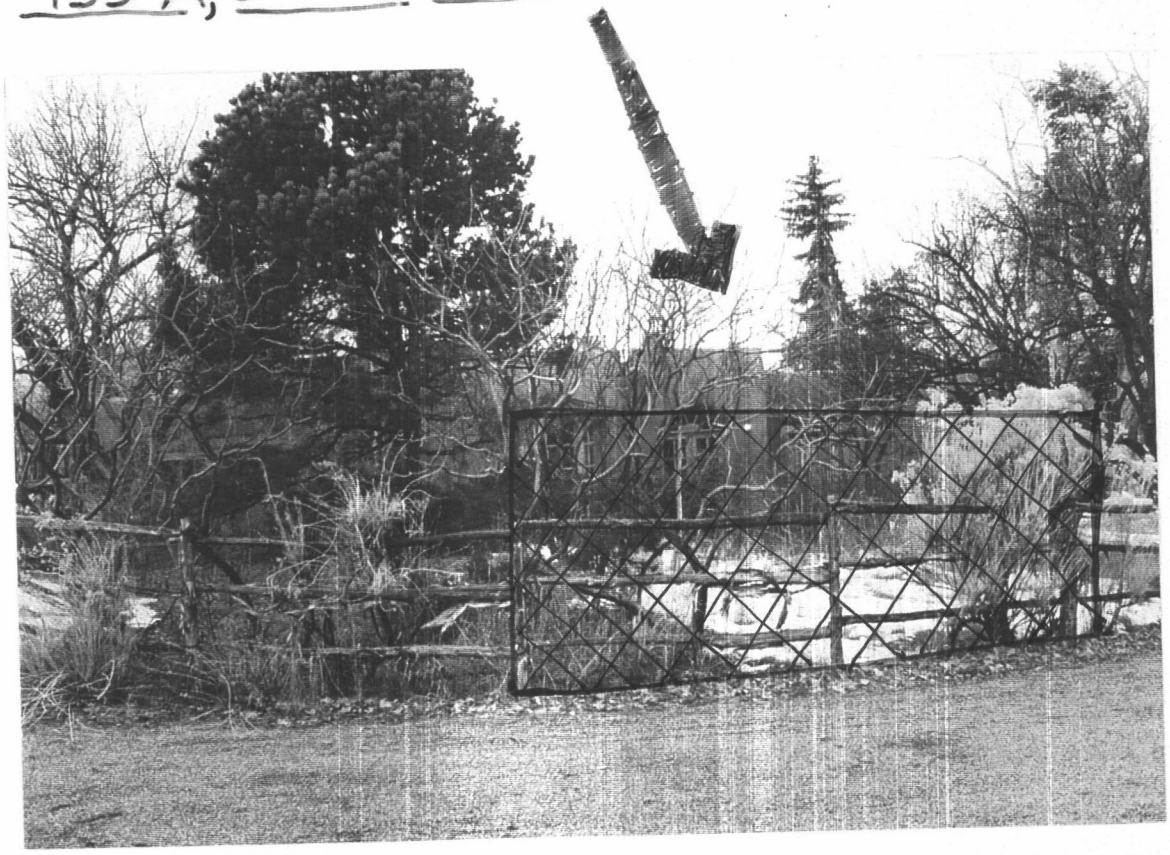
JOB#

DATE 9-16-97
11-5-97

SHEET#

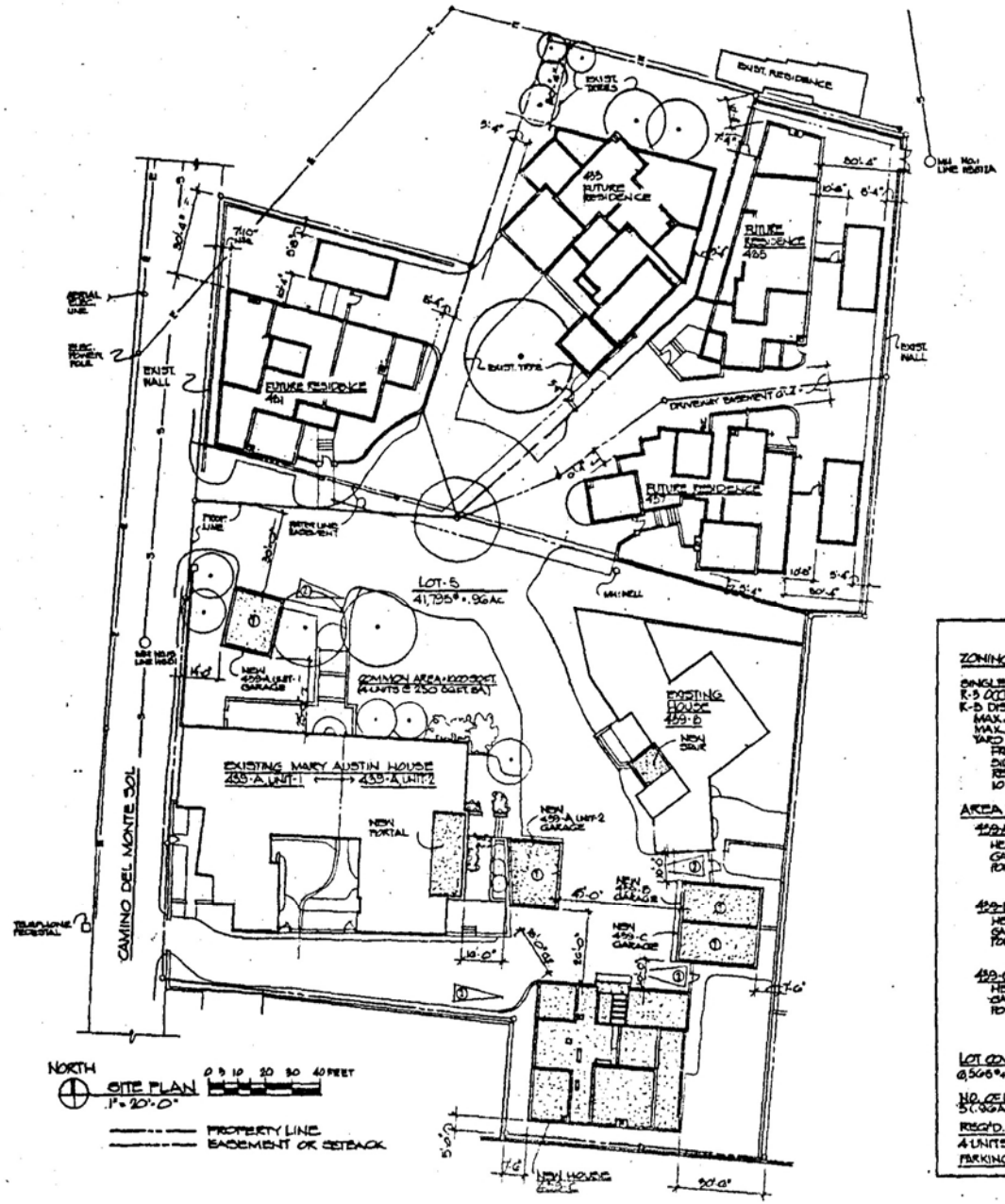


439-A, UNIT-2 GARAGE SITE





NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,577#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#

6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PARAITA SANTA FE, NM. 87501
505-780-1905

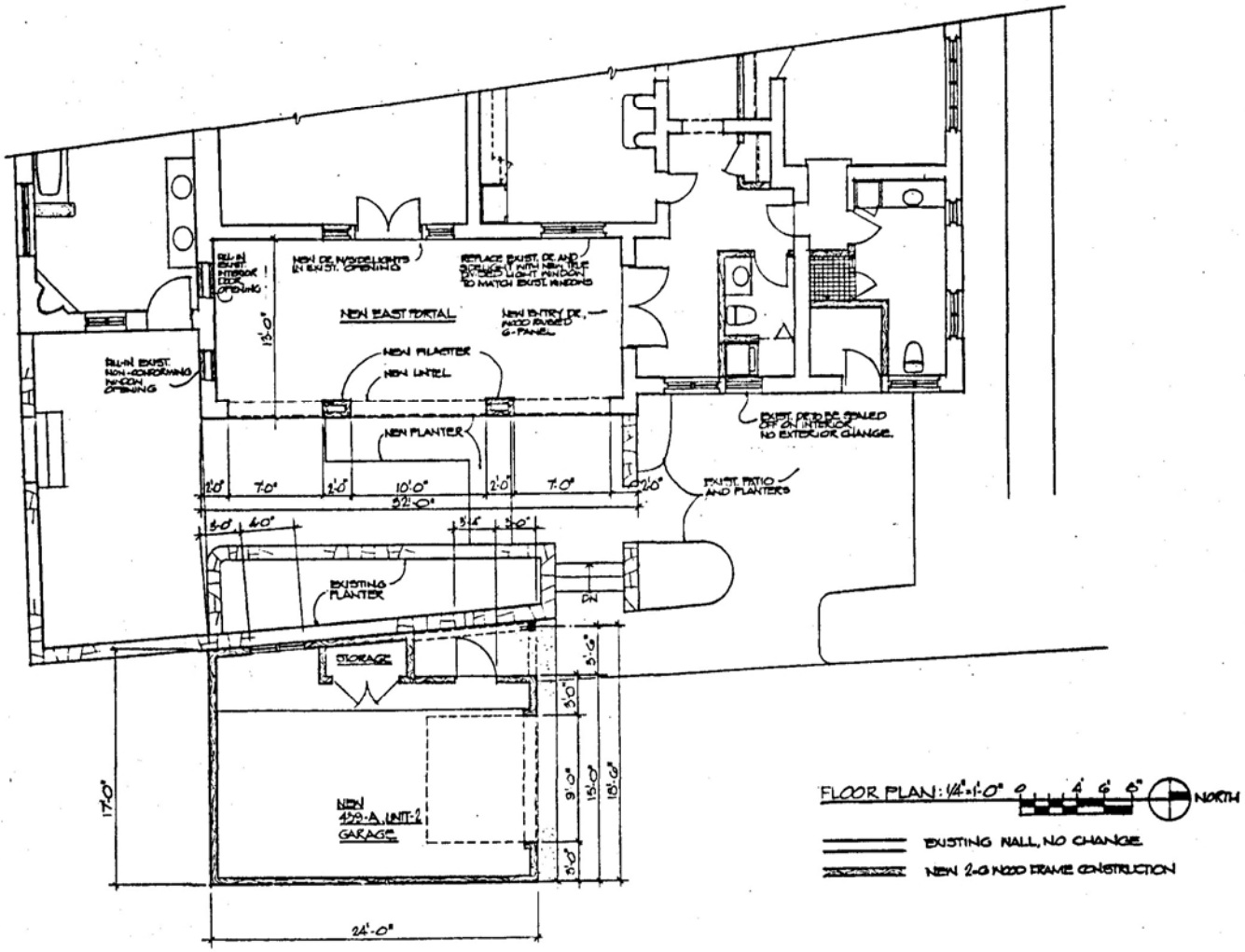
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE ENCANTO SANTA FE, NM 87501
505-988-1905

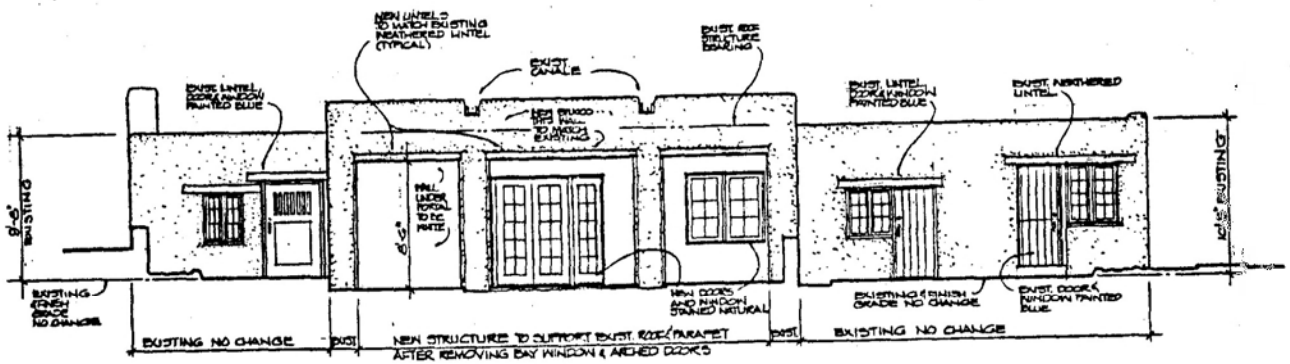
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

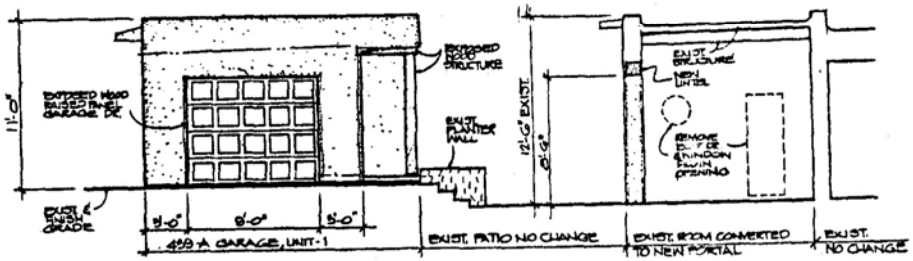
JOB#

DATE 9-18-97
11-3-97

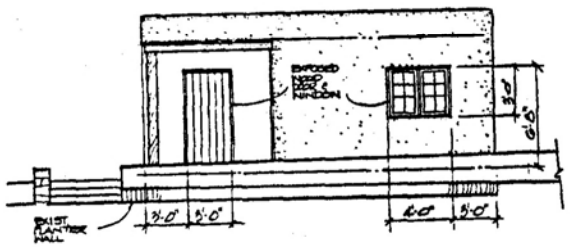
SHEET#
4



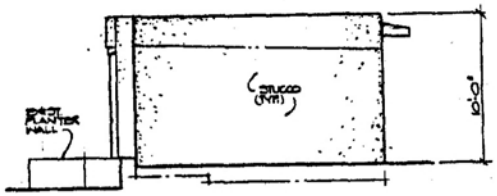
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

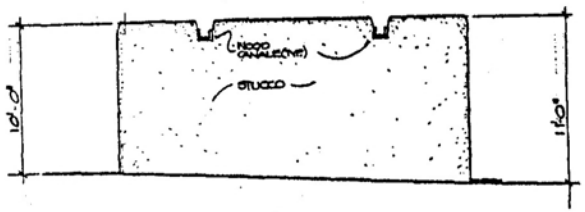


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-18-97
11-5-97

SHEET#

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

HOOPES
ARCHITECTS

April 07, 2025

Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501
Via Email:hpdsubmittal@santafenm.gov

Re: Proposed One-Garage Addition at
439 Camino del Monte Sol
Lot 1-A of the Cinco Soles Subdivision

Dear Historic Preservation Division,

Hoopes Architects, acting as agent for our client - who owns the above-referenced property, are proposing a one-car garage addition with a connecting breezeway. We are requesting HDRB approval.

This residence is currently undergoing interior renovations. We have all the proper Historic Preservation Division approvals (reference Case # 2024-009101) and a City of Santa Fe Building Permit (# 2024-39006-EXTR) where Tierra Concepts is acting as the General Contractors. Once approved, we wish to construct this garage addition in a seamless manner with on-going construction.

It is our interpretation of the City of Santa Fe codes for the Eastside Historic District that the garage must be 10 ft from the house and its connection (breezeway) 10 ft back from the front façade. Our proposed garage at 10'-3" high is well under the 14 ft height limit. These code sections are cited on our drawing set Cover Sheet attached to this submitted.

We wish to "match existing conditions". Namely, by matching existing house stucco (same color), matching windows and lintels (same detailing, paint, and stain colors), and matching the same garage doors and lintel that exist at other Cinco Soles Compound garages.

For your review and comment, we have submitted herein:

- A drawing set (Cover Sheet, Site Plan, Floor Plans and Exterior Elevations).
- Labeled exterior photos of the street & all facades, including existing garage door at other Compound properties.
- Color Chart (Stucco, Stain, and Paint).
- Architects Color Renderings

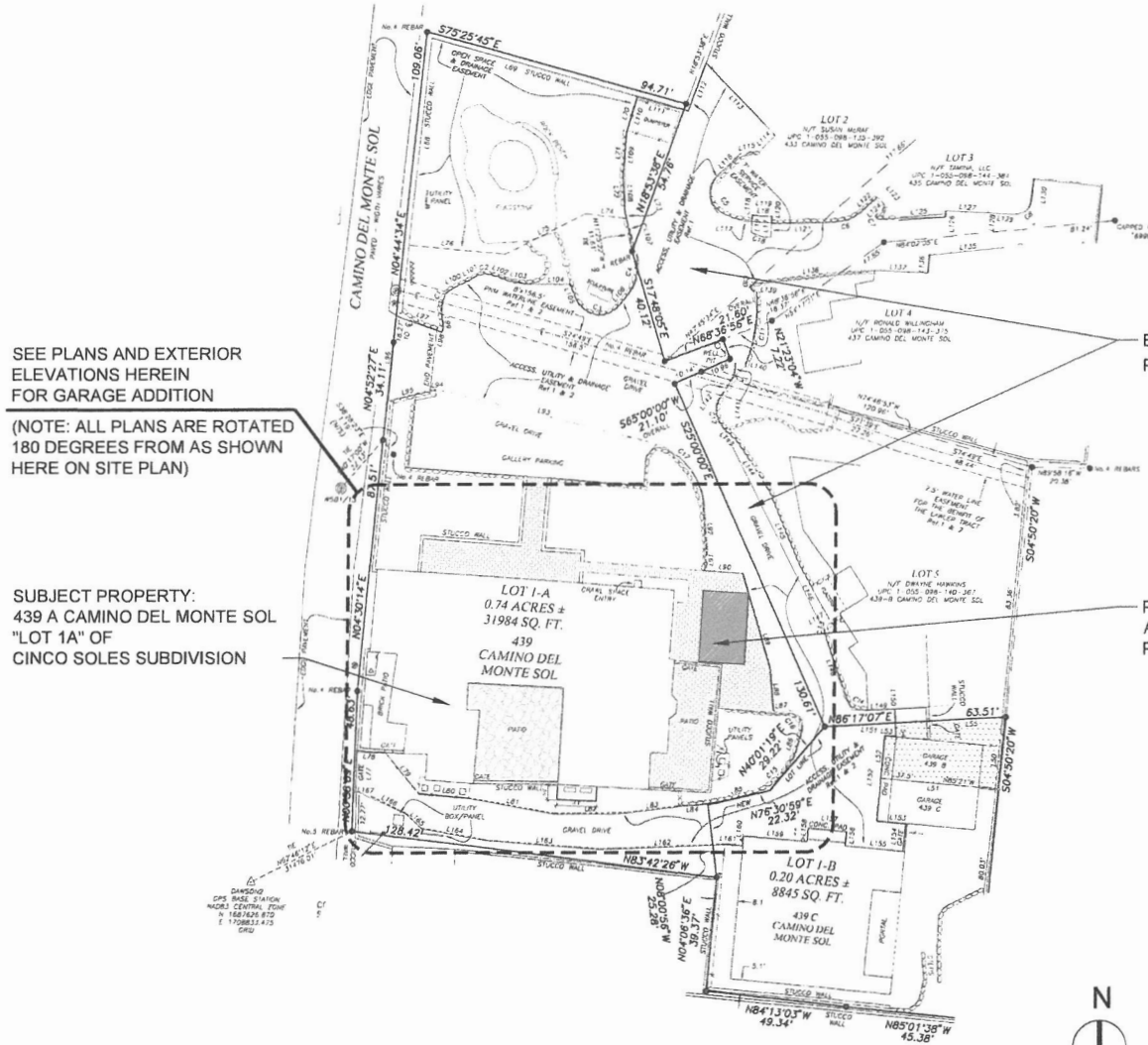
After HDRB approval we wish to submit for a Building Permit as soon as possible. We appreciate your expeditious review and consideration of this matter. If you have any questions, please contact me at the number below. Thank you!

Thank you for your review.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes Architects Ltd. Co.
333 Montezuma Ave.
Santa Fe. NM 87504
505.986.1010



SEE PLANS AND EXTERIOR ELEVATIONS HEREIN FOR GARAGE ADDITION

(NOTE: ALL PLANS ARE ROTATED 180 DEGREES FROM AS SHOWN HERE ON SITE PLAN)

SUBJECT PROPERTY:
439 A CAMINO DEL MONTE SOL
"LOT 1A" OF
CINCO SOLES SUBDIVISION

EXISTING GRAVEL DRIVES AND PARKING SHOWN WITH POCHÈ

PROPOSED ONE-CAR GARAGE ADDITION - SEE ENLARGED SITE PLAN FOR MORE INFORMATION

LEGEND

- MONUMENT, CAPPED REBAR "13054" FOUND AND USED OR AS NOTED
- COMPUTED POINT
- CONTROL MONUMENT
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS CONNECT
- WATER METER
- WATER VALVE
- SEWER MANHOLE COVER
- TELEPHONE MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- CLEAN-OUT
- AIR CONDITIONING UNIT
- WATER CONTROL BOXES

N

01 OVERALL ARCHITECTURAL SITE PLAN
scale: 1" = 20'-0"

HOOPES ARCHITECTS

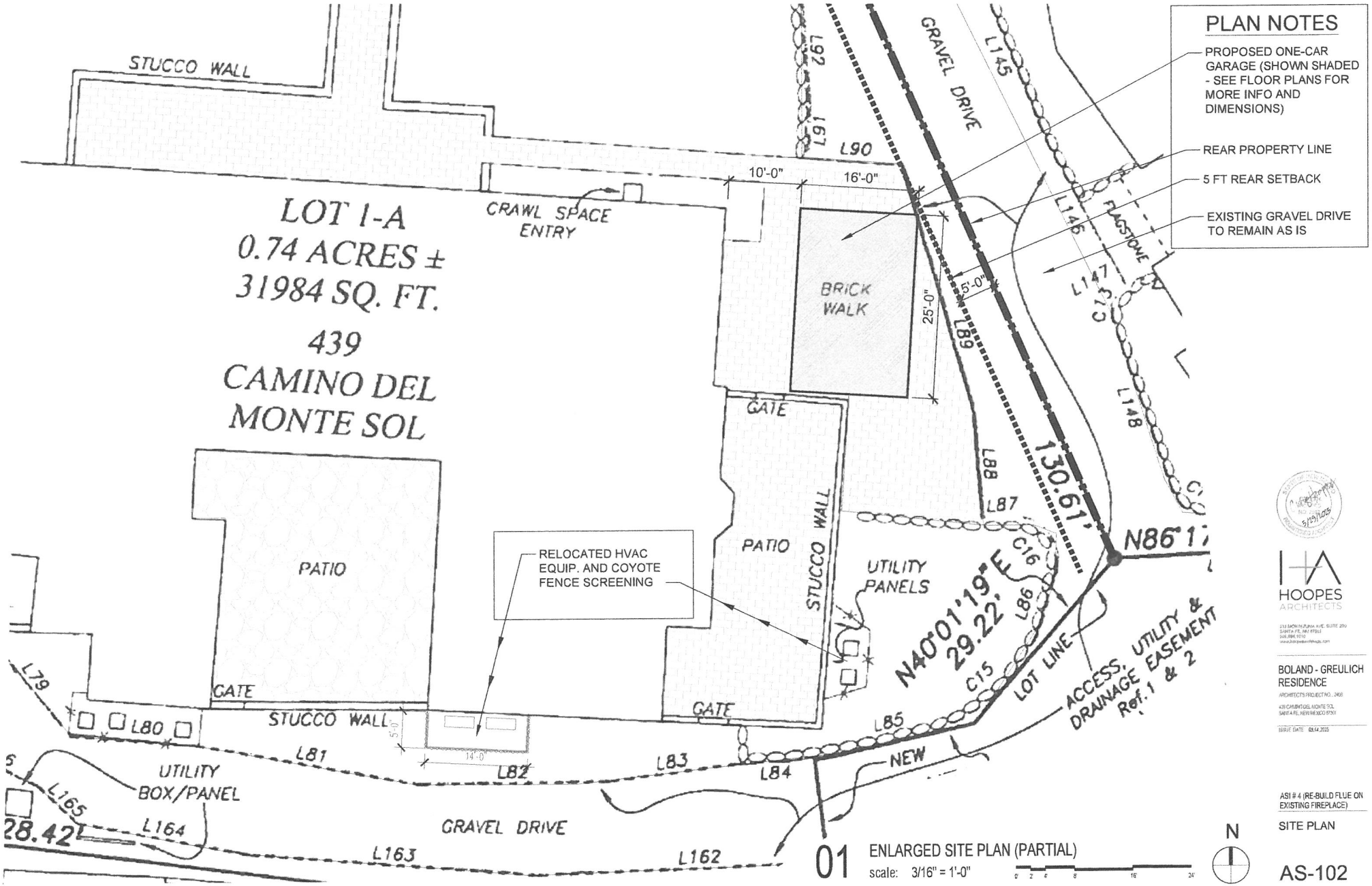
BOLAND - GREULICH RESIDENCE

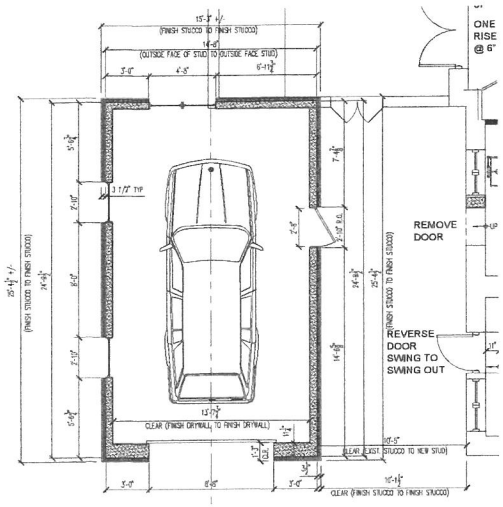
ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

SITE PLAN

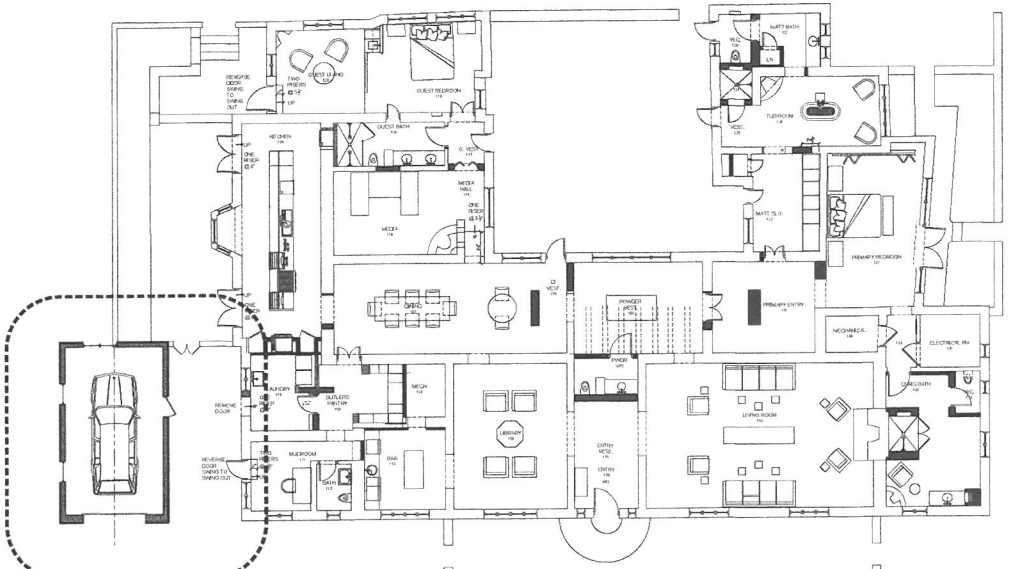
AS-101


PLAN NOTES
PROPOSED ONE-CAR GARAGE (SHOWN SHADED - SEE FLOOR PLANS FOR MORE INFO AND DIMENSIONS)
REAR PROPERTY LINE
5 FT REAR SETBACK
EXISTING GRAVEL DRIVE TO REMAIN AS IS
STUCCO WALL
LOT 1-A
0.74 ACRES ±
31984 SQ. FT.
439
CAMINO DEL
MONTE SOL
CRAWL SPACE ENTRY
BRICK WALK
GRAVEL DRIVE
FLAGSTONE
10'-0"
16'-0"
25'-0"
5'-0"
L90
L92
L91
L145
L146
L147
L148
L89
L88
L87
L86
L85
L84
L83
L82
L81
L80
L79
L165
L164
L163
L162
C13
C16
C15
130.61'
N86°17
N40°01'19"E
29.22'
GATE
PATIO
STUCCO WALL
UTILITY PANELS
RELOCATED HVAC EQUIP. AND COYOTE FENCE SCREENING
LOT LINE
ACCESS, UTILITY & DRAINAGE EASEMENT Ref. 1 & 2
NEW
UTILITY BOX/PANEL
28.42'
14'-0"
5'-0"
01
ENLARGED SITE PLAN (PARTIAL)
scale: 3/16" = 1'-0"
N
HOOPES ARCHITECTS
BOLAND - GREULICH RESIDENCE
ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)
SITE PLAN
AS-102



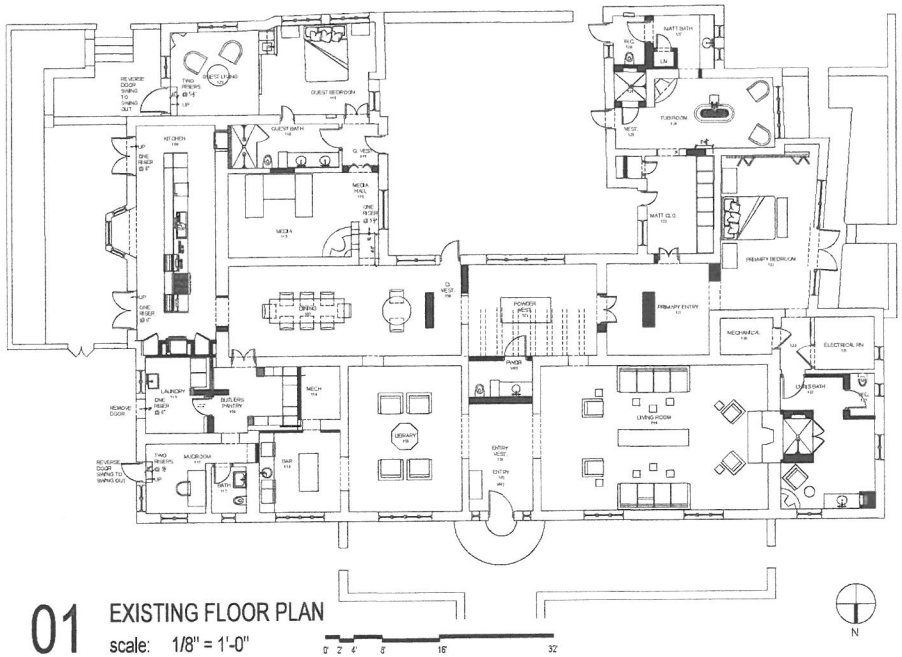
03 ENLARGED PROPOSED FLOOR PLAN (PARTIAL)

scale: 1/4" = 1'-0"



02 PROPOSED FLOOR PLAN

scale: 1/8" = 1'-0"



01 EXISTING FLOOR PLAN

scale: 1/8" = 1'-0"

PLAN NOTES:

1. DIMENSIONS SHOWN HERE ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. NEW WALLS ARE SHOWN SHADED.
3. NEW WALLS HAVE $\frac{3}{4}$" +/- OF THREE-COAT CEMENTITIOUS STUCCO SYS ON 2" OF RIGID INSULATION ON PLYWD. ON STUD. THEREFORE ALL NEW WINDOWS ARE SET BACK APPROX 3" +/-.
4. ALL WINDOWS AND EXTERIOR DOOR TO MATCH EXISTING CONDITIONS - SEE ELEVATIONS, PHOTOS, COLOR RENDERINGS AND COLOR CHART

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE EXTERIOR ELEVATIONS

HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

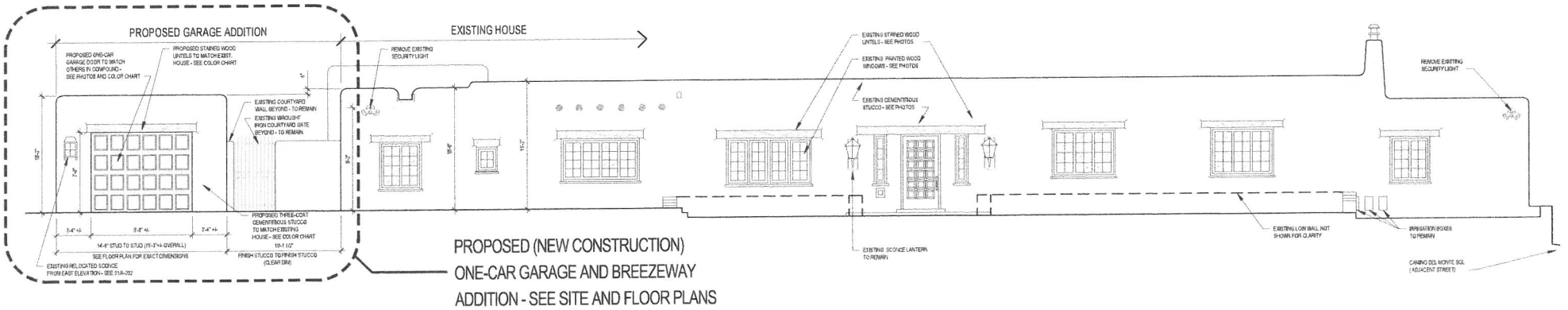
ARCHITECT'S PROJECT NO. 2408

ISSUE DATE: 09.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

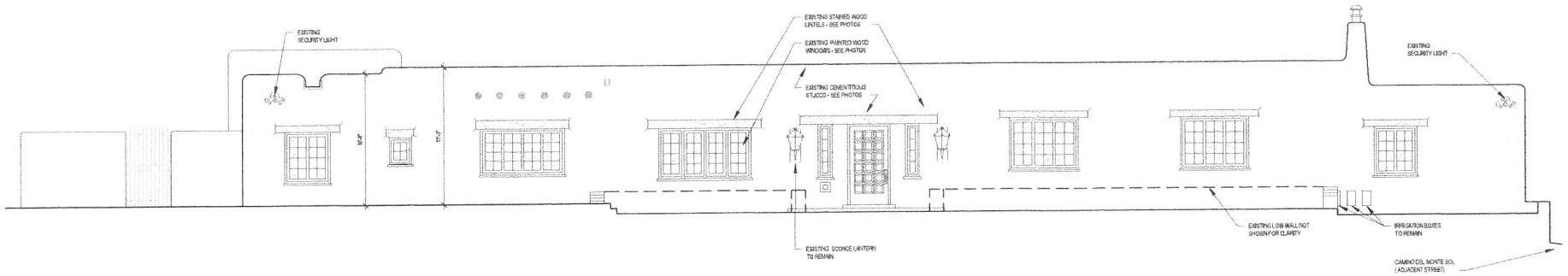
EXISTING AND NEW FLOOR PLAN

A-101



02 PROPOSED NORTH EXTERIOR ELEVATION

scale: 1/4" = 1'-0"



01 EXISTING NORTH EXTERIOR ELEVATION

scale: 1/4" = 1'-0"

HOOPES ARCHITECTS

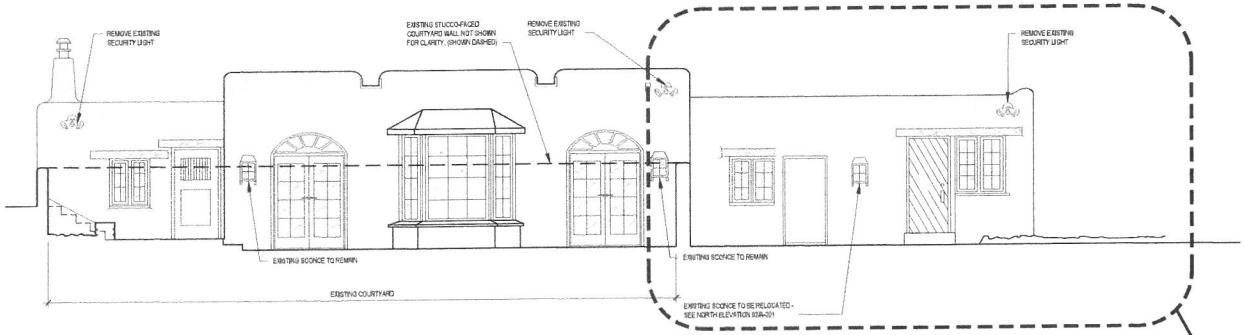
BOLAND - GREULICH RESIDENCE

ISSUE DATE: 09.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

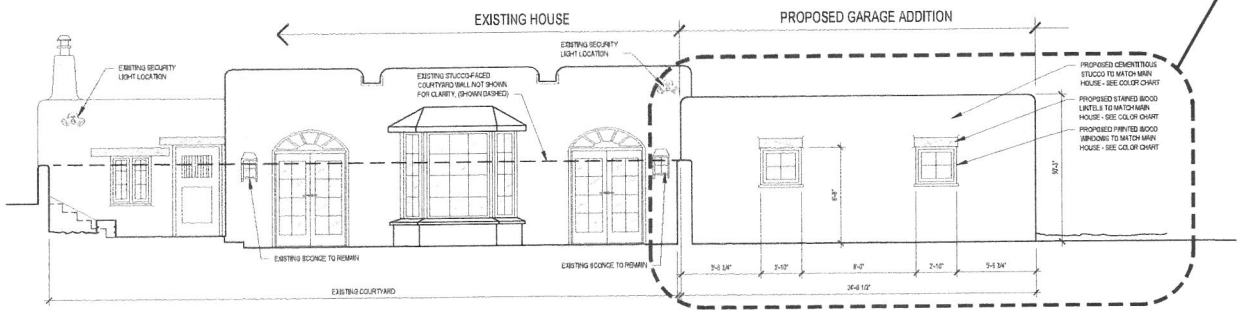
EXISTING AND NEW ELEVATIONS

A-201



03 PROPOSED EAST EXTERIOR ELEVATION/SECTION
scale: 1/4" = 1'-0"

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE SITE AND FLOOR PLANS



02 PROPOSED EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"



01 EXISTING EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

HOOPES ARCHITECTS
313 MONTEZUMA AVE, SUITE 200
SANTA FE, NM 87501
505.986.1313
www.hoopesarchitects.com

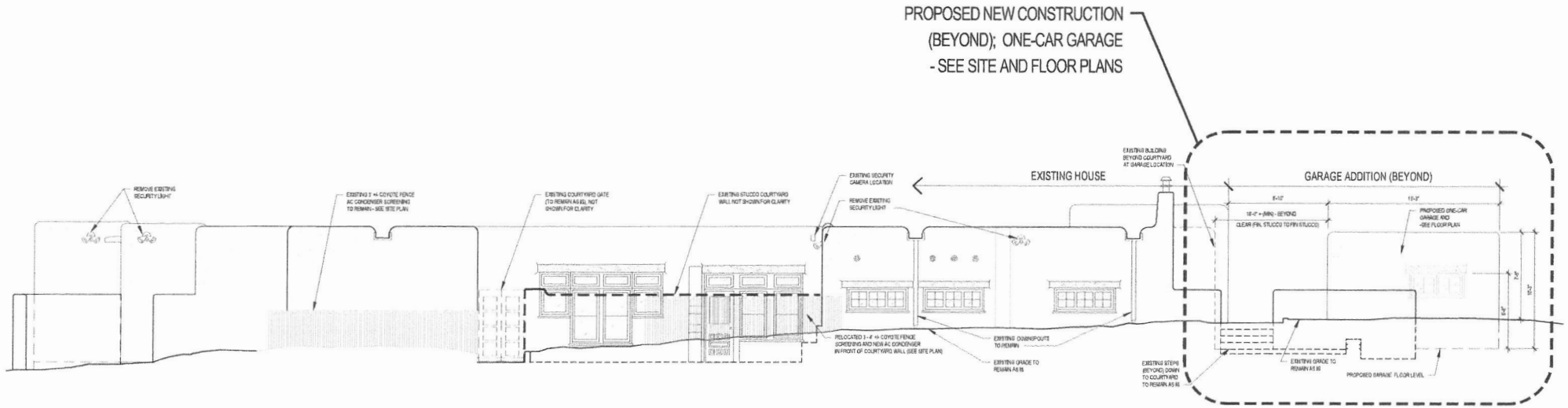
BOLAND - GREULICH RESIDENCE
ARCHITECT'S PROJECT NO. 2408
430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

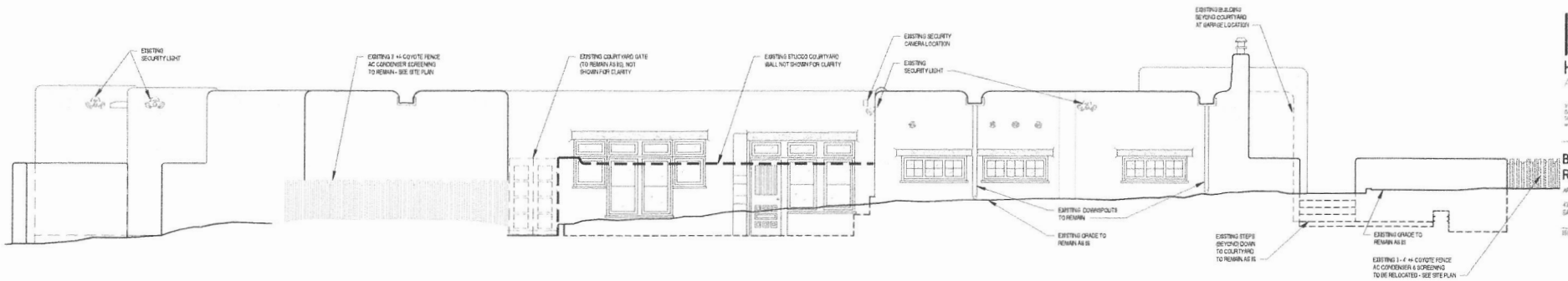
A-202



02 PROPOSED SOUTH EXTERIOR ELEVATION

scale: 1/4" = 1'-0"

0' 1' 2' 4' 8' 16'



01 EXISTING SOUTH EXTERIOR ELEVATION

scale: 1/4" = 1'-0"

0' 1' 2' 4' 8' 16'

HOOPES ARCHITECTS

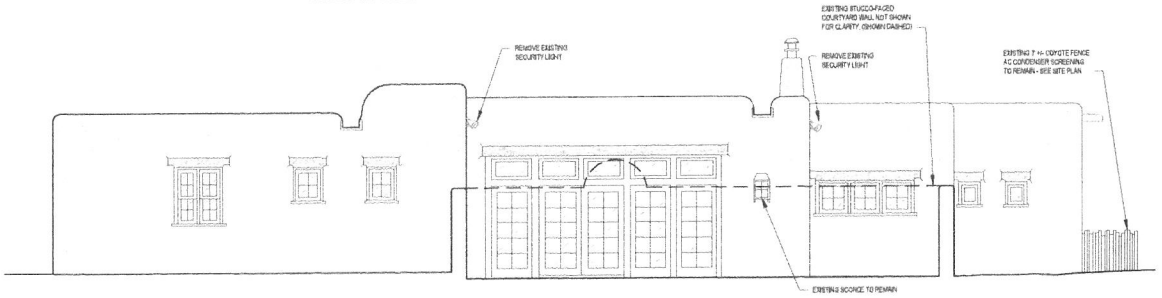
BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-203

NOTE: PROPOSED GARAGE ADDITION NOT SEEN ON THIS FACADE

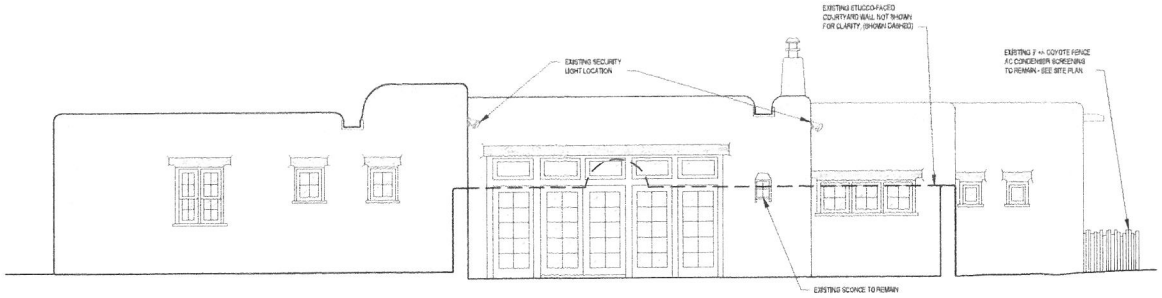


02 PROPOSED WEST EXTERIOR ELEVATION

scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)



01 EXISTING WEST EXTERIOR ELEVATION

scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)

HOOPES ARCHITECTS

333 MONTEZUMA AVE, SUITE 706
SANTA FE, NM 87501
505.988.5010
www.hoopesarchitects.com

BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. 2408

430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-204

CJV BUILDERS, LLC
PO BOX 91686
ALBUQUERQUE, NM 87199
(505)269-3974
LIC. #352758

Joe & Cathy Goldberg
1504 Harvard Court
Albuquerque, New Mexico
87106

September 26, 2025

Payment Application #2

Demolition			
Ceiling/walls downstairs, electrical, walls, etc.			
Aug. 8 -(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug. 14-(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug 19-(2 men, 4 hours at $90.00 per hour)			$ 360.00
Aug 25-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Aug 29-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Dumpsters-			
MCT waste-(see attached billings)			$ 1,090.11
Dump Fees			
Sandoval County Landfill, City of Alb., and MCT			
See attached billings			$ 190.64
Paradise Village-alarm reconnect with devices			$ 1,700.00
Windows & Doors (exterior)			
Marvin Windows/Doors	$ 93,448.00		
Fleetwood Windows/Doors	$ 150,441.99		
Total	$ 243,889.99		
1/2 Down payment			$ 121,945.00
		Total	$ 127,445.75
		Supervision (8%)	$ 10,195.66
		Total	$ 137,641.41
		Overhead (9%)	$ 12,387.72
		Total	$ 150,029.13
		Tax	$ 11,064.64
		Total	$ 161,093.77

CJV BUILDERS, LLC
a New Mexico limited liability company

by: _____ 9/30/25
Robert P. Baines-Member

_____
Joe Goldberg-Owner

_____
Cathy Goldberg-Owner

_____
Craig Hoopes-Architect

RESIDENTIAL RENOVATION – EXTERIOR COLORS

439 CAMINO DEL MONTE SOL
EASTSIDE HISTORICAL DISTRICT, SANTA FE
APRIL 07, 2025



STUCCO (SAMPLE)

HOUSE AND YARDWALLS COLOR:
"LA LUZ #125 BY EL REY
CEMENTITIOUS COLOR-COAT



EXPOSED WOOD STAIN (STAIN SAMPLE)

EXTERIOR DOOR COLOR:
"RED BRICK" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMIC



WOOD WINDOW AND DOOR COLOR (PAINT SAMPLE)

COLOR: "ANCHORS AWAY"
 # DE5814 BY DUNN EDWARDS



EXPOSED WOOD STAIN (SAMPLE)

EXTERIOR VIGA COLOR:
"NATURAL CEDAR" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMPIC

Hoopes Architects Ltd. Co.
333Montezuma Avenue
Santa Fe. NM 87501
505.986.1010


Existing Typical Cinco Soles Compound Garage Door
(IE: To be matched at Proposed One-Car Garage at Lot 1-A)


116 ADOBE 24
117 FAWN 45
124 CORAL 35
125 LA LUZ 20
135 SAHARA 35
197 LA MORENA 19


106 BUCKSKIN 35
107 DENIM 47
108 KOKANEE 54
117 FAWN 45
121 SANDALWOOD 56
122 STRAW 42
124 CORAL 35
125 LA LUZ 20
129 IVORY 74
130 PUEBLO 53
135 SAHARA 35
197 LA MORENA 19

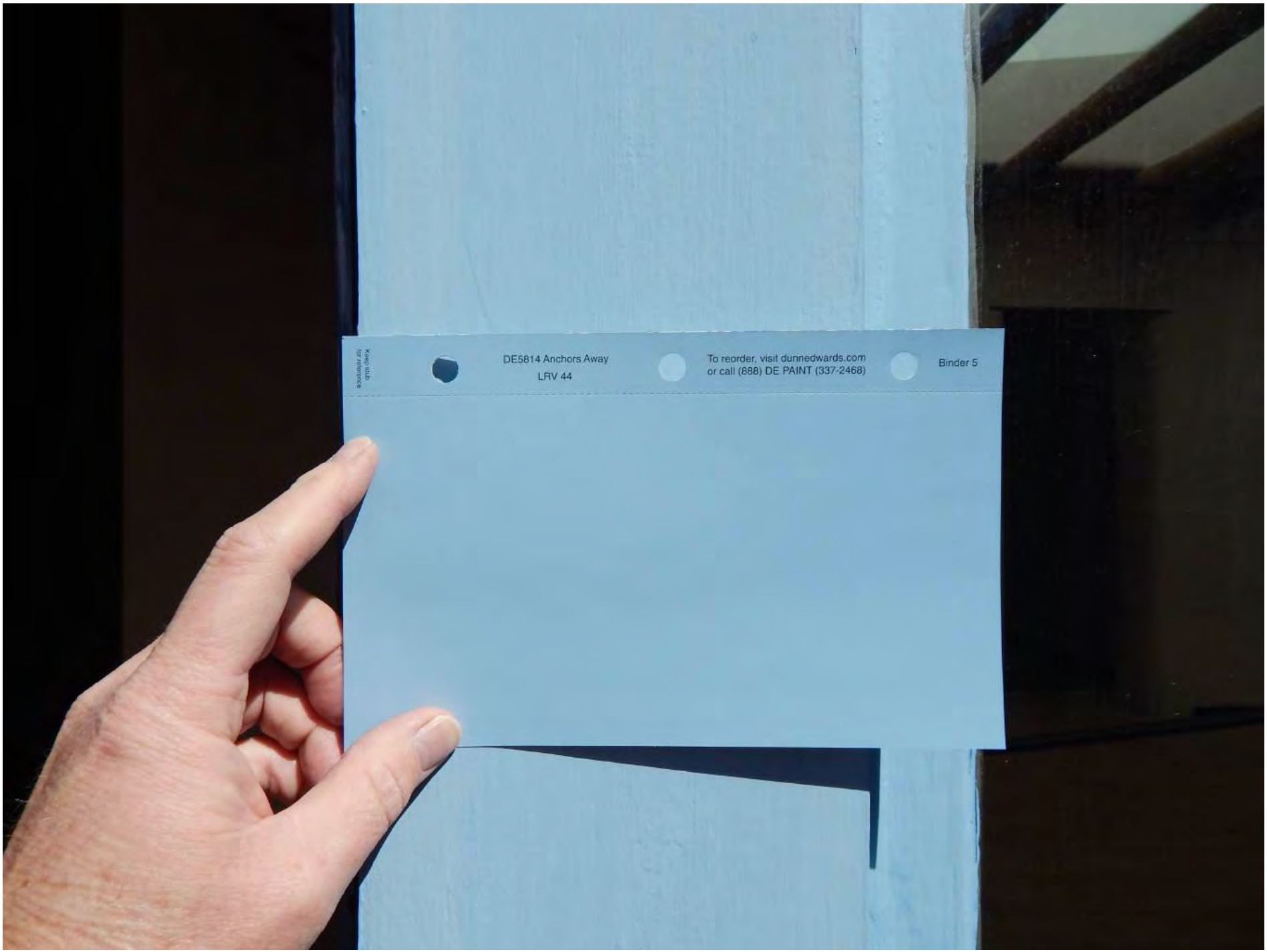

DECK
STAIN
BRICK
RED
OLYMPIC
DECK


OLYMPIC
DECK
STAIN
BRICK
RED
ON PRESSURE
TREATED WOOD





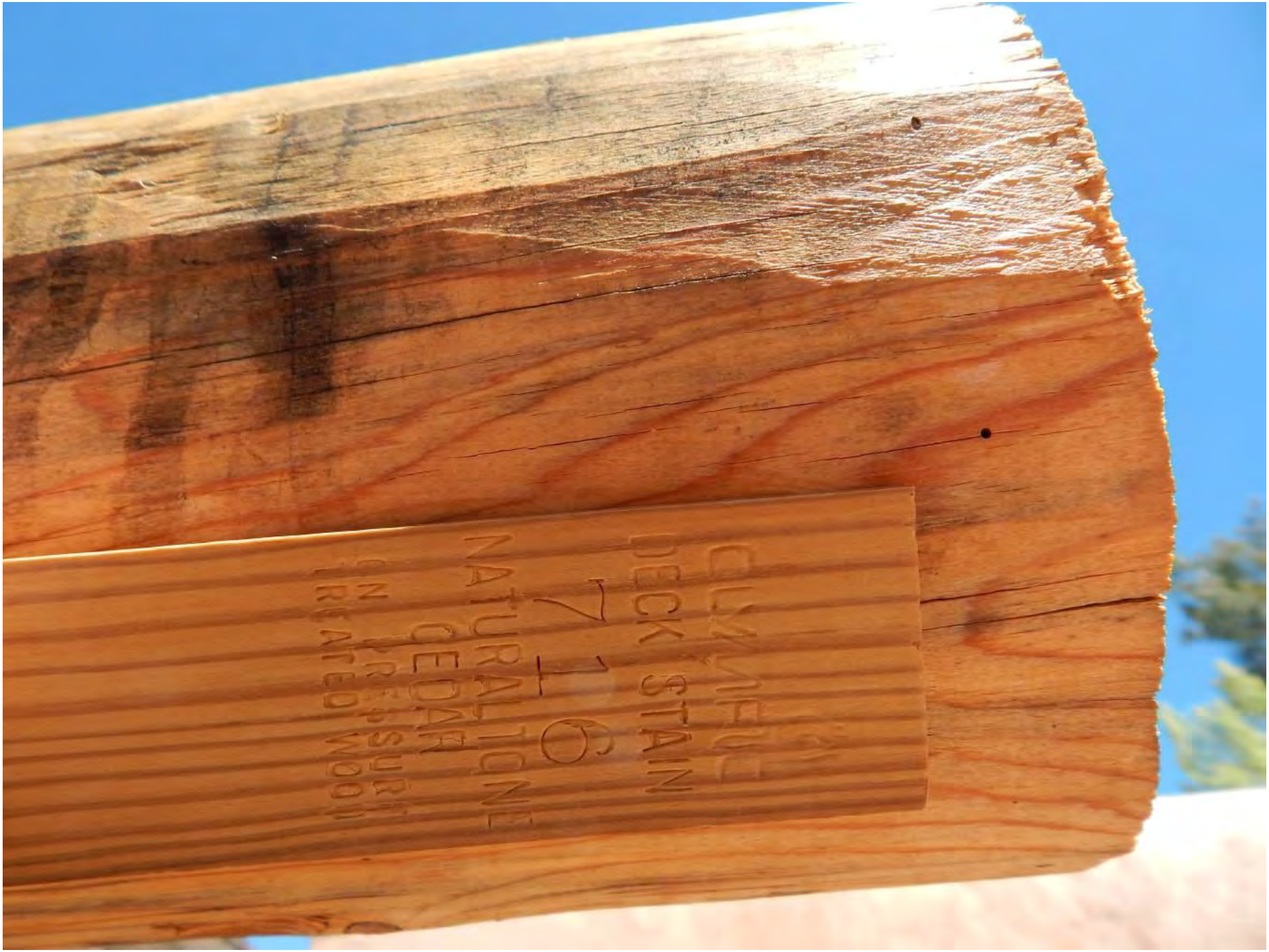

Keep stub for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5


Keep club for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5



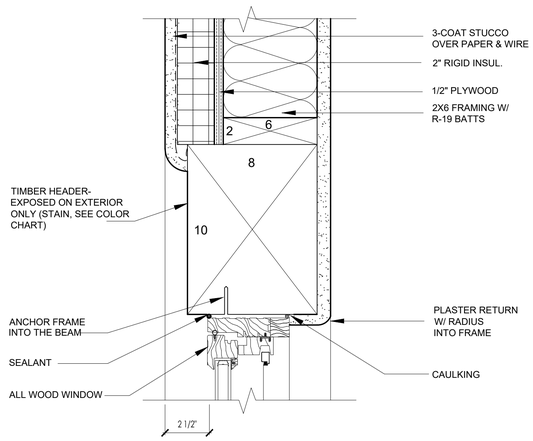




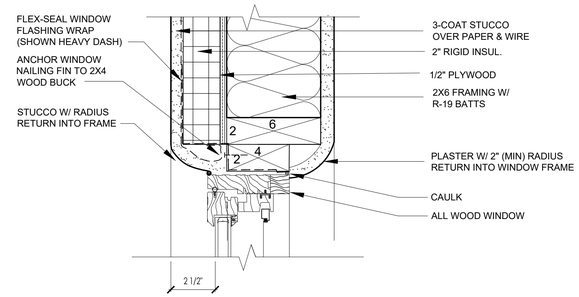

DECK STAIN
716
NATURAL TONE
CEDAR

WINDOW NOTES:

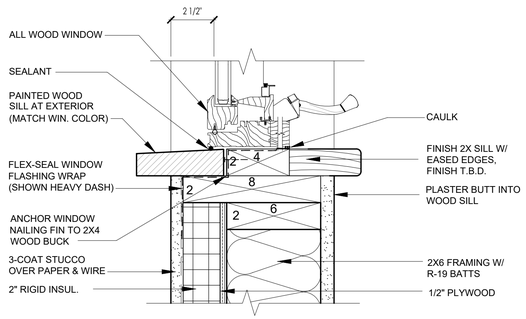
- ALL WINDOWS BY KOLBE, "HERITAGE COLLECTION", CRANK-OUT CASEMENTS W/ LOW E 270 INSULATED GLAZING, WOOD FRAME WITH WOOD EXTERIOR, NO METAL CLAD.
  PAINTED WOOD EXTERIOR TO MATCH EXISTING - SEE COLOR CHART FOR ACTUAL PAINT COLOR
- DIMENSIONS PER EXTERIOR ELEVATIONS
- DIVIDED LITES AND OPERATION PER WINDOW ELEVATIONS, TEMPERED GLASS AS CODE REQUIRES, PROVIDE SHOPS DRAWINGS FOR FINAL APPROVAL BY ARCHITECT
- WINDOWS TO BE RECESSED BACK FROM WALL PER EXTERIOR DETAIL HEREIN
- DIVIDED LITES TO BE 7/8" WITH INTERNAL SPACER BAR - SEE DETAIL



HEAD



JAMB



SILL

01 WINDOW DETAILS AT FRAME WALL
scale: 3" = 1'-0"



HOOPES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
505.986.1010
www.hoopesarchitects.com

BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. : 2408

439 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 04.07.2025

HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

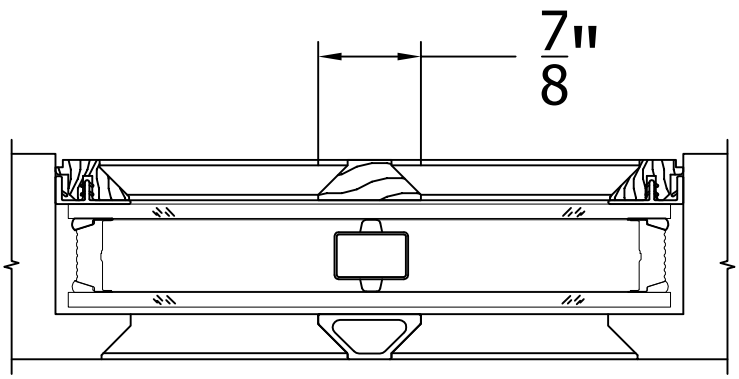
WINDOW DETAILS

A-601

HERITAGE SERIES
PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL HERITAGE PRODUCTS

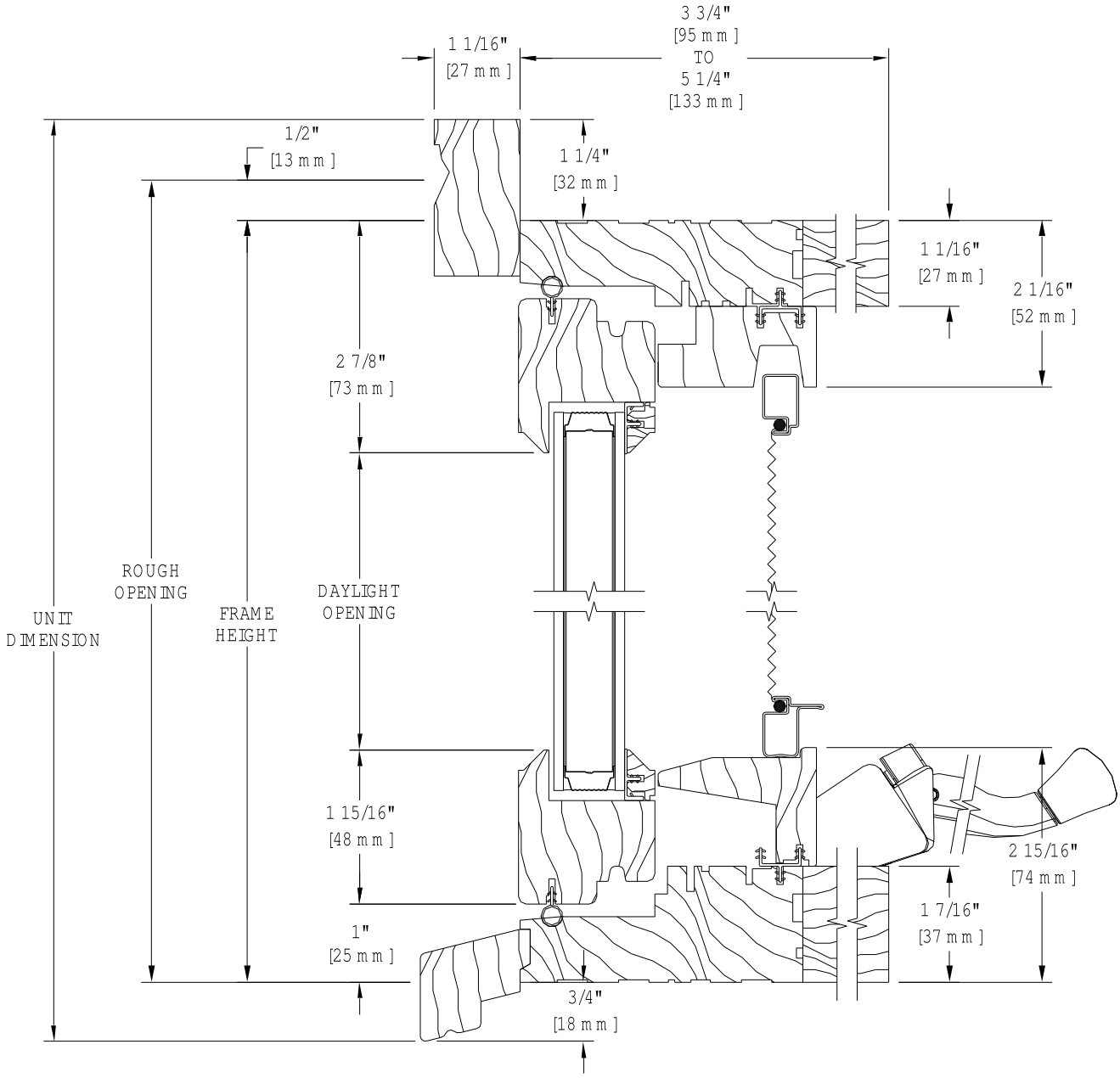
DOUBLE PANE GLASS

Beveled



KOLBE WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
3-3/4" TO 5-1/4" JAMB - SCREEN - MODERN TRIM OPTION
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



MODERN TRIM JAMB EXTENSIONS CONFIGURATION
FOR JAMB SIZES SMALLER THAN 5 5/16" TO 3 3/4"

2BD836

ADV.3

KOLBE
WINDOWS & DOORS

Heritage Series



We're for the visionaries.®

We're for people who take building to new levels.



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 75 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.



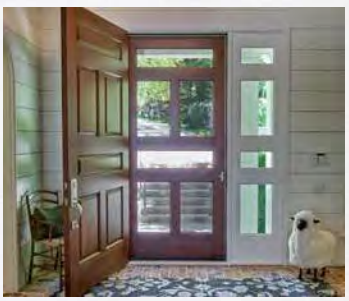


We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



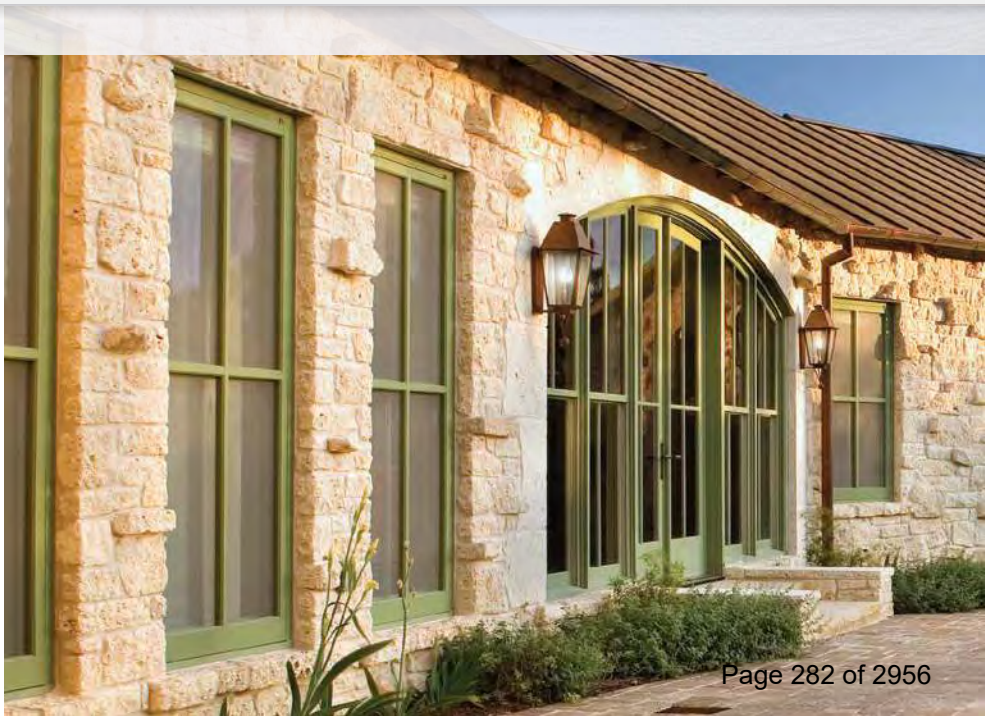
Let us bring your vision to life.



Table of Contents

The Heritage Series 1
Capabilities 2-7
Style & Design Options 5-8
Casements 9-12
Crank-Out Casements 10
Push-Out Casements 11
Inswing Casements 12
Awnings 13-15
Crank-Out Awnings 14
Push-Out Awnings 15
Double Hungs 16-19
Sterling Double Hungs 17
Traditional Double Hungs 18
Old World Classic Double Hungs 19
Specialty Windows 20-23
Folding Windows 21
Radius Windows 22
Geometric Windows 23
Doors: Entrance to Expansive 24-28
Sliding Doors 25
Folding Doors 26
Inswing Doors 27
Outswing Doors 28
Professional Tools 29







© Kenneth M. Wyner Photography

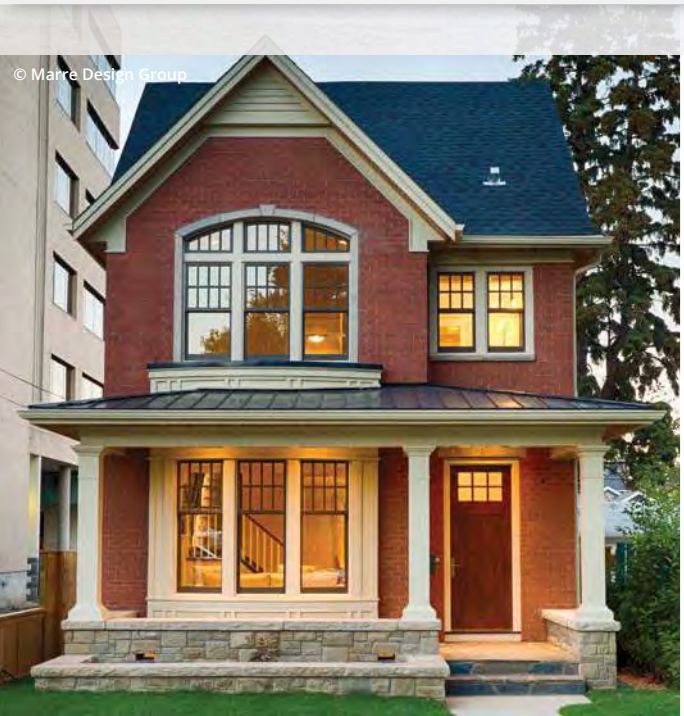
The Heritage Series

All-wood windows & doors designed for architectural & historical authenticity.

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to replicate architectural details with authenticity and alignment with historic district requirements. Choose from an extensive array of exterior colors, interior wood species, finishes, divided lite profiles, and more.

The Heritage Series provides:

- Wood exterior available in unfinished, primed, or painted with our K-Kron II finish, for ultimate flexibility
- High performance exterior K-Kron II finish in 40+ standard colors, plus custom blends
- Wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Traditional design aesthetics with ability to replicate intricate architectural details
- Divided lite profiles & patterns
- Glazing options for enhanced energy efficiency, decorative & specialty glass needs
- Hardware options & finishes to match any décor
- Automation options for ease of operation


© Marre Design Group




© Scot Hill Photography

Capabilities

Craftsmanship and artistry are hallmarks of Kolbe products. We build innovative windows and doors with a wide array of options. But don't let the standard options limit your imagination.

At Kolbe, we love a good challenge. We welcome projects that require special wood species, custom divided lite patterns, unique shapes, custom finish colors, unusual mulling configurations – you dream it, we'll build it. Our windows and doors are built to order, so you can choose the options that best suit your design and vision. We offer multiple product lines with distinct characteristics and a full breadth of capabilities for customization and personalization.


Photo courtesy of Big Cedar Lodge


© Kenneth M. Wyner Photography

Capabilities

Energy Efficiency

In addition to superior craftsmanship, Kolbe windows and doors offer superior performance. Our products undergo independent testing to ensure the highest quality available. Participation in the Window & Door Manufacturers Association (WDMA) Hallmark Certification and ENERGY STAR® programs ensures that our products are tested to industry standards, allowing them to meet and exceed today's stricter building codes and standards for energy efficiency.

Kolbe's Heritage Series windows and doors can meet the strict California Title 24 Building Energy Efficiency Standards. Talk to your Kolbe dealer about specific products with glass options that help meet these stringent energy efficiency requirements.



Sustainability

Kolbe's all-wood Heritage Series windows and doors offer sustainable solutions for long-lasting, durable products that have a lower carbon footprint than other building materials. Prioritizing resilient design, supported with high-performance products, makes Heritage Series a great choice for the environment.

Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).



For energy performance data, visit: **kolbewindows.com/energy**

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at **kolbewindows.com** and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis.
For the most current information, contact your local Kolbe dealer.

Kolbe® has been granted The Forest Stewardship Council® (FSC®) Chain-of-Custody Certification, as have many of our dealers. Consult with your dealer about using FSC®-certified wood in your project (FSC® license code FSC®-C019541).

Capabilities

Craftsmanship

Kolbe products are truly built to order, with numerous options and custom solutions that allow us to craft windows and doors exactly to your specifications. You can choose from standard to exotic wood species, sizes, shapes, divided lite profiles and patterns, glass, interior and exterior finishes, brickmoulds, casings, hardware, and more – or we'll work with you to create a custom product, color or finish for a more personalized design.



Moore Architects, LEED® Silver | Photo © Hoachlander Davis Photography

Historical Replication

Heritage Series all-wood products are ideal for replicating architectural details with authenticity, blending traditional design aesthetics with advanced technology, functionality, and optimal energy efficiency. Adhering to strict building codes and historical district requirements, Kolbe's Heritage Series products were the perfect solution for many National Historic Landmarks and National Trust for Historic Preservation projects aross the US.



Photo courtesy of Big Cedar Lodge

Customized options to address historical or architectural design elements are available, including traditional or enhanced glazing options. Please contact your Kolbe dealer.

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complement décor or add the finishing touch to a new entrance, sliding or access door. Plus, the added functionality of multi-point locks and automation options on select products adds convenience and security to your living experience. For replicating historic details, chain and pulley systems and spoon locks are available for double hung windows.



Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, provide privacy or decorative design. When considered holistically, windows and doors can help create environments that offer a sense of well-being and a connection to nature. Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites (PDL) or true divided lites (TDL). Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home. True divided lites are ideal for historic restoration projects, creating individual panes of glass to mimic original design details. Grilles-in-the-airspace and interior removable wood grilles are also available.



Finish Options

Interior Wood Species

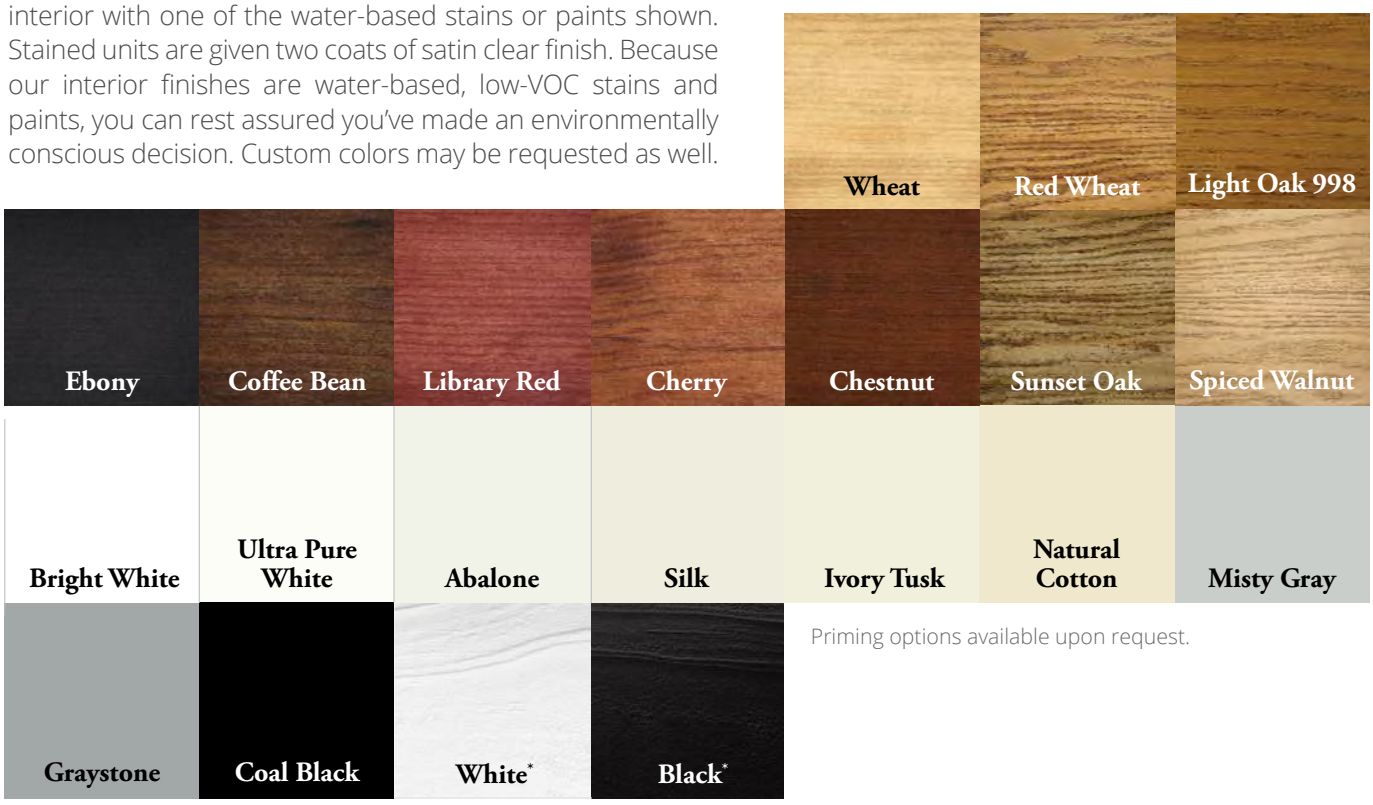
In addition to the standard pine, Heritage Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about the availability of additional wood species.



Interior Finishes

For units that are ready to install upon delivery, Kolbe's Heritage Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin clear finish. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.



Priming options available upon request.

*Applied as a single coat of paint, with some visible wood grain.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

Finish Options

Exterior Colors

Most Heritage Series windows and doors are coated on the exterior with latex primer, ready for your choice of topcoat. Kolbe also offers K-Kron II – a durable exterior finish that enhances and preserves the look of wood windows and doors.

White	Cloud	Ultra Pure White
Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki
Sahara	Beige	Natural Cotton
Spiced Vinegar		
Gingersnap	Truffle	Rustic
Shadow	Shale	Smokestack
Timberwolf		
Sapphire	Coastal Storm	Lunar
Steel Gray	Slate	Castlerock
Emerald Isle		
Cider	Copper Canyon	Basil
Mystic Ivy	Mediterranean	Green Tea Leaf
Hartford Green		
Chutney	Roma	Maize
Custom Colors Available		



Wire Brush Finish

Most of Kolbe's Heritage Series wood windows and doors can be further enhanced by our custom wire brush finish. Wire brushing creates a rugged texture and adds character to complement any rustic design.

Due to the nature of the finishes, certain limitations apply. Contact your local Kolbe dealer for more information.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on color samples available from your Kolbe dealer.

Accessories

Brickmould & Casing

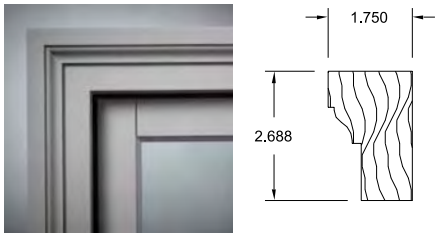
Accentuate the beauty of your home with Kolbe's exterior brickmoulds and casings. In addition to the casings shown, various sill nosings can be applied to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.



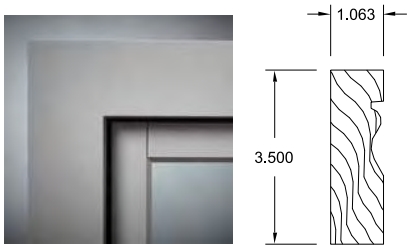
1-15/16" brickmould



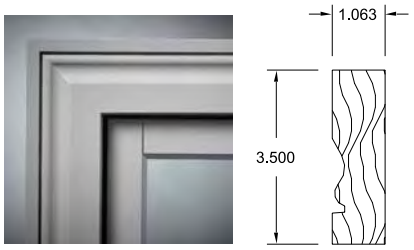
1-15/16" flat casing



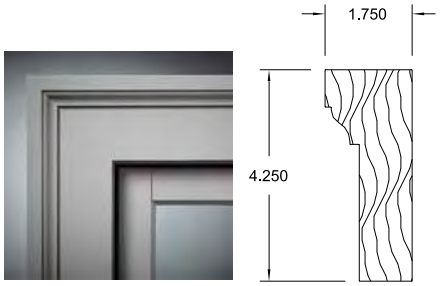
1-15/16" flat casing with backband



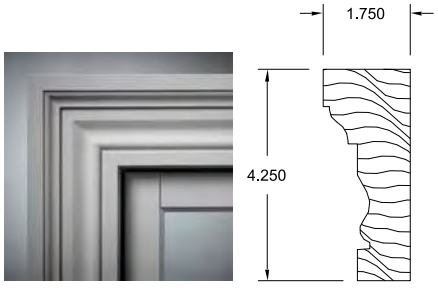
3-1/2" flat casing



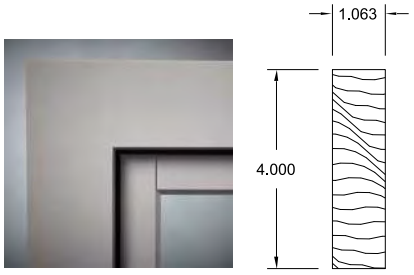
3-1/2" profiled brickmould



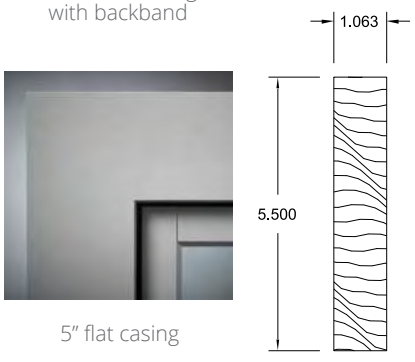
3-1/2" flat casing with backband



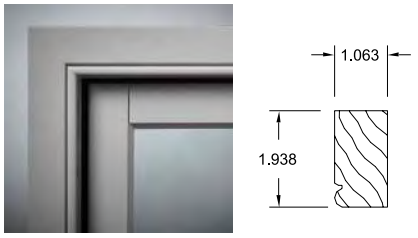
3-1/2" profiled brickmould with backband



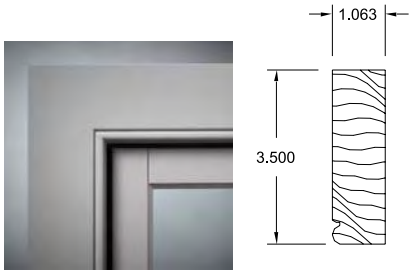
4" flat casing



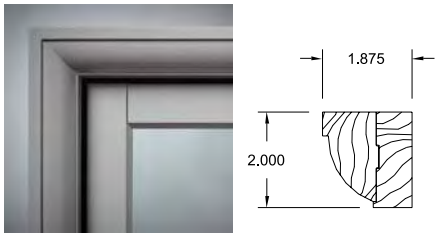
5" flat casing



2" beaded casing



3-1/2" beaded casing



Prospect casing

NOTES: Limitations apply when combining trim options. Not all brickmould profiles are available for all products. Not all profiles are available for radius units. Please consult your local Kolbe dealer for more information.



Click to view more: kolbewindows.com/gallery

Casements

Offering ventilation and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

Crank-Out Casements | Push-Out Casements | Inswing Casements | French Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units





Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization. Swinging out at the side to provide fresh air and ventilation, they close easily and effectively with a tight seal. Crank handles fold down when not in use to prevent interference with window treatments and views.





Standard Features – Crank-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks* (lock handles match operator handle colors)
- Corrosion-resistant dual-arm operators with concealed, adjustable hinges *(single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

Options – Crank-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Single-arm operators with Euro hinges
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Retractable screen kit; beveled *(standard)* or square retractable screen covers; wood-wrapped screens *(not available on radius top or "S" series units)*; screens with aluminum or UltraVue® fiberglass mesh and wood frame
- Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* Not available on French casements.

Push-Out Casements

Kolbe's push-out casements have a uniquely simple operation. Simply unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer Old World aesthetics with today's energy efficiency.





Standard Features – Push-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 3-1/2" plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French push-out casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Retractable screen covers available as beveled *(standard)* or square; screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Inswing Casements

Kolbe's inswing casements are inspired by classic French design with modern updates to meet energy efficiency standards, proving it's possible to honor traditionally beautiful design while making a modern architectural statement. Inswing casements open inward for ventilation and are available in single or French units.





Standard Features – Inswing Casement

- 1-3/4" thick sash
- Bottom rail height is 3-1/2"
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Multi-point locking hardware secures the unit
- Bright Brass handle set as standard
- Sash hang on 3-1/2" x 3-1/2" butt hinges in a Bright Brass finish
- Exterior screens with BetterVue® fiberglass mesh and aluminum screen frames in a variety of colors
- A drip-lip applied to the bottom exterior of the sash and a weep channel system on the sill

Options – Inswing Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French inswing casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 7")*
- Screens to match exterior color; screens with aluminum or UltraVue® fiberglass mesh
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.



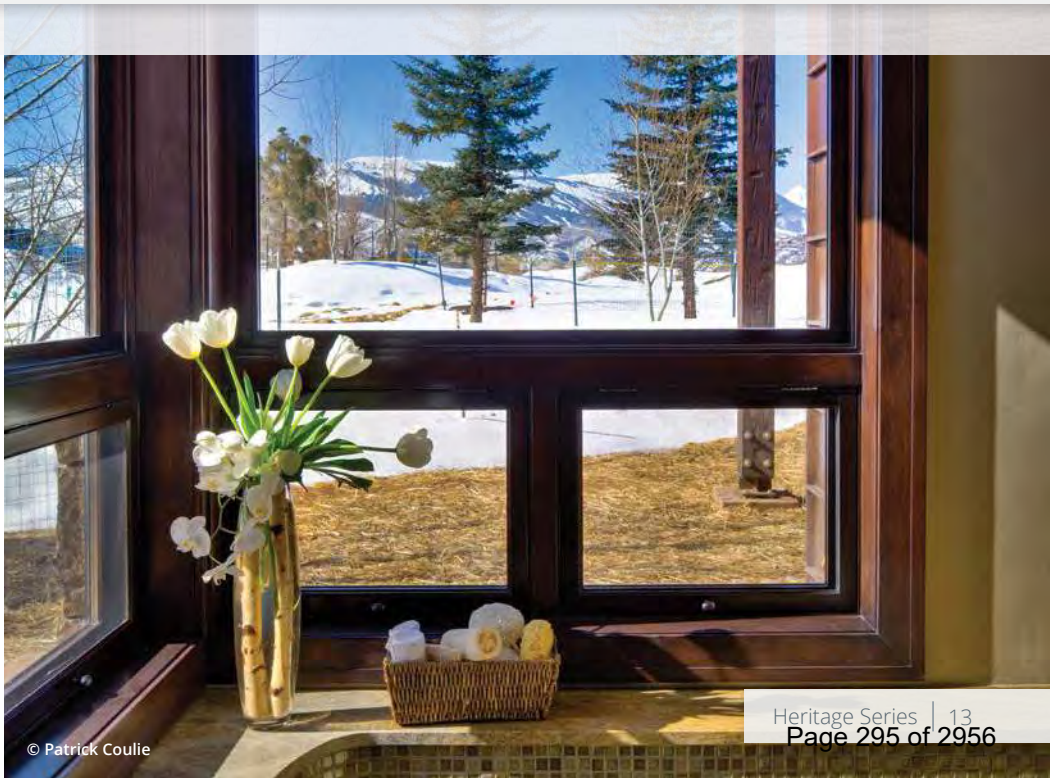
Click to view more: kolbewindows.com/gallery

Awnings

Heritage Series awning windows open outward from the bottom, so they are fully functional even when there is a gentle rain outside. Awnings offer unique style and architectural interest to any room, and are the perfect complement to other Kolbe® windows and doors. Nesting handles and dual-arm operators make these windows easy to operate, with additional light and ventilation..

Crank-out Awnings | Push-out Awnings | Picture Units | Picture Combination Units | Mulled Configurations





Crank-Out Awnings

Crank-out awnings open outward from the bottom with a crank handle that folds down when not in use. Choose motorized operators for an effortless way to open and close your window, especially when it's in a hard-to-reach place.





Standard Features – Crank-Out Awning

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box width is 3-1/2")*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- 1-15/16" exterior brickmould applied
- Exterior frame and sash are latex applied
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges

Options – Crank-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Screens with White, Beige, Sand, Dark Bronze Anodized, Clear Anodized, or Coal Black frames
- Screens with aluminum or UltraVue® fiberglass mesh
- Wood wrapped screens; retractable screen kit; beveled retractable screen covers *(standard)* or square
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Push-Out Awnings

The simple operation of push-out awning windows makes them ideal for adding ventilation to any room. The sash pushes out and pulls in tightly to the frame. Weatherstripping prevents air infiltration, making them another great energy-efficient option.





© Tarleton Photography

Standard Features – Push-Out Awning

- 1-3/4″ thick sash
- Overall jamb depth is 4-9/16″ *(basic box depth is 3-1/2″ plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12″ applied, over 12″ shipped loose for field application)*
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Beveled *(standard)* or square retractable screen covers
- Screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.



Photo provided by North Atlantic Corp.

Click to view more: kolbewindows.com/gallery

Double Hungs

Kolbe offers a variety of double hung windows for residential or commercial projects, from historic restoration to remodeling. Quality details adorn the classic design of Heritage Series all-wood double hungs, with smooth operation, venting options, and removable sash for easy cleaning. There are many options and configurations to choose from, including cottage-style and radius-topped units or triple pane glass options for increased energy efficiency.

Sterling Double Hungs | XL Sterling Double Hungs | Traditional Double Hungs
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units
Picture Combination Units | Segment Head & Half-Circle Top Units | Single Hungs





© Kenneth M. Wyner Photography, Inc.

Sterling Double Hungs

Whether residential or commercial, Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, giving the windows a rich, all-wood appearance. The XL Sterling double hung offers a boost in performance and enhances the architectural design with oversized openings.


© Puliatti Photographic


© Ryann Ford Photography

Standard Features – Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16", slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Wood-wrapped jambliner closure on the interior *(unless interior is prefinished white or primed, then jambliner will be white)* and a primed, extruded aluminum jambliner closure on the exterior hides balance system

Standard Features – XL Sterling Double Hung *(includes Sterling double hung standard features, with the exception of the following substitutions):*

- Overall jamb depth is 5" *(basic box depth is 5")*
- Class 5 balances capable of carrying heavier loads

Options – Sterling Double Hung/XL Sterling Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Class 5 balances available for commercial specifications or larger units
- Universal design crank handle hardware kit in White
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Sash limiters for safety
- Galvanized steel installation clips
- Full or half aluminum frame insect screen with aluminum, BetterVue® or UltraVue® fiberglass mesh; retractable insect screen kit with beveled or square cover
- Factory-installed Window Opening Control Device (WOCD)
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units or radius-top shapes, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.


© Pearson Photography


Moore Architects, LEED Silver | Photo © Hoachlander Davis Photography

Standard Features – Traditional Double Hung

- 1-3/8" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16"; slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Rigid PVC head parting stop with flexible fins and waterseal at the sill
- Clay-colored heavy duty sash lock
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

Options – Traditional Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- No finger grooves in top, bottom or both sash
- White jambliners
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- Factory-installed Window Opening Control Device (WOCD)
- Sash limiters for safety
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Old World Classic Double Hungs

Old World Classic double hungs bear the charm and character of early double hung windows. Ideal for historically-accurate replication projects, their visible brass pulley system with solid brass chains and alloyed weights accentuates the design details, while allowing fluid operation. Specifically engineered for each unique project, Old World Classic windows offer an unprecedented level of customization – even as triple hungs, radius-tops, and cottage-style units.





Standard Features – Old World Classic Double Hung

- 1-3/4" thick sash
- Basic frame jamb width is 6-9/16"
- Constructed of pine with pine interior head parting stops and side stops
- Energy efficient, insulating Solar Low-E glass
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Heavy duty sash lock with Antique Brass finish
- Brass chains and pulleys
- A proportionate balance between sash and alloyed weights creates a one-to-one ratio

Options – Old World Classic Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Available as single, double or triple hung
- Ogee lugs integrated into the top sash stiles
- Oil-Rubbed*, Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match unit's exterior color
- Galvanized steel installation clips
- High performance modifications



Brass chains and pulleys



Brass sash locks



Optional ogee lugs

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
* The Oil-Rubbed finish is not available on curved sash lift handles.
This is a living finish, which means that it will change appearance over time with use.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.



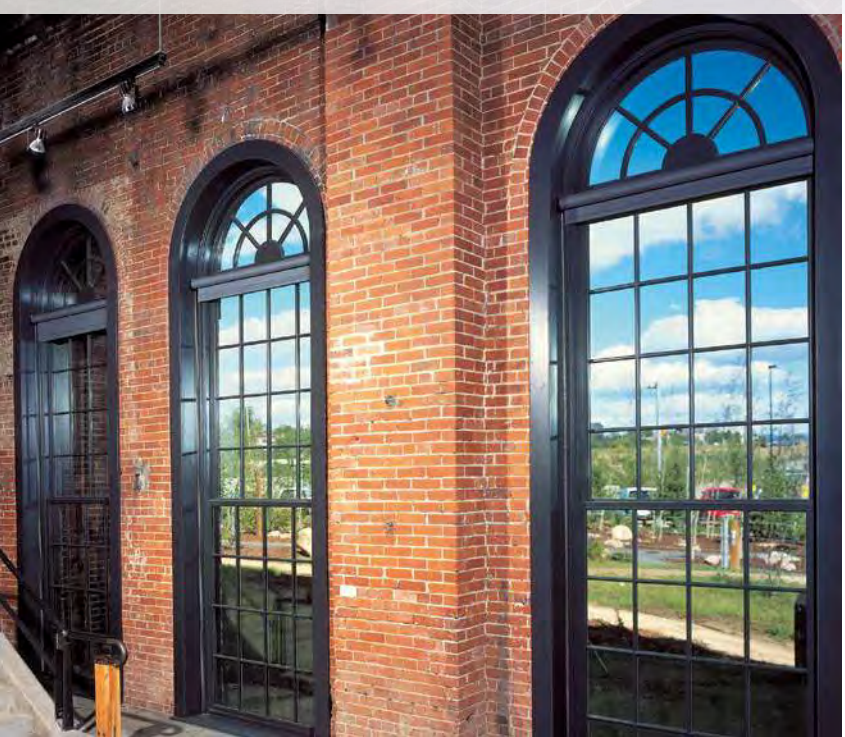
Photo © Dan Mullins

Click to view more: kolbewindows.com/gallery

Specialty Windows

Heritage Series specialty windows are available in a variety of sizes, shapes and styles. Add radius or geometric windows to create a focal point, extend the daylight or replicate architectural details. Half-circle or elliptical units stacked above other Kolbe windows and doors create gracious curves and allow more light to enter your room. Follow the slope of a roofline or comprise a window wall with a variety of angled shapes, from triangles and trapezoids to pentagons, diamonds, or any shape you can imagine. Integrate pass-through capabilities with expansive folding windows and screens.

Folding Windows | *Radius Windows* | *Geometric Windows*





Folding Windows

Folding windows can infuse a room with a remarkable amount of fresh air by offering openings up to 52 feet wide. With up to 8 panels per side, folding windows are highly customizable with numerous configurations available. These made-to-order windows open up spaces dramatically by extending the living area to the outdoors, and allowing pass-through convenience.





Standard Features – Folding Windows

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding windows feature LVL locking stiles; stiles and rails are a nominal 3″ wide
- Frame setup up to 177″ wide x 77-1/8″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point* mortise latch with handle set in a Bright Brass finish
- Thick oak interior threshold

Options – Folding Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick panel
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Single-point hardware for access panel
- Concealed shootbolt locking hardware for folding panels
- Stile and top rail options: 4-5/8″ or 6″
- Bottom rail options: 4-5/8″, 6″, 7-9/16″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Face-mounted flush bolt locking hardware on folding panels
- Uno or Aria handle set for folding panels with concealed shootbolt locking hardware
- Hinges with handles in Bright Brass, Chrome, Satin Nickel and Matte Black
- Finger pulls for panels without hinge handles
- Magnetic latches or panel stays to help keep windows stationary while open
- Black pleated retractable insect screens; black pleated sliding screens on units with the frame setup
- Recessed floor track sill *(interior)*, weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Minimum panel height is 36″, minimum panel width is 16″, maximum panel height is 72″ and maximum panel width is 39-3/8″.
* Minimum panel height for multi-point hardware is 36″.

Radius Windows

Kolbe makes radius windows in stand-alone full circles, half-circles, quarter-circles, ellipticals, ovals and custom shapes. Half-circle or elliptical windows can be stacked over other Kolbe windows and doors to create larger window walls. We build our radius windows to order so that their profiles match those of the windows they complement.


© Kenneth M. Wyner


© James R. Salomon Photography

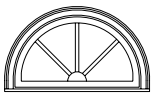
Standard Features – Radius Windows

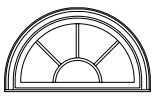
- 1-3/4″ thick sash
- Overall jamb width is 4-9/16″
- 3″ straight legs on half-circles
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads

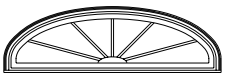
Options – Radius Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes such as bell-tops and gothic-tops
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extended legs or no legs on half-circles
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

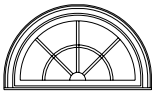
Radius Divided Lite Patterns *Dimension calculation formulas for radius units vary per unit and application. Please contact your Kolbe dealer for formulas.*

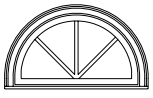

Sunburst

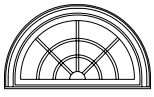

Open Hub Sunburst


Elliptical Sunburst

NOTE: 2-1/4″ PDL bars are not available for patterns with curved bars. Some designs may have a composite material for the exterior PDL bar.


Double Cut Sunburst


Starburst


Triple Cut Sunburst


Spider Web

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

Geometric Windows

Make your design truly distinctive with Kolbe's geometric windows. These angled attention-grabbers create an impactful focal point and accentuate the architectural design. Kolbe can produce various window shapes and sizes, with a vast array of glazing options to create a light-filled room with a uniquely framed view..


© Roger Wade


© Dan Mullins

Standard Features – Geometric Windows

- 1-3/4" thick sash
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads
- Standard geometric shapes include triangles, octagons, hexagons, pentagons, trapezoids, and diamonds

Options – Geometric Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

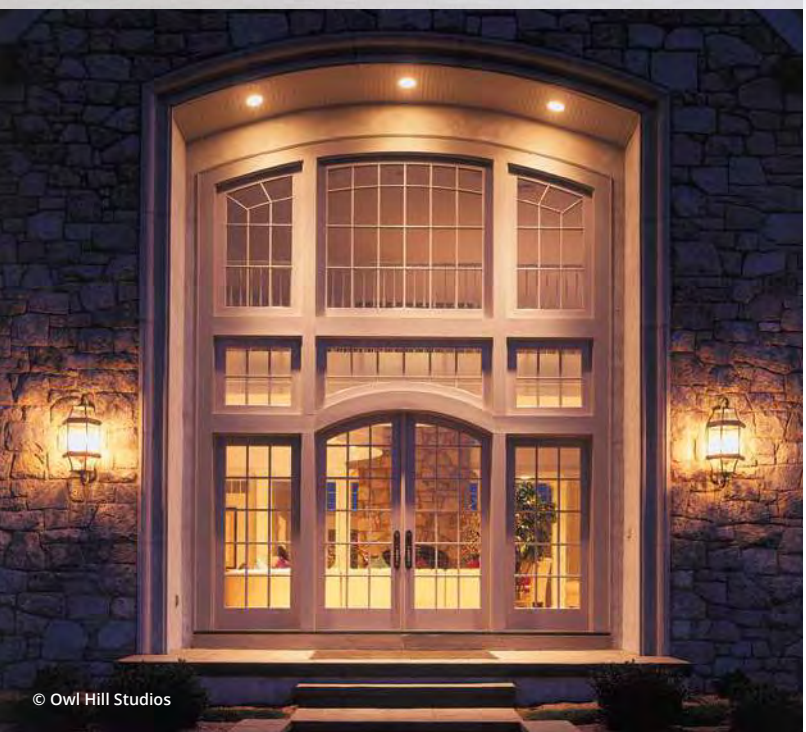


Click to view more: kolbewindows.com/gallery

Doors: Entrance to Expansive

Whether it's a stunning entryway or a passageway to an outdoor living area, Heritage Series doors bring beauty and elegance to any project. Customize an entry to exemplify your personal aesthetic or enhance your swinging doors with matching transoms, sidelites or radius units. Take indoor-outdoor living to various levels with sliding or folding doors, utlizing Kolbe's custom solutions and nearly endless options for glass, divided lites, hardware, finishes, and more.

Sliding Doors | Folding Doors | Inswing Doors | Outswing Doors | Raised Panel Doors
French Doors | Sidelites & Transoms | Commercial Doors



© Owl Hill Studios



© Andrea Rugg Photography

Sliding Doors

Sliding doors are a space-saving way to connect your indoor and outdoor living spaces. Slide them from side-to-side to operate in two-, three- or four-wide configurations to create easy access to the outdoors. Sliding doors are available in various sizes to accommodate new construction or remodeling projects.





Standard Features – Sliding Doors

- 1-3/4″ thick sash
- Standard jamb width is 5″
- 3″ wide LVL stiles and rails
- Frame setup
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- All wood interior for clean look
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and panels are latex primed
- Tandem rollers with adjustable, ball-bearing wheels carry the sliding panel
- Single-point mortise latch with handle set in a Bright Brass finish
- Screens with BetterVue® fiberglass mesh and extruded aluminum frames
- One-piece, pultruded fiberglass sill with continuous aluminum sill nosing and fiberglass sill filler
- Thick oak interior threshold

Options – Sliding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Available with wide stiles and rails *(stiles and top rail are a nominal 4-5/8″, bottom rail is 7-9/16″ or 12 5/8″)*
- 2-1/4″ thick panels
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Two types of escutcheon styles: bell and arch *(multi-point only)*
- Multi-point lock
- Keyed lock
- Secondary security lock
- Corrosion-resistant hardware
- Automated operation
- Sliding screen with fiberglass mesh and extruded aluminum screen frames
- Screens with UltraVue® fiberglass mesh or aluminum mesh
- Extension jambs in a wide variety of sizes *(shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

Operational Options

3-Wide Unit

- Operation = Active-Fixed-Active (AFA)

4-Wide Unit

- Operation = Fixed-Active-Active-Fixed (FAAF)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Folding Doors

Breathe in fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors that swing out, fold to one side, or split and fold to either side. With up to 8 panels per side, folding doors allow massive views up to 45 feet wide – plus 90˚ custom corner configurations. Enjoy indoor-outdoor living with these expansive openings.





Standard Features – Folding Doors

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding doors feature LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high
- Frame setup up to 177″ wide x 106″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass *(tempered glass is standard on folding doors)*
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point mortise latch with handle set in a Bright Brass finish
- Face-mounted flush bolt locking hardware on folding panels
- Thick oak interior threshold

Options – Folding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Bottom rail options: 4-5/8″, 6″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Concealed shootbolt locking hardware for folding panels
- Single-point hardware for access door
- Black pleated sliding screens available up to 177″ wide x 102″ tall *(screen opening size; screen only available on units with the frame setup)*
- Recessed floor track sill *(interior),* weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Limitations may apply. See your Kolbe dealer for product specifics.

Inswing Doors

Whether it's an entrance door or a sliding door, Kolbe offers custom options to personalize any entryway. Choose from various glass, panel configurations, wood species and finishes to make a personal statement. Add further distinction to a single, double or French unit with sidelites or transoms.





Standard Features – Inswing Doors

- 1-3/4" thick sash panel prehung in the 1-5/16" frame; entrance doors are prehung in the 3/4" frame with a 9/16" stop
- Standard jamb width is 4-9/16"
- LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- HLS 9000 stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- Sliding screen with BetterVue® fiberglass mesh and extruded aluminum frames
- Bronze Anodized aluminum, self-draining exterior sill with an oak interior threshold

Options – Inswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4" thick door panels
- Extension jambs in a variety of sizes
- 3" or 6" optional stiles and optional 12-5/8" bottom rail
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock *(available for select single-panel doors up to 8' high with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)*
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in additional finishes
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in a variety of finishes
- Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners, and 4-1/2" x 4-1/2" hinges in select finishes
- Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- Clear Anodized weep sill
- Adjustable sills in Bronze or Clear Anodized
- Oak or Mahogany sills
- Thermal break or non-thermal break ADA-compliant sills
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have space constraints. Outswing entrance doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.





Standard Features – Outswing Doors

- 1-3/4″ thick sash panel, prehung in the 1-1/16″ frame with a 1/2″ rabbeted-in stop
- Standard jamb width is 4-9/16″
- LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high on all doors
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in a Bright Brass finish
- Bronze Anodized aluminum bumper sill with oak interior threshold

Options – Outswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick door panels
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- 3″ or 6″ optional stiles and optional 12-5/8″ bottom rail
- High profile panel moulding
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Electronic multi-point lock *(available for select single-panel doors up to 8′ high with stiles wider than 3″; not available on double or French door configurations. Not recommended for coastal applications.)*
- HLS 9000 stainless steel multi-point locking hardware on single panel doors; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Adjustable, 4″ x 3-5/8″ hinges with 5/8″ radius corners in a variety of finishes
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in additional finishes
- Non-adjustable, commercial- grade 4″ x 4″ ball-bearing hinges with square corners, and 4-1/2″ x 4-1/2″ hinges in select finishes
- Clear Anodized bumper sill
- Oak or Mahogany sill
- Thermal break or non-thermal break ADA-compliant sill
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.

Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.



Photo provided by North Atlantic Corp.

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showrooms

Experience Kolbe's full capabilities through two interactive showrooms filled with product displays and custom solutions.

Showroom Tour

Browse through 26 displays to see Kolbe's innovative products and options in unique configurations.

Exhibit Tour

brand new booth from IBS 2023, filled with trendy solutions for modern living.





Navigate the **Virtual Showrooms**

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information and technical data, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

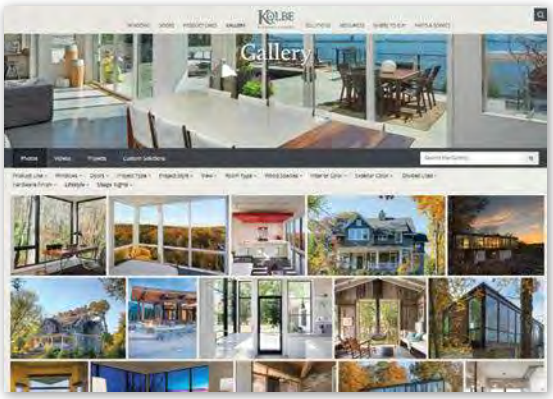
Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

Explore **Professional Tools**

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery**



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Street view of entry gate on Camino del Monte Sol



Street view on Camino del Monte Sol (house uphill on left)



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol
("service" gate at rear of house)



Entry View (north elevation) of house on Camino del Monte Sol



North Elevation



North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


East Elevation



East Elevation


East Elevation


East Elevation


East Elevation


East Elevation


South Elevation


South Elevation


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard)


South Elevation (rear courtyard gate)



South Elevation
(rear courtyard gate and wall, condenser fence screening in foreground)


South Elevation (condenser
screening in foreground,
service gate to left)


West Elevation


West Elevation

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division PAD

2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 640 sq. ft. addition including a two-story structure to a height of 19'-8" at 219 Washington Ave and construct a new 1,580 sq. ft. two-story structure at 219 A Washington Ave to a height of 23'-0" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous Case Documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

The addition of a Territorial Revival parapet with a brick coping to the existing historic garage structure creates a false sense of history for this historically contributing building. So as to not threaten the contributing status of the building, no brick coping should be added to the existing historic structure. The proposed additions may have a brick coping.

Sample motions:

a. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave.
b. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave subject to conditions.
c. Approve or deny the exceptions to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.
d. Approve or deny Case #2025-010873 to allow those alterations to 219 and 219 A Washington Ave that do not require an exception.

Should the Board deny the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). As the total ground disturbance will exceed 2,500 square feet, archaeological clearance is required.

The applicant has provided a contract with an approved archaeologist on the City of Santa Fe's List of Approved Archaeologists and Historians for the Historic Downtown Archaeological Review District and for all ground disturbing activities associated with the proposed construction and development of this property.

BACKGROUND & SUMMARY:

The professional office building at 219 Washington Ave is listed as contributing to the Downtown and Eastside Historic District with the west street facing façade designated as primary. The following paragraphs are a summation previously described by Mr. Ramón Sarason, former planner for the Historic Preservation Division (HPD) in a recent case for the subject property to the Historic Districts Review Board (Board) in 2024.

> *The commercial building at 219 Washington Ave occupies the northwest corner of the former Levi A. Hughes estate and is characterized as a low, flat-roof building that initially served as a garage. The non-descript structure faces Washington Ave and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.*
>
> *Constructed between 1930 and 1942, the garage is made of structural clay pentiles and finished with stucco and painted in a buckskin color. The previous garage faces the street, which has been altered with the infill of a door and windows. These include two*

sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾"-glass door at the northwest corner. The structure is currently utilized for commercial business purposes.

Previous cases for 219 Washington Ave include:

On October 28, 2025, in Case No. 2025-010873-HDRB, the Board and staff postponed the case until the applicant provides updated drawings and story poles as requested by the Board at the August 12, 2025, HDRB hearing.

On September 23, 2025, in Case No. 2025-010873-HDRB, staff postponed the case until the applicant provides story poles as requested by the Board at the August 12, 2025, HDRB hearing.

On September 9, 2025, in Case No. 2025-010873-HDRB, the applicant provided information to the Board considering a re-design of the proposed project for open discussion as an informational item.

On August 12, 2025, in Case No. 2025-010873-HDRB, the Board postponed this case to a date certain and asked the applicant to take into consideration some of the Board's comments which included a height massing, window placement, potentially roof type and profile, and would also encourage story poles which will be a topic of conversation and another site visit to install the story poles to support your point of not being publicly visible.

On February 27, 2024, in Case No. 2024-007814-HDRB, the Board approved a remodel with exceptions with the condition that the replacement windows be true simulated divided lights or actual divided lights. The approved renovations are stated below:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

On October 22, 2019, in Case No. 2019-000994-HDRB, the Board upgraded the historic status to contributing and designated the western, street facing façade as primary.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

219 Washington Ave:

1) Construct a 640 sq. ft. two-story rear addition (219), to the East rear façade of the existing building comprised of Units 4 and 5.
2) The addition includes a 123 sq. ft. bathroom for Unit 4.
3) Construct 94 sq. ft. portal addition on the south façade.
4) Construct 89 sq. ft. exterior stairway on the east façade.
5) Construct 54 sq. ft. roof deck on the second floor north façade.

219 A Washington Ave:

1) Construct a new two-story structure with 624 sq. ft. on the ground floor and 718 sq. ft. on the second floor. The style will match the existing 215 Washington Ave building style of a hip roof, stucco type and color, foundation stone, stone sills and wood posts where necessary.
2) Construct a 40 sq. ft. portal on the west elevation.
3) Construct a 105 sq. ft. portal on the south elevation.
4) Construct a 93 sq. ft. exterior stairway on the east elevation.

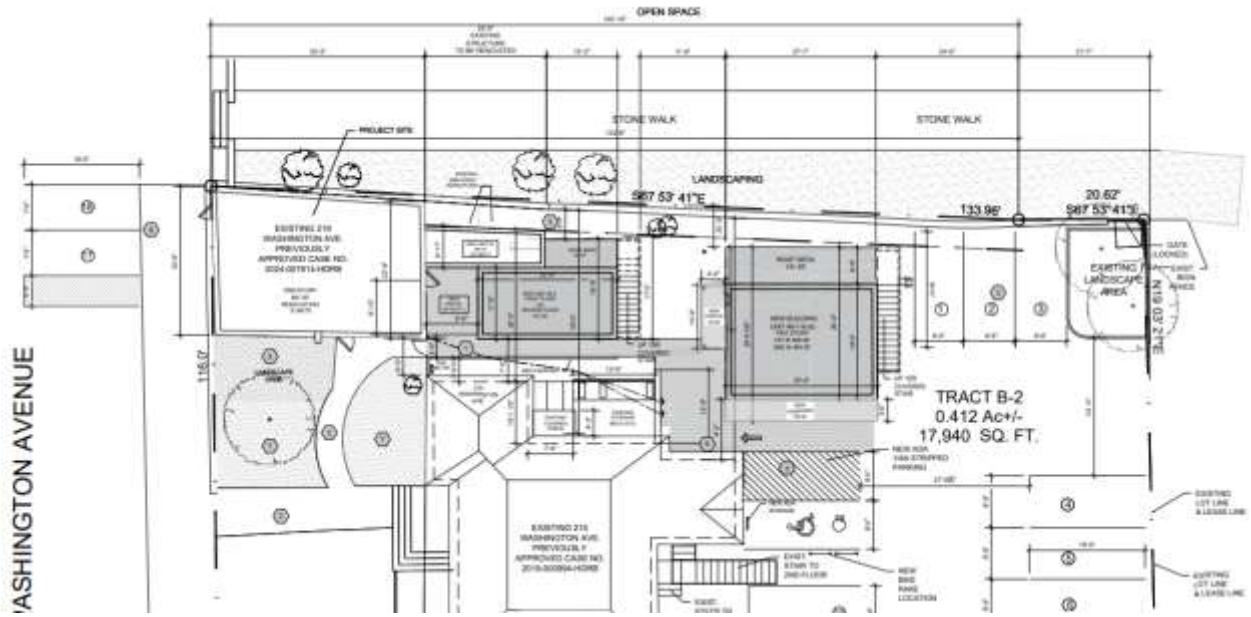


Figure 1. Proposed Site Plan.

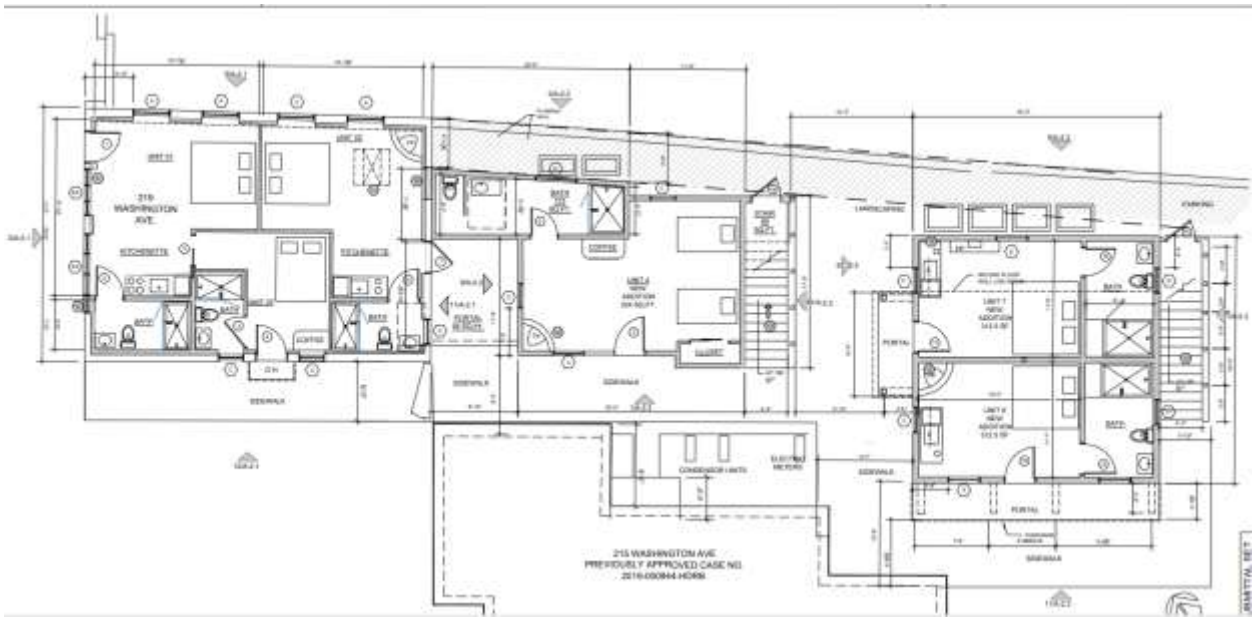


Figure 2. Proposed First Floor Plan.

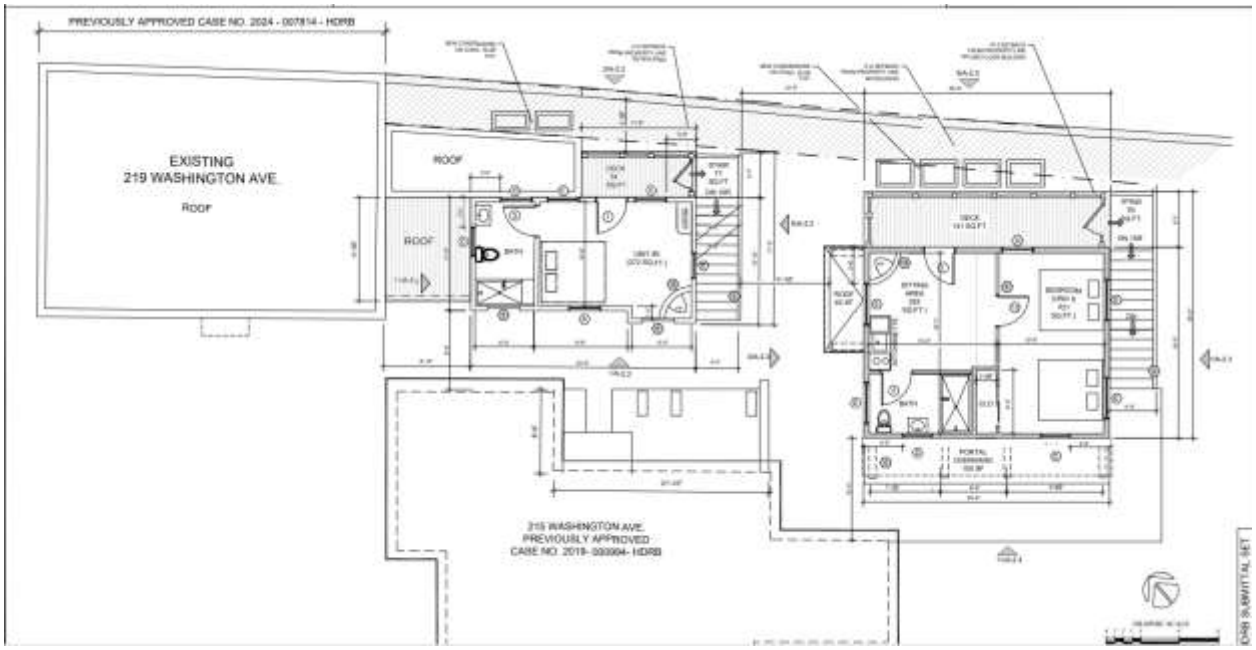


Figure 3. Proposed Second Floor Plan.

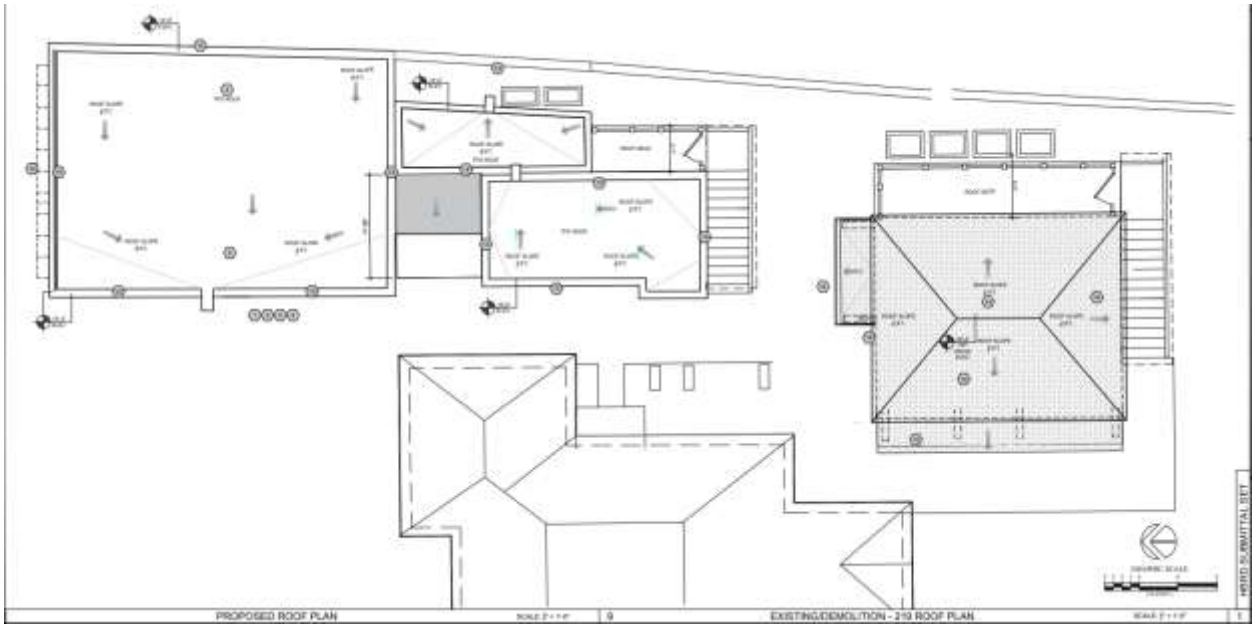


Figure 4. Proposed Roof Plan.

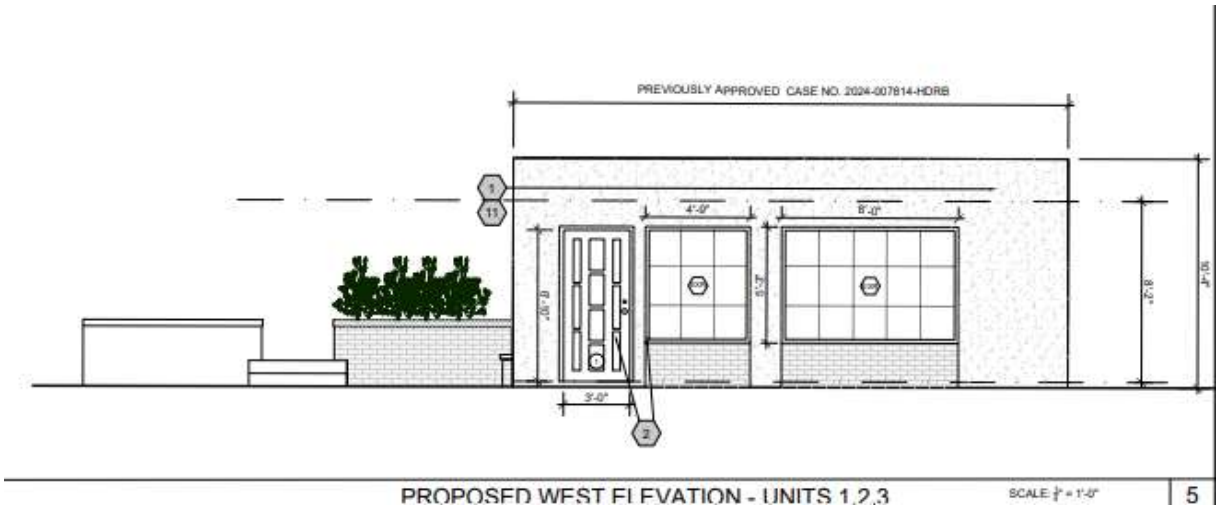


Figure 5. Proposed 219 Washington Ave West Elevation.

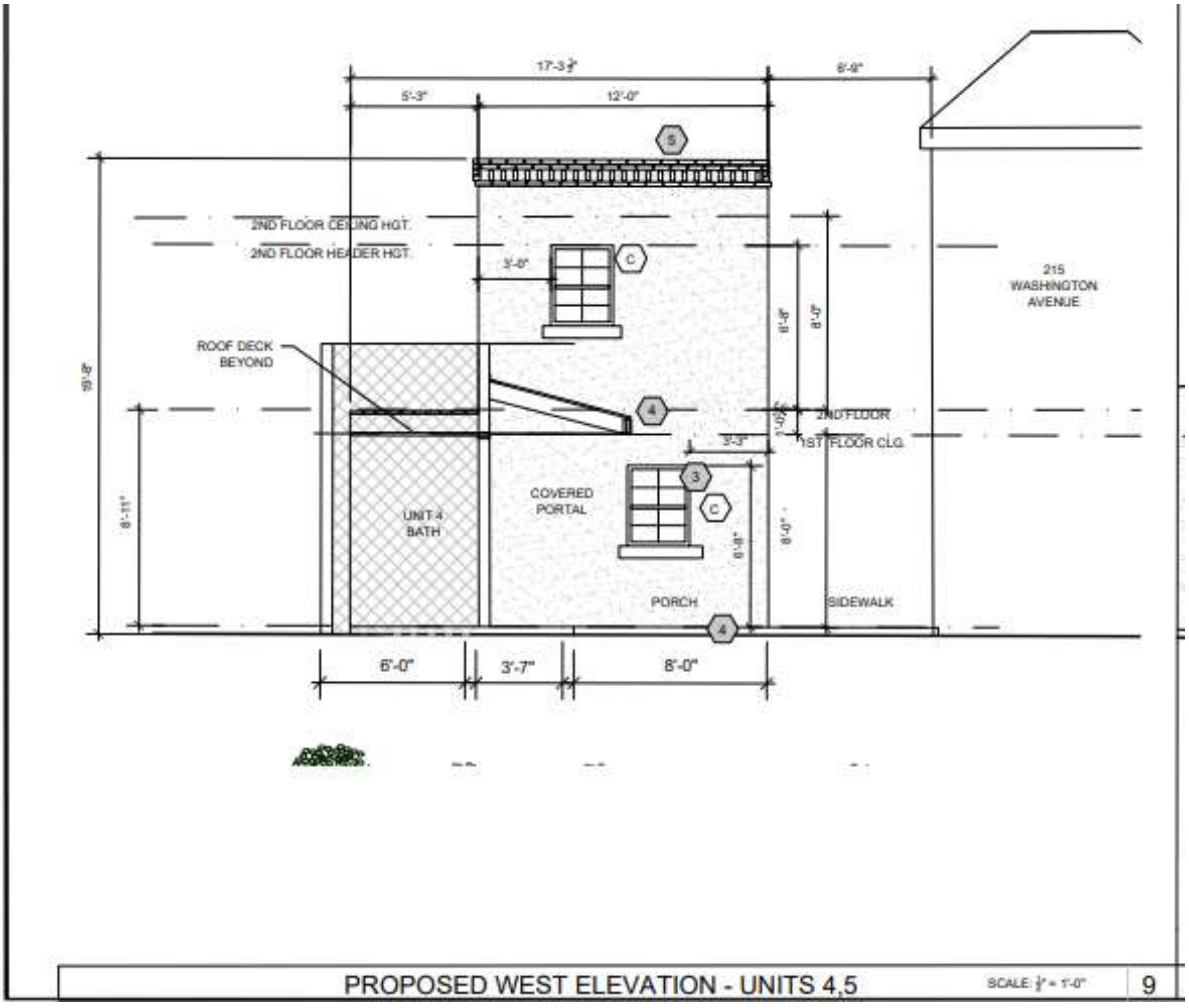


Figure 6. Proposed 219 Washington Ave Second Story Addition West Elevation.



Figure 7. Proposed 219 A Washington Ave West Elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception to 14-5.2(D)(2)(d) as the proposed 640 sq. ft. addition exceeds fifty percent of the existing 897 sq. Ft footprint.

(i) *Do not damage the character of the district*

Applicant Response: The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The original structure at 219 Washington Ave served as a garage. It was renovated

and became office space. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage is necessary for the remodeling of the structure from professional office space to hotel space.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Washington Ave for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. There will be no injury to the public welfare as all ADA and construction code requirements will be met. Furthermore, the proposed construction is comparable to and compatible with adjacent construction and will retain the character of the Downtown & Eastside Historic District.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The new construction proposed will blend with the existing 219 and 215 structures. Windows and doors will match the existing historic buildings. Portal design will match the existing 215 building. Exterior stairs will match existing stairs on 215 with white metal as specified.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage will be minimally visible and not adversely impact the Washington Ave streetscape.

Exception to 14-5.2(D)(9) height: Staff requests an exception to 14-5.2(D)(9) for structures that exceeds the maximum allowable height of 20'-1" to 23'-0" respectively.

(i) *Do not damage the character of the district*

Applicant Response: The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 23'-0" at (219A) is greater than the maximum allowable height of 20'-1" by 2'-11". The adjacent two-story building at 215 Washington Ave is currently 29'-8" high. The variation of the proposed (219A) will be 6'-8" shorter than (215) which will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The ceiling heights and roof plan cause the building height to exceed the allowable height by 2'-11".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The need for the height exception will allow the applicant to achieve their desired outcome while taking into consideration the neighboring contributing structures and Washington Ave streetscape.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The heights of the existing garage (on the property in the rear), the heights of the proposed structure (219A) and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed addition and new construction at (219) and (219A) step back from Washington Ave to prevent overwhelming the streetscape with large two-story structures. The step-up takes place on the property to the east which varies the heights of the buildings.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: Special conditions and circumstances are the 9' ceiling heights in (219A), which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning and Zoning requirements allow a height of 26'-6".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The City's Current Planning team has reviewed the design and finds that it meets approval given the current zoning code. As for the City's Historic Preservation team finds that the design and height will not adversely impact the neighboring contributing structures or the Washington Ave streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 19'-8" at (219) and 23'-0" at (219A) is greater than the maximum allowable height of 20'-1" by 2'-11" respectively, however is 6' shorter than the adjacent two-story building at 215 Washington Ave. The variation of the proposed (219A) will

provide less visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely given it will be stepped back to the east from Washington Ave.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: Keeping the proposed heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 with additions will have the least negative impact on the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed design and height of (219) and (219A) will not detract from what is currently established on the Washington Ave streetscape. The variation of heights rise as they extend east from Washington Ave and do not overwhelm the Washington Ave streetscape.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant*

shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the district;

(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that

footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(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.

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC:

CASE NUMBER: 2019-000994--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 215 WASHINGTON AVE
Santa Fe, NM 87501

CONTACTS:	Owner	Dennis Price	215 Washington
	Applicant	Daniel Lujan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2019. The decision of the Board was to designate on 215 Washington the west, north, and east façades as primary (#1-8) excluding the southern, single-story addition, the buttress on the south east side, the eastern second-story door and exterior stairway, and any non-historic features. The Board specifically pointed out the two-story massing, the roof style, and the symmetrical windows. The Board also upgraded 219 Washington from non-contributing to contributing referencing the age and historic usage as a residential garage and designating the western, street-facing façade as primary.

For further information please call 505-955-6605.

Sincerely,

Carlos Gemora

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. 10 6/24/2019

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007829-HDRB, 407 W. Buena Vista St., Member Biedscheid moved to approve the application as submitted and recommend by staff. The motion was seconded by Member Guida.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:25:52 – 2:34:47)

f. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flatroof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade.

Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5)(a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5)(a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide dditional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they have not upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Bienvenu said, regarding the exception criteria, the applicant took on exceptions for all the facades. The Board only needs to address an exception request for the west facade because the window and door alterations elsewhere don't require an exception. He said the exception request for the west façade is an ADA issue.

APPLICANT PRESENTATION:

John Padilla, PO Box 22986, Santa Fe, was sworn. He said the primary façade is the west elevation. The intent is to take a from a business office and convert

it to hotel rooms. The primary façade does have an existing 2' 8" (width) door. They want to ensure that accessibility is there. The property at 215 currently has an ADA compliant unit that has direct access off the ground floor. It is an accessibility issue for this group of three units. It is the primary façade. They want to be compliant with accessibility that is the exception they brought forth.

Member Guida said it's an artful job. Point of clarification on his understanding is that two openings were infill, they were garage doors at one time. Drawings suggest that head of the door and window don't line up.

Mr. Padilla said he didn't recall that the line is continuous because it is a different height.

Chair Rios asked if the windows are going to be true divided light.

Mr. Padilla said they were going to do simulated divided light, if that is the wishes of the Board.

Mr. Sarason pointed out on the west elevation where the vine is, there's an eave that is not indicated on the drawings. That facilitates holding up the vines.

Mr. Padilla said there's not intent to change the primary façade only the door.

Chair Rios said simulated in this case is fine because when you look at it, it looks like true divided light.

PUBLIC HEARING

John Eddy, previously sworn, said he was glad the Board was talking about divided lights. He asked about the door. whether it is a style and rail door.

Mr. Padilla said it is a style and rail door, it is solid.

Chair Rios asked if on the simulated divided lights, they are going to have thickness to it.

Mr. Padilla said yes, if it is a condition of approval, it will be simulated divided light.

Stefanie Beninato, previously sworn, she really likes the building.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007814-HDRB, 219 Washington Ave., Member Bienvenu moved that findings be entered that all exception criteria have been met, particularly noting the necessity for accessibility, requiring a slight modification to the door opening on the primary façade; and that the application be approved on the condition that as represented by the applicant that the replacement windows be true simulated divided lights or actual divided lights. The motion was seconded by Member Guida, with friendly amendment that the Board clarify that the exceptions are required only for the primary facade and not the others.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (5-0) roll call vote with Members Guida, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:34:47 – 2:58:14)

g. **2024-007885-HDRB. 646 Old Santa Fe Trl.** Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy)

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Dennis Price

Applicant/Agent Name: Robert D. Evans

Contact Person Phone Number: 505 919-9744

Site Address: 215-219 Washington Avenue

Proposed Construction Description: Interior Renovations & Additions

TOTAL ROOF AREA: 7341 SF

Zoning District: BCD-MAR

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☑ Other: Historic

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: Mini-Hotel

Terrain: ☐ 30% slopes n/a

Lot Coverage : 40.9 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: EXIST Minimum: EXIST
2nd Front? —
Proposed Rear: 24' Minimum: ____
Proposed Sides: L 5' R EXIST Minimum: ____

Height: Proposed 26'-6 1/2"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 19 Accessible 1
Minimum: 20 (2 OFFSITE)

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement EXISTING

* 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.

Robert D. Evans [☐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.

Robert D. Evans 2/19/2025
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:
- ☐ Escarpment Approval by _____ Date: __/__/__
- ☐ Flood Plain Approval by _____ Date: __/__/__
- ☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____
2025-010378--PAR

REVIEWER: Joel Cruz-Haber **DATE:** 4/28/2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number:
Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	219 Washington Avenue (historically 217 Washington Avenue) *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

7. Previous Survey Date(s):

__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689859, -105.936543



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast.

11. Brief Description of the Property:

Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date: Unknown
Date: c.1930 to 1942
__Known _x_ Estimated Source: Sanborn Fire Insurance maps

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

RECEIVED
SEP 25 2019
BY: MS

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

18. Owner (if known) and other knowledgeable people:

Owner: Dennis and Patricia Price

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Alterations have adversely affected its historic integrity.

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:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map, as accessed on September 20, 2019

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, September 24, 2019

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
Levi A. & Christine L. Hughes House - Garage -	219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

Known Building Material: Structural Clay Tile

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ 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: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Tar and Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed	Wood	9	1
Fixed	Wood	15	1
Casement	Steel	2	1

Full extent of fenestration was not visible because of ivy.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	¾-Glass	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel & Light	Steel	1
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A
(describe whether interior or exterior and material)

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: c.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.
2 Date: post-1975; addition of utility shed; aerial photograph.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

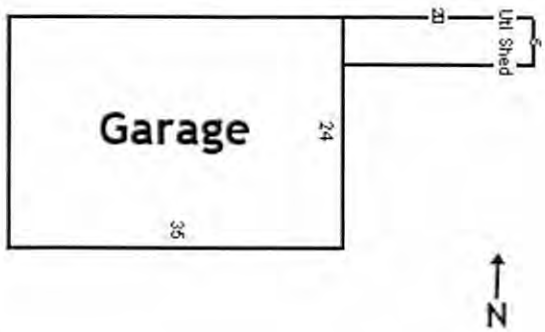
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Modification of Santa Fe County Assessor drawing.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

A dense swarm of English ivy covers most of the building's south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage's construction (c.1930 to 1942) places it during Levi A. Hughes' ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch's ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year's after Hughes' purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live the in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is current ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.[1]

[1] The author only discovered its original use by reviewing Sanborn maps.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Illustrations

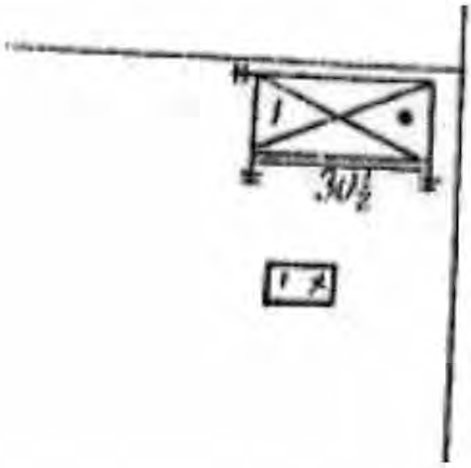


Figure 1: 1902 Sanborn map showing stable.

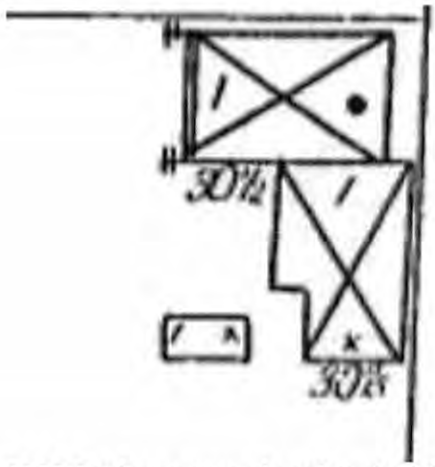


Figure 2: 1908 Sanborn map showing double stables.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

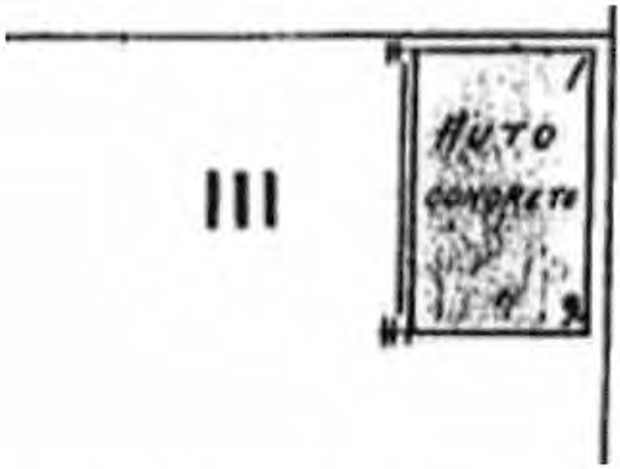


Figure 3: 1921 Sanborn map showing concrete garage.

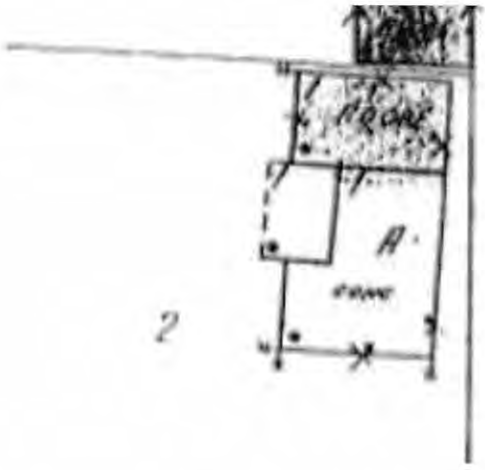


Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

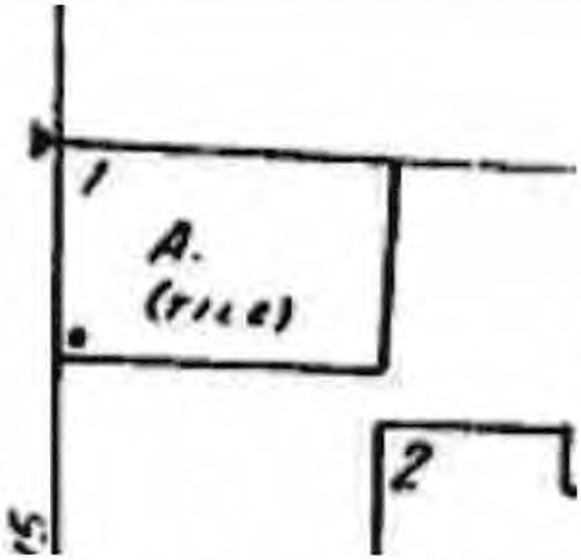


Figure 5: 1942 Sanborn map showing presence of current building.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: West (front) elevation.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 2: Setting and south elevation.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 3: North elevation, concrete walkway at right corner.
Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 4: East elevation, shed addition in foreground.
Camera facing west.

L+R DESIGN SERVICES

Building Design | Permit Services | Interior Consultation | Construction Management
P.O. Box 4 | Ojo Caliente, NM 87549 | 505-919-9744 | redc52@gmail.com

November 25, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department

RE: Historic Districts Review Board
Renovations, Additions & Alterations
219 – 219A Washington Avenue, Santa Fe, NM

Dear Paul,
On behalf of the Owner, who I am representing before the Historic Preservation Division, we request a review of the proposed renovations, additions and alterations to 219/219A Washington Avenue. The address is the New Tract B-2, "Lot Line Adjustment" of Tract B-2 and B-1A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.
The proposed improvements include:
Building 219 Renovations were previously approved **Case No. 2024-007814-HDRB**

a. North Façade includes the introduction of (4) new windows (wood divided lite) to provide additional natural light and a second means of egress, in the event of fire, required for the proposed sleeping rooms. **Exception approved Case No. 2024-007814-HDRB**
b. West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. **Exception approved Case No. 2024-007814-HDRB**
c. South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room.
Exception approved Case No. 2024-007814-HDRB
d. East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom.
Exception approved Case No. 2024-007814-HDRB

PROPOSED NEW CASE HDRB Renovations (219) – Additions (219) – New Building – 219A

1. Construct a proposed two-story rear addition (219), to the East rear façade of Existing building 219. The addition will be designated for:
    - Unit 4 Bathroom – **123 SF** The existing rear one-story Storage area (100 SF) will be demolished, and construct a new Bathroom for Unit 4 that complies with the setback requirement of 5' from Property line.
    - Construct a new Portal – **94 SF**, connecting the new addition to the existing 219 building. The Portal will provide egress for Unit 2.

- Construct a new two-story addition that will provide Unit 4 **(334 SF)** on the first floor and access to basement will be provided by a covered exterior stairway below (**89 SF).**
  Unit 5 **(272 SF)** on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway **(89 SF)** to a roof deck **(54 SF**) on the second floor above.

  TOTAL = 640 SF

2. Construct a new two-story building (219A) will provide Units 6 **(312.5 SF)** & 7 **(312.5 SF)** on the first floor and Unit 8 **(484 SF)** on the second floor with access provided by a covered exterior stairway **(93 SF)** to a roof deck **(141 SF).**
   - Access to Basement will be provided by a covered exterior stairway below. The style will match the existing 215 building style of a hip roof, stucco and foundation stone, stone sills and wood posts where necessary.
   - Portal (west side) – **40 SF**
   - Portal (south side) – **105 SF**

   TOTAL = 1004 SF

3. No work is proposed for Building 215 Washington Ave. The renovation for this building was previously approved on October 22, 2019, Case no. 2019-000994-HDRB.

The allowable by Code is not to exceed 50% of the existing footprint (897 SF +100 SF) or 498.5 SF.
Exception required for the additional square footage 640 - 499 = 141 SF
Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.

For such an exception we must conclusively demonstrate, and the board shall make a positive finding of the fact that such exceptions comply with all the criteria listed as follows:

(i) Does not damage the character of the District or impact the contributing status of the structures.
The new construction proposed is located in the rear of the property and the new territorial coping on the 219 Addition will blend in with the street on adjacent properties.

(ii) Are required to prevent a hardship to the Owner or an injury to the public welfare.
The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8) are requested for 219 Wahington Avenue for the development of individual mini-hotel units to meet the access, daylighting requirements and layout of the units interiors.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
The new construction proposed will blend with the existing 219 and 215 structures.
Windows and doors will match the existing historic building 215
Portal design will match the existing 215 building
Exterior stairs will match existing stairs on 215 building with white metal as specified.

Height, Pitch, Scale, Massing, and Floor Stepbacks

The allowable height by Historic Regulations is not to exceed 20'-1".

The proposed height for the addition to the existing 219 building will be 19'-8"

The proposed height for the new building (219A - Units 6,7,8,) is 23'-0". **Exception required**.

Exceeds height requirement by 2'-11"

The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of structures within the historic districts as specified in Subsection 14-5.2(D)(9)(a). In order to approve an exception, the board shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows: (Ord. No. 2023-27 § 1)

Exception Criteria for Height: 14-5.2(D)(9) height.

(i) Does not damage the character of the streetscape ;

The original structure at 219 Washington Ave. served as a garage. It was renovated and became office space. The existing building (219) and the new design addition (219A) will not impact the contributing status or the west primary street-facing façade. The location of this structure (219A) is in the rear between the parking lot and the front 219 building. The additional square footage if necessary for the remodeling of the structure from professional office space to hotel space.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The existing 219 Building Being renovated for three (3) addition units. There will be no injury to the public welfare as all ADA and construction code requirements will be met. The new 219 Addition - two-story building on the rear of property behind the East side of 219 will have a territorial coping introduced to reflect that existing detail in surrounding buildings and will retain the character of the Downtown & Eastside District and is only visible from the streetscape on the north side in the open space and prevents any additional detriment to the streetscape.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The style of the Sotheby's building on the north side will be in concert with the new 219 Addition with proposed territorial coping at the top and the new proposed structure 219A will mimic the style of 215 Washington Ave., with a hip roof, stone sills, white stucco, under portals, wood supports for portals and block finish on exterior front walls 24" A.F.F.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape ;

Special conditions and circumstances are the 8'-6" ceiling heights in 219A, which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning & Zoning requirements allow a height of 24'-6". Historic requirements allow a building height of 20'-1. 219A height is proposed at 23'-0".

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant ; and

Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights. The proposed height of 19'-8" at (219 addition) is 5" lower than the maximum allowed height (20'-1") and respectively, is 6' shorter than the adjacent two-story building at 215 Washington Ave.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

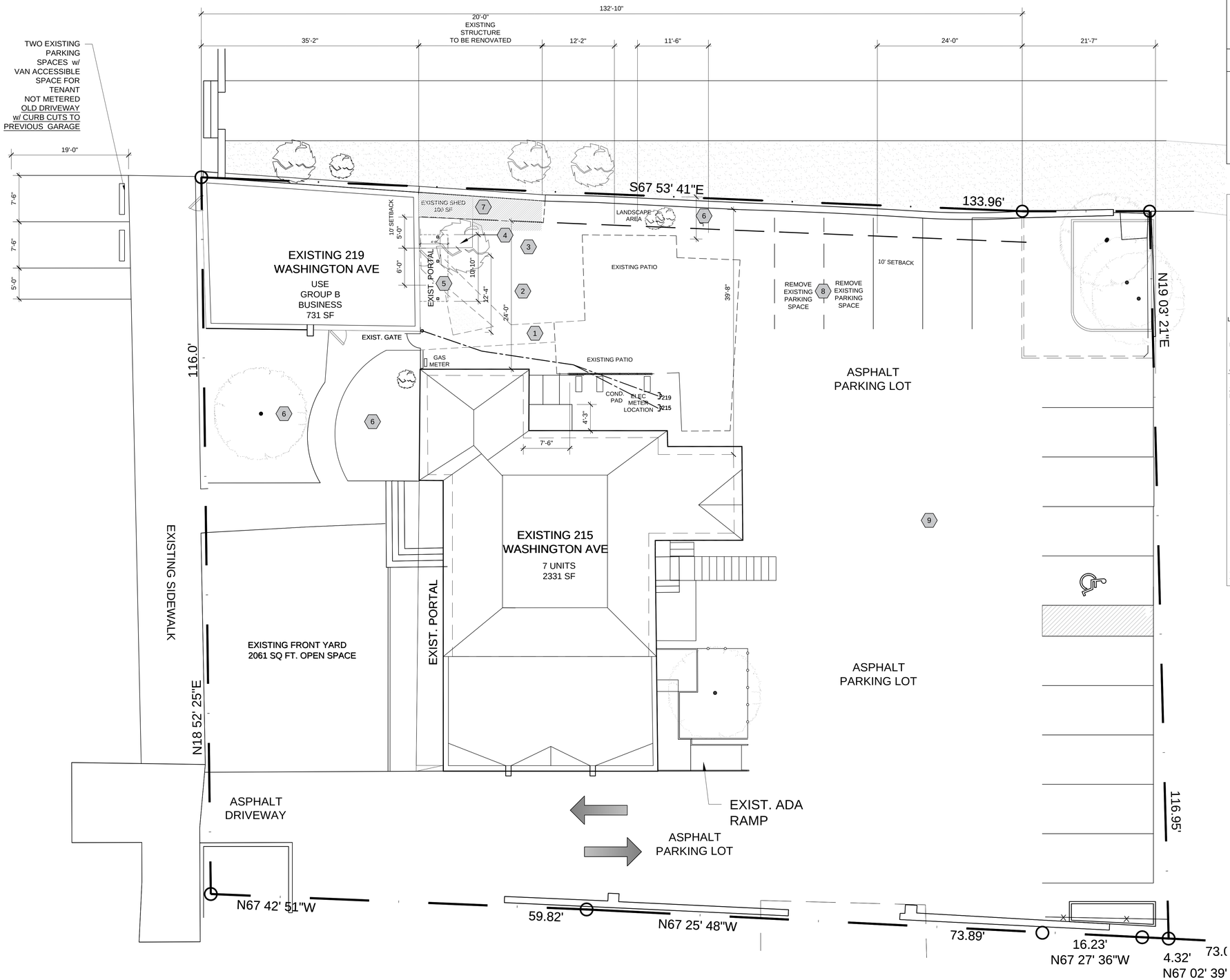
Keeping the heights of the existing 219 w/additions to a 19'-8" height meets the maximum allowed of 20'1. Keeping the style of 219A in concert with building 215 will have the least negative impact on the streetscape, as the building will be located in the rear of the property. The proposed design and heights of (219) (19'-8") and (219A) (23'-0") will not detract from what is currently established on the Washington Ave. streetscape. The variation of heights rise as they extend eastward from Washington Ave. and do not overwhelm the Washington Ave. streetscape.

It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any further information.

Sincerely,

Robert D. Evans
Designer/Owner agent



EXISTING SITE PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE WALK TO BE REMOVED
2. EXISTING PATIO
3. EXISTING LANDSCAPE AREA
4. EXISTING TREE TO BE REMOVED
5. EXISTING PORTAL & WOOD COLUMNS TO BE REMOVED
6. LANDSCAPE PROVIDED WITH 2020 RENOVATION OF 215 WASHINGTON AVE PERMIT #20-5596
7. EXISTING SHED (5'-0" x 20'-0") TO BE REBUILT ON EXISTING FOOTPRINT
8. REMOVE 2 EXISTING PARKING SPACES FOR BUILDING AREA
9. 13 EXISTING PARKING SPACES

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED: UNITS 1, 2, 3	897.00 SF	
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
LAUNDRY & MECHANICAL (219)	100.00 SF	
EXISTING LOT COVERAGE TOTAL:	5208.00 SF	
LOT PARCEL AREA:	17,940.00 SF .412 AC. +/-	
LOT COVERAGE:	17.6%	
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4" PROPOSED 2NDFLR: 21'-0"

ZONING DISTRICT: BCDMR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
CASE # 2019-000994-HDRB
215 WASHINGTON AVE.
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE

BICYCLE SPACES: 4 EXISTING

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

CHANGE OF USE
EXISTING USE GROUP: B, BUSINESS
USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

EXISTING SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redcs52@gmail.com

DESIGN SERVICES
Production Documents
Residential - Commercial

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT 219 WASHINGTON AVE. IT IS NOT TO BE USED WITHOUT WRITTEN CONSENT OF THE DESIGNER
L+R DESIGN SERVICES 2025

HDRB SUBMITTAL SET

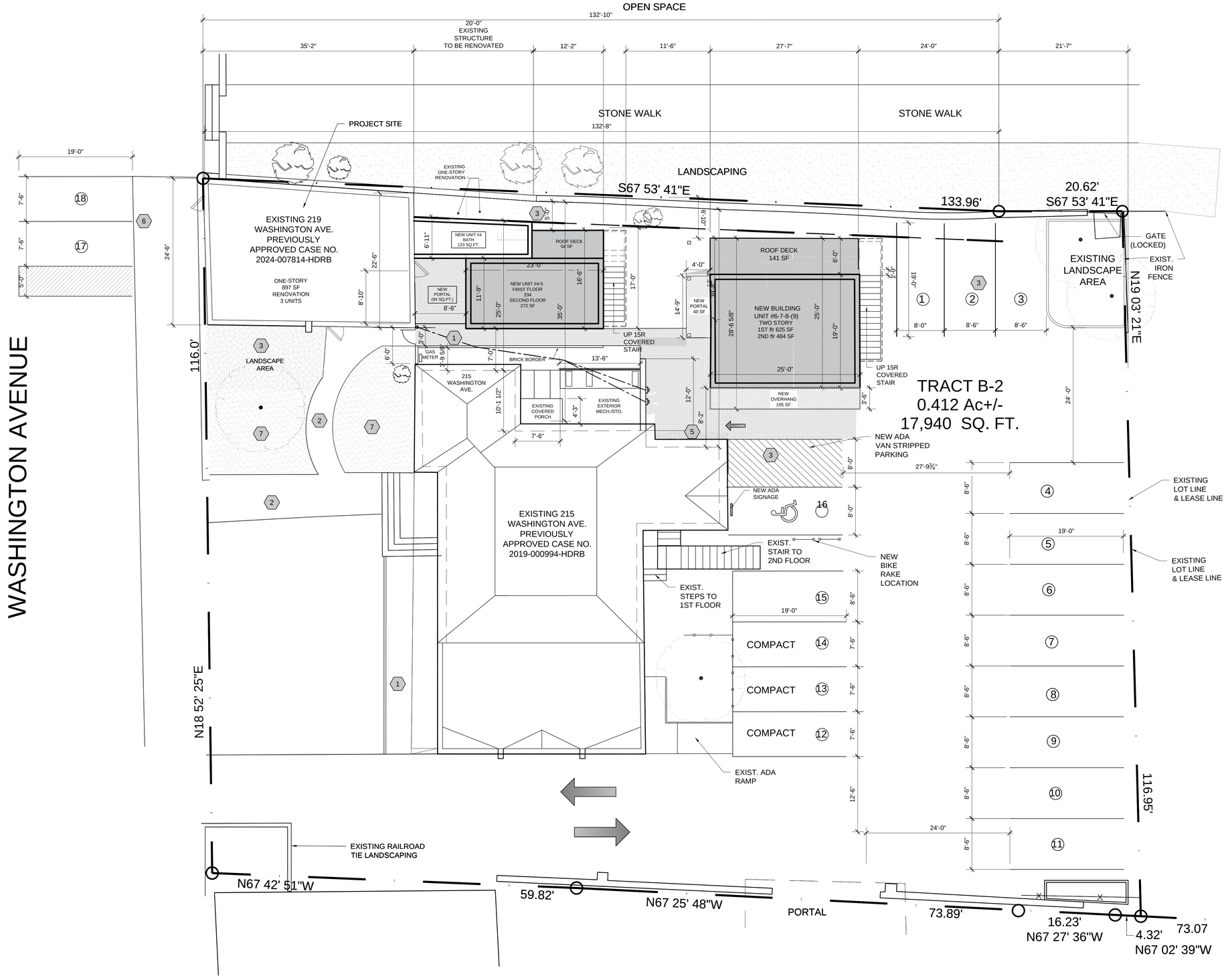
Date: 11.10.2025
revised:

SP-1

Sheet:

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 3'-0 CONCRETE WALK
2. EXISTING BRICK WALK
3. EXISTING LANDSCAPE AREA TO REMAIN
4. NEW ADA PARKING SPACE VAN ACCESSIBLE
5. EXISTING BICYLE RACK (6)
6. IDENTIFY PARKING SPACES (2) #17, #18
   NEW PRIVATE PARKING SIGNAGE
7. LANDSCAPE PLAN - APPROVED WITH 215 WASHINGTON AVE
   RENOVATION PERMIT #2020-5596

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED:	897.00 SF	
UNITS 1, 2, 3		
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
EXISTING LOT COVERAGE TOTAL:	4759.00 SF	
PROPOSED		
UNIT 4 BASEMENT	334.00 SF	
UNIT 4 BATH		123.00 SF
UNIT 4 FIRST FLOOR		334.00 SF
UNIT 4 PORTAL		94.00 SF
UNIT 5 SECOND FLOOR		272.00 SF
UNIT 5 COVERED EXTERIOR STAIRWAY		77.00 SF
UNIT 5 ROOF DECK		141.00 SF
UNIT 6 FIRST FLOOR		312.50 SF
UNIT 7 FIRST FLOOR		312.50 SF
UNIT 6 PORTALS		105.00 SF
UNIT 6 BASEMENT	625.00 SF	
UNIT 8 SECOND FLOOR		484.00 SF
UNIT 8 ROOF DECK		141.00 SF
TOTAL: PROPOSED UNITS 4,5 ROOFED AREA:		694.00 SF
TOTAL: PROPOSED UNITS 6,7,8		863.00 SF
TOTAL: EXISTING 219 ROOFED AREA:		997.00 SF
TOTAL: EXISTING 215 ROOFED AREA:		3901.00 SF
TOTAL- EXISTING & PROPOSED ROOFED AREA:		
ROOF COVERAGE - EXIST. 219 (UNITS 1,2,3)		897.00 SF
ROOF COVERAGE - EXIST. 219 (REAR SHED)		100.00 SF
ROOF COVERAGE - 219 (UNIT 4,5)	640.00 SF	
ROOF DECK 2ND - 219 (UNIT 4,5) 54.00 SF		
ROOF COVERAGE - 219A (UNIT 6,7,8,)	722.00 SF	
ROOF DECK 2ND - 219A (UNIT 6,7,8,) 141.00 SF		
ROOF PORTAL - 219A (UNIT 6,7,8,)	145.00 SF	
	1507.00 SF	
	3901.00 SF	
TOTAL ROOFED AREA	5408.00 SF	6405.00 SF
LOT PARCEL AREA:	17,940.00 SF ,412 AC.+/-	17,940.00 SF ,412 AC.+/-
LOT COVERAGE:	27.3%	36.0%
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 20'-1" MAX. WITH STEPBACKS
CHANGE IN PROPOSED BUILDING HEIGHT
UNIT 1,2,3 EXISTING: 10-4" TO 12'-4"
UNIT 4,5 PROPOSED HEIGHT: 19'-8" PROPOSED COPING: 14"
UNIT 6,7,8 PROPOSED HEIGHT: 20'-0" HIP ROOF TO MATCH BLDG. 215

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
215 WASHINGTON AVE.
CASE #2019-000994-HDRB
DESIGNATED WEST, NORTH & EAST FACADES
AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM
NON-CONTRIBUTING TO CONTRIBUTING AND
DESIGNATED THE WESTERN STREET-FACING
FACADE AS PRIMARY.

HDRB ACTION ON 2024
219 WASHINGTON AVE.
CASE #2024-007814-HDRB

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
219 (8 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE
NEW TOTAL: 18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)

BICYCLE RACKS: 6 SPACES

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

BUILDINGS REQUIRED TO BE FULLY SPRINKLERED

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
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L&R DESIGN SERVICES, 2025

HDRB SUBMITTAL SET

Date: 11.10.2025
revised:

SP-2

Sheet:

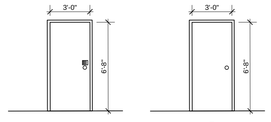
PROPOSED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK.	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	METAL	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	METAL	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	METAL	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	METAL	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	METAL	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	METAL	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE

DOOR TYPES



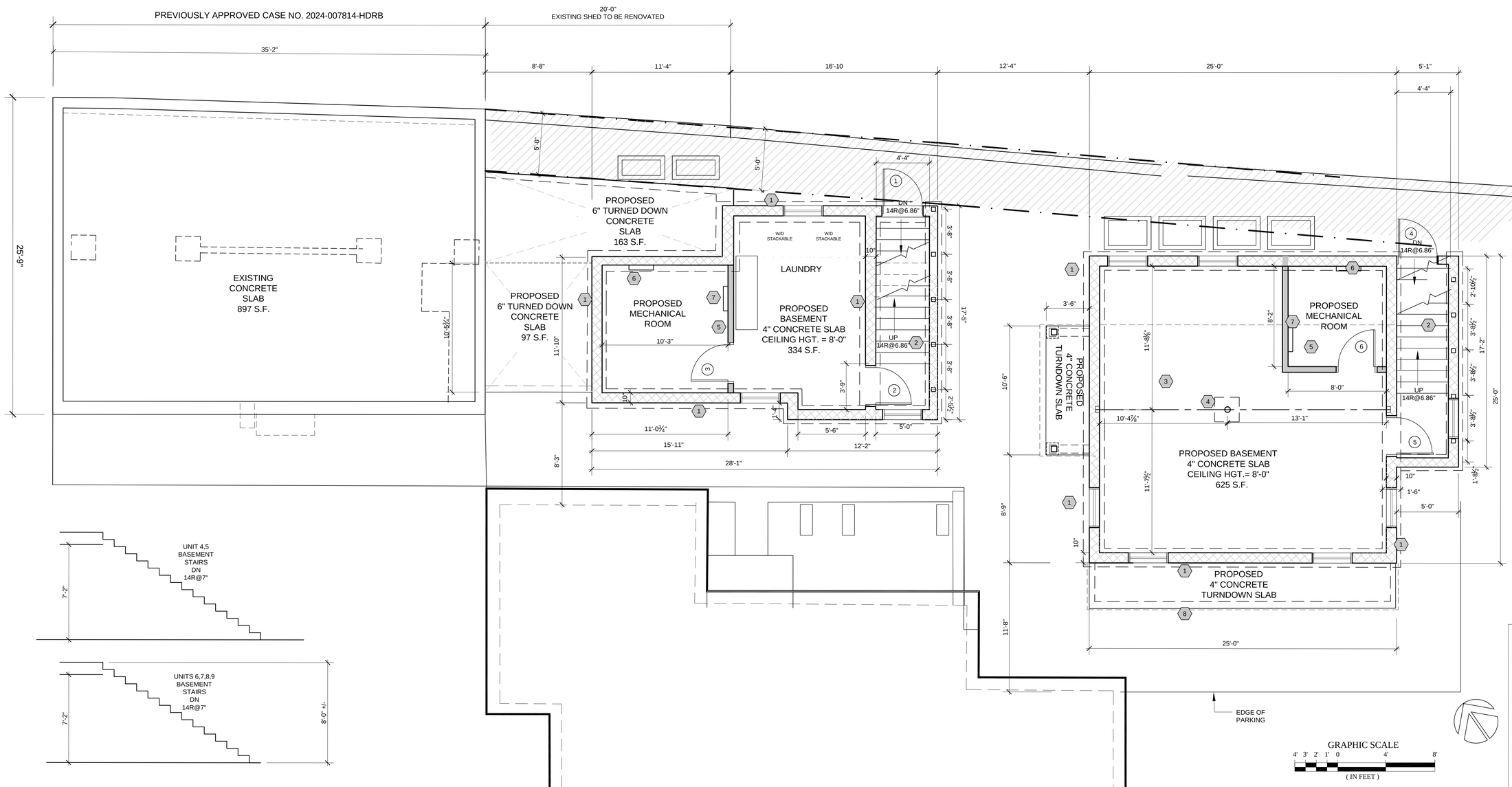
PROP. BASEMENT PLAN SHT KEYED NOTES (X)

GENERAL:

1. 10" REIFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
2. 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
3. FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
4. 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
5. 2" x 6" WALL STUDS @16" O.C. w/5/8" TYPE 'x' FIRECODE GYP. BOARD
6. ELECTRIC PANEL, SEE ELECTRICAL
7. ON-DEMAND HOT WATER HEATER, SEE PLUMBING
8. 4" TURN DOWN CONCRETE SLAB - SEE STRUCTURAL FOR REINFORCING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW 10" CMU REINFORCED FOUNDATION WALL
- NEW 8" REINFORCED FOUNDATION WALL
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" "TYPE X" F.C. GYP. BOARD



PROPOSED FOUNDATION/BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
FOUNDATION
BASEMENT
PLAN

P.O.Box 4
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Sheet: FP-B

WINDOW SCHEDULE

#	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9
G	BY OWNER	4'-0" x 3'-0"	51" x 37"	V.I.F.	DH	1	UNIT 04 - BATH

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES

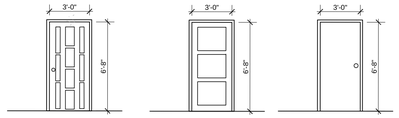


DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP.	JAMB WIDTH	MFG.	HARDWARE	LOCATION
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	C	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY

DOOR TYPES



PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

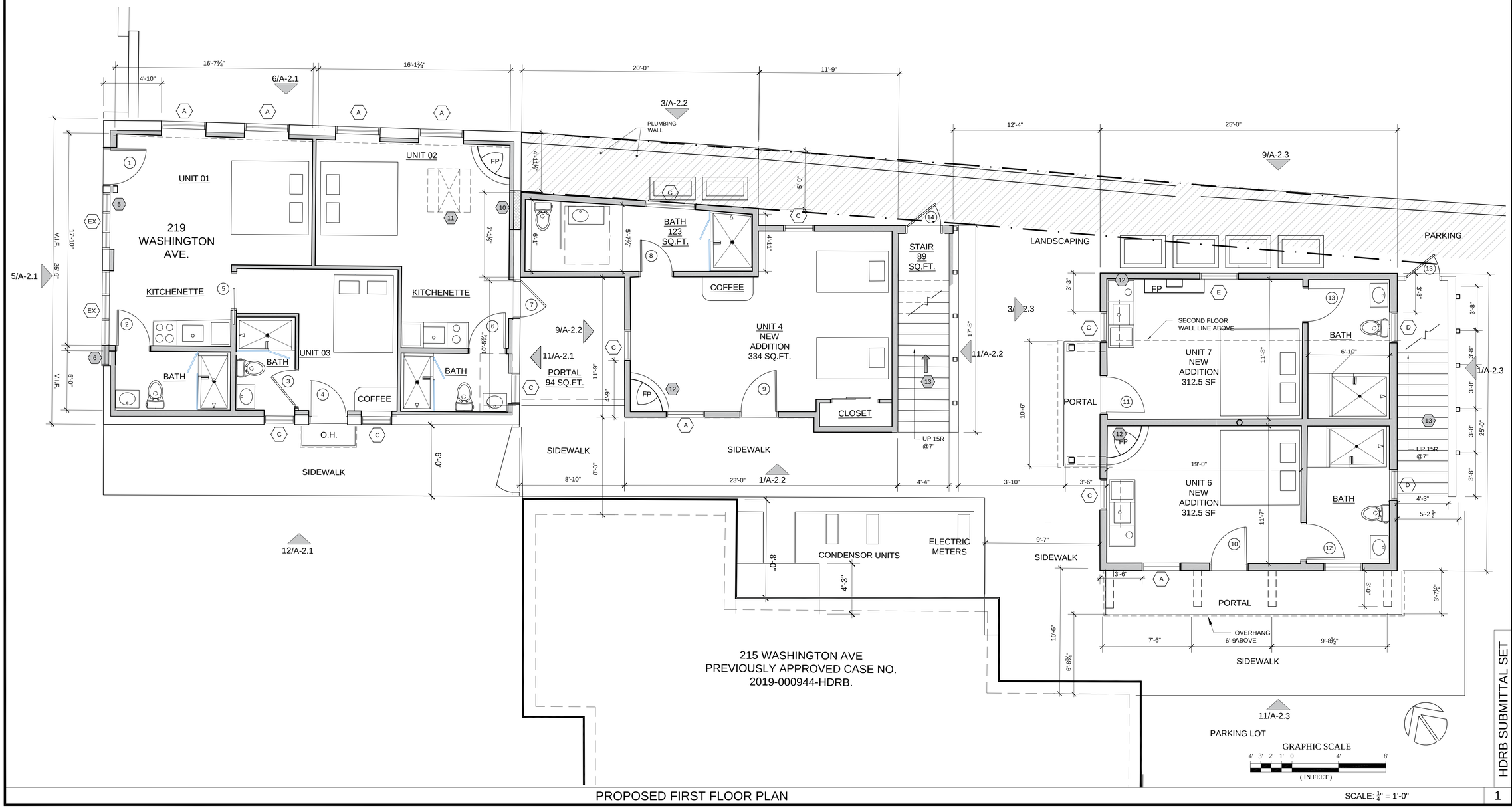
1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. WIDEN DOOR FRAME OPENING TO ACCOMODATE NEW 3'-0 x 6'-8 DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5. REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
6. BLOCK PANE IN FRONT OF NEW WALL
7.
8. INFILL OPENING
9. EXISTING SKYLITE TO REMAIN
10. VENTLESS GAS LOGS
11. EXTERIOR WHITE METAL STAIRS & LANDING AT TOP w/COVERED ROOF

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN

3 ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FIRST FLOOR PLAN SCHEDULES

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FP-1

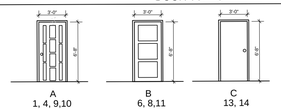
Sheet:

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

	FLOOR PLAN SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION	REMARKS
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4,5 - BASEMENT STAIRS
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4,5 - BASEMENT STAIRS
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4,5 - MECHANICAL ROOM
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6,7,8,9 - BASEMENT STAIRS
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6,7,8,9 - BASEMENT STAIRS
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6,7,8,9 - MECHANICAL ROOM
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY	
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY	
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	C	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY	

DOOR TYPES



WINDOW SCHEDULE

	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"		V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-8" x 3'-0"	33" x 39" - V.I.F.		V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"		V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"		V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"		V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 2'-6"	39" x 45"		V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
4. NEW 2'-4" OVERHANG
5. EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
6. FACTORY WINDOW WALL - W/36" DOOR
7. NEW ELECTRIC PANEL LOCATION
8. STUCCO WALL INDENT - MATCH BLDG. 215
9. INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
10. EXISTING SKYLITE TO REMAIN
11. REPLACE MISSING GLASS PANES - FRONT WINDOW
12. BRICK BORDER AROUND NEW PLANTING AREAS
13. VENTLESS GAS LOGS

LEGEND

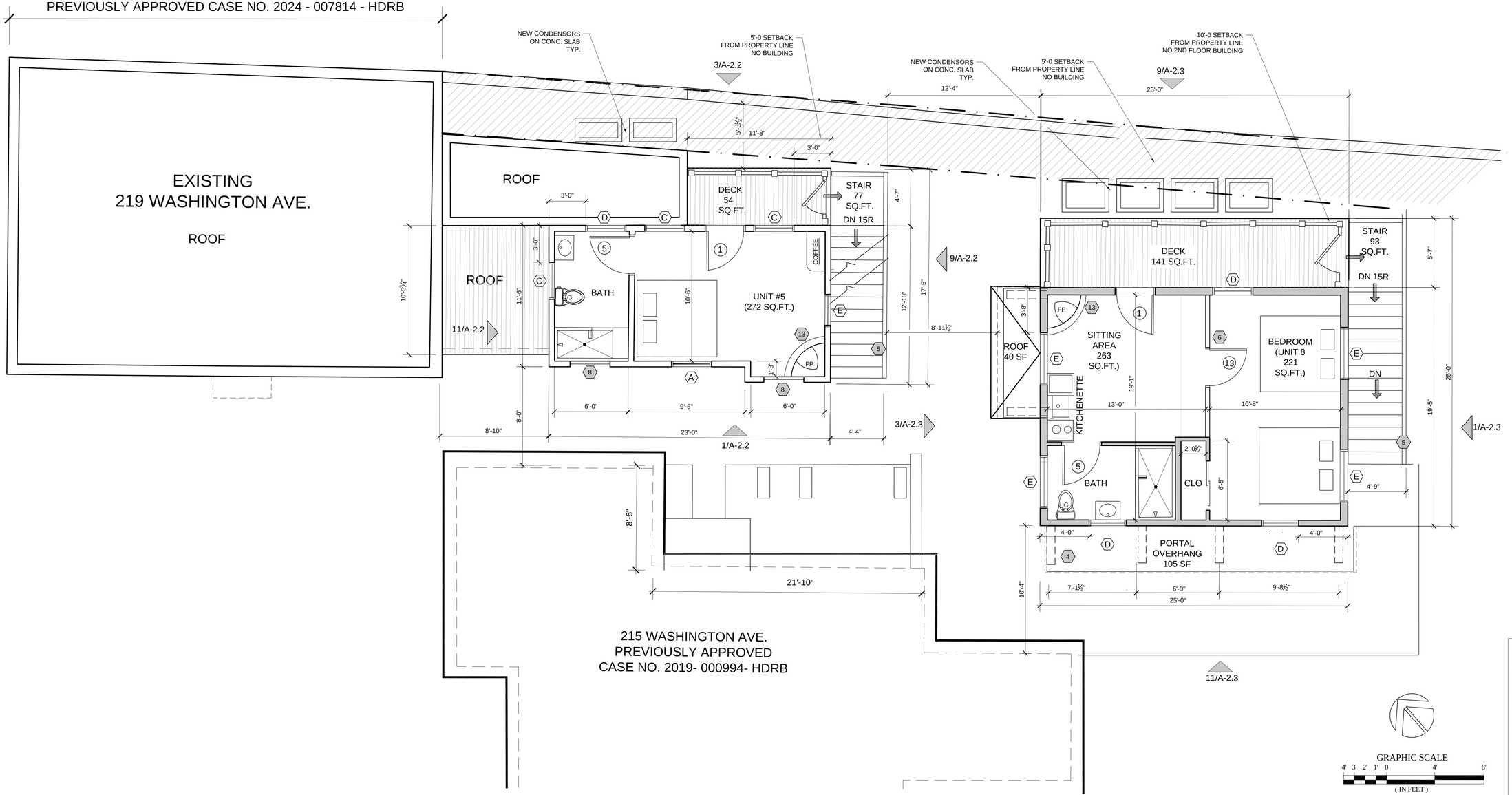
PROPOSED WALLS
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS
TO REMAIN"

EXISTING RAISED FLOOR
TO BE REMOVED

3 ONE HOUR RATED EXTERIOR WALL - UL 305
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING

PREVIOUSLY APPROVED CASE NO. 2024 - 007814 - HDRB



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED SECOND FLOOR PLAN SCHEDULES

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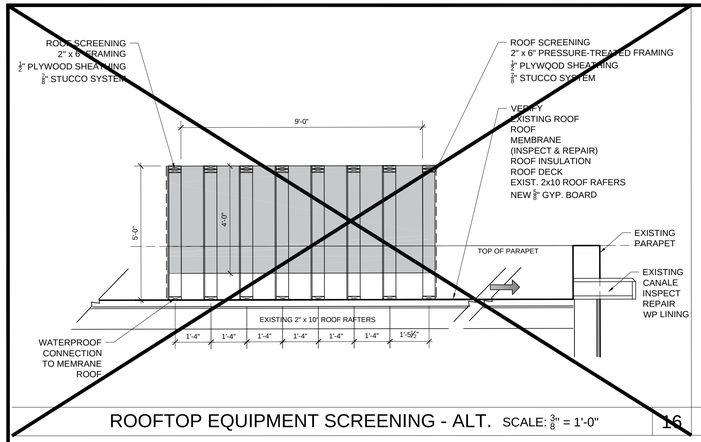


ROOFTOP EQUIPMENT SCREENING - ALT. SCALE: ⅜" = 1'-0" 16

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C.

EXISTING WALLS TO REMAIN

ROOF DRAINAGE CALCULATIONS

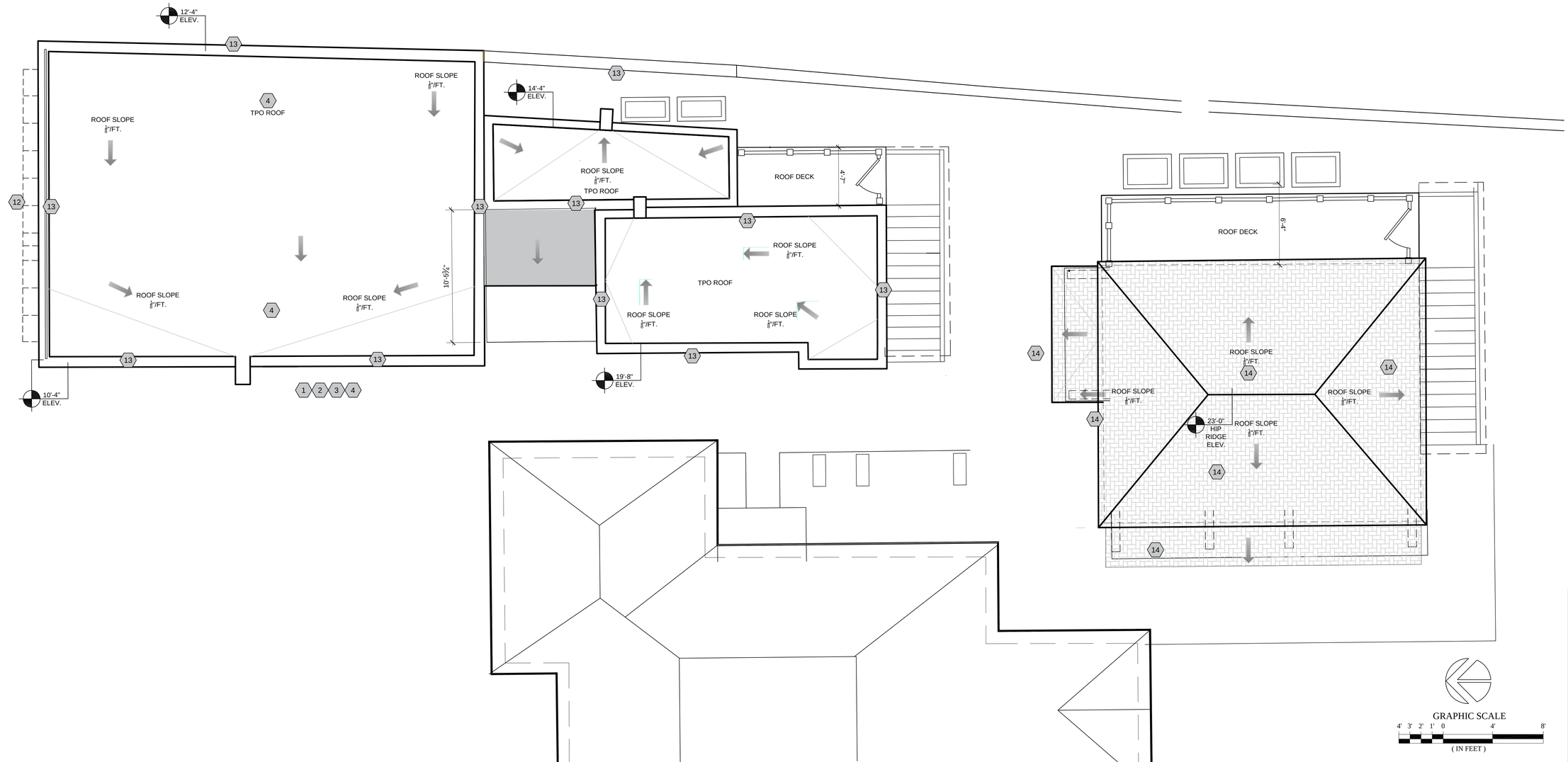
ROOF AREA: 818 SQFT

1 CANALE = 400 SF OF AREA

PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL:

1. INSPECT ROOF FOR WATER DAMAGE AND AREAS THAT NEED REPAIR DETERMINE NEED FOR NEW ROOF
2. INSPECT AROUND ROOF VENT OPENINGS WHERE VENTS HAVE BEEN REMOVED REPAIR AND PATCH
3. PROVIDE NEW ROOF CAPS FOR NEW VENT OPENINGS (SEE MEP)
4. REPLACE ROOF FINISH AS NECESSARY, MOISTURE-PROTECT WOOD EDGES
5. EXHAUST AND RE-CIRCULATION SEE MECHANICAL DRAWINGS
6. NEW HVAC MINI-SPLIT CONDENSERS ON ROOF. SEE MECHANICAL DWG FOR TIE-DOWN TO ROOF.
7. EXISTING WOOD OVERHANG - INSPECT, REPAIR, SAND & STAIN
8. EXISTING WOOD CANALE - INSPECT, REPAIR, WATERPROOF LINING
9. MECHANICAL CONDENSERS MOUNTED ON ROOF PER MFG. SPECIFICATIONS, (4 TYP.)
10. ROOF SCREENING TO PROVIDE VISUAL BLOCK OF ROOFTOP EQUIPMENT (IF REQUIRED).
11. NEW TPO ROOF - TAN FINISH
12. EXISTING WOOD OVERHANG TO BE EVALUATED FOR REUSE OR REMOVAL
13. TERRITORIAL BRICK COPING ON TOP OF PARAPET
14. SHINGLE3S TO MATCH STYLE & MATERIAL OF EXISTING SHINGLES ON 215 BUILDING ROOF



PROPOSED ROOF PLAN SCALE: ¼" = 1'-0" 9

EXISTING/DEMOLITION - 219 ROOF PLAN SCALE: ¼" = 1'-0" 1

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RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED ROOF PLANS

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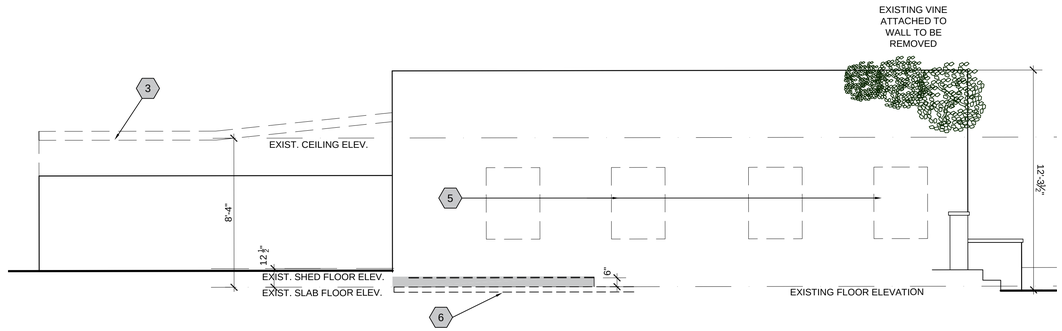
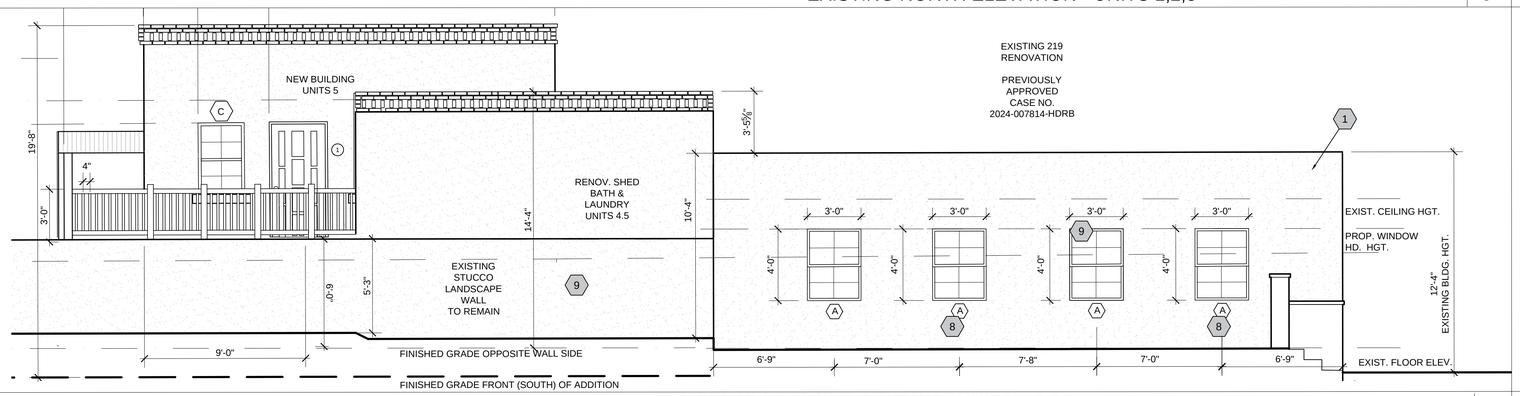
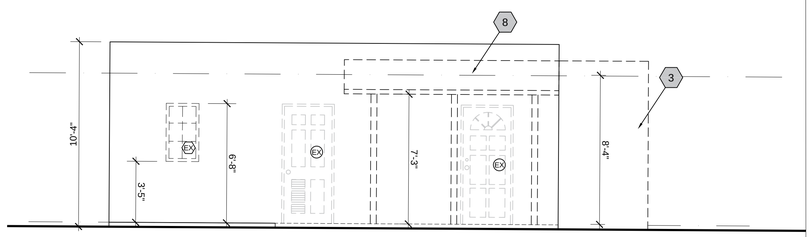


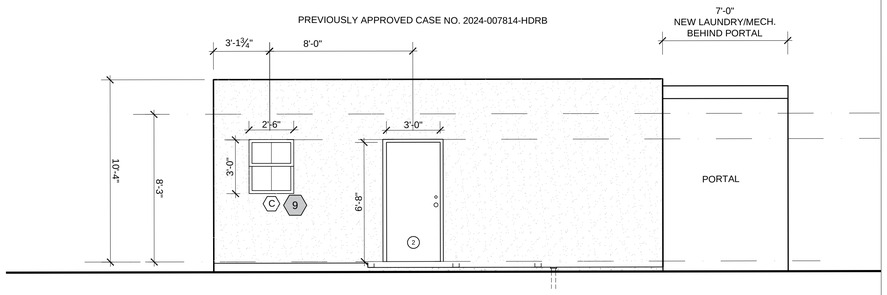
EXISTING NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" 8



PROPOSED NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" 7



EXISTING EAST ELEVATION SCALE: ¼" = 1'-0" 6



PROPOSED EAST ELEVATION SCALE: ¼" = 1'-0" 5

EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING
8. EXISTING SHED ROOF & POSTS TO BE REMOVED

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
UNITS 1,2,3
NORTH & EAST
EXISTING
PROPOSED
ELEVATIONS

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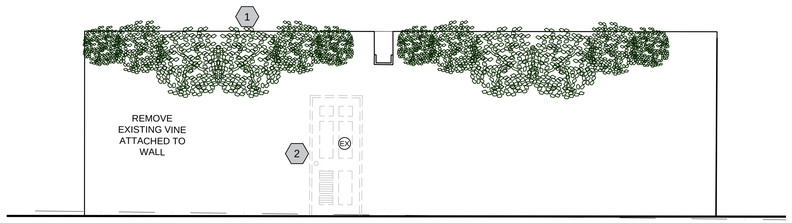
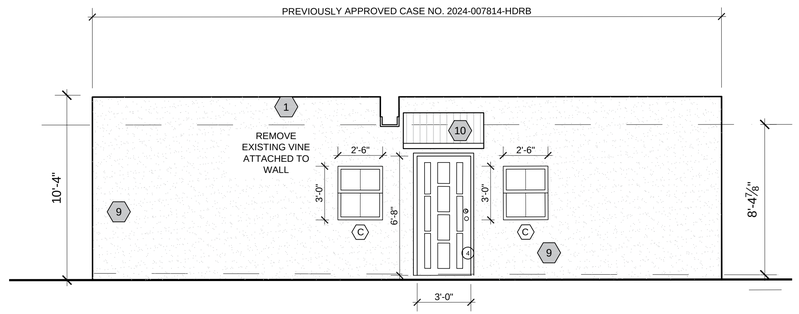
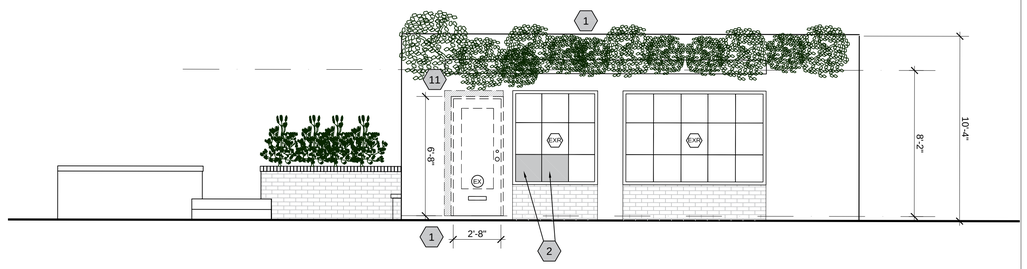


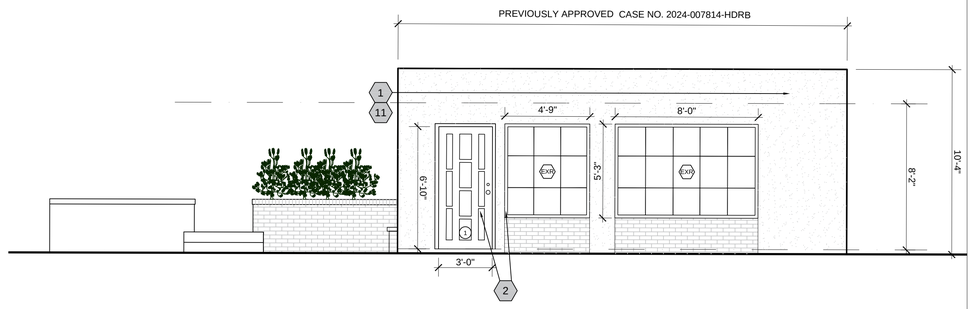
EXISTING SOUTH ELEVATION - UNITS 1,2,3 | 12



PROPOSED SOUTH ELEVATION - UNITS 1,2,3 | 7



EXISTING WEST ELEVATION - UNITS 1,2,3 SCALE: 1/4" = 1'-0" | 6



PROPOSED WEST ELEVATION - UNITS 1,2,3 SCALE: 1/4" = 1'-0" | 5

PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR VERIFY ROOT DAMAGE IN STUCCO WALL
2. RENOVATE OPENINGS WITH NEW WINDOW & DOOR, REPAIR WALL, AND PATCH AS NECESSARY, SAND AND PAINT, COLOR BY HDRB.
3.
4.
5. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
6. NEW SUMP DRAIN IN NEW CONC. SLAB
7. FINISH & COLOR ON RENOVATED SHED BY HDRB
8. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
9. RE-STUCCO EXTERIOR WALLS
10. INSTALL OVERHANG ROOF OVER UNIT 3 EXTERIOR DOOR
11. EVALUATE & REPAIR EXISTING HISTORICAL OVERHANG ELEMENT

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
SOUTH & WEST
EXISTING
PROPOSED
ELEVATIONS

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

DESIGN SERVICES
Production Documents
Residential - Commercial

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L+R DESIGN SERVICES, 2025

Date: 12.03.2025
revised:

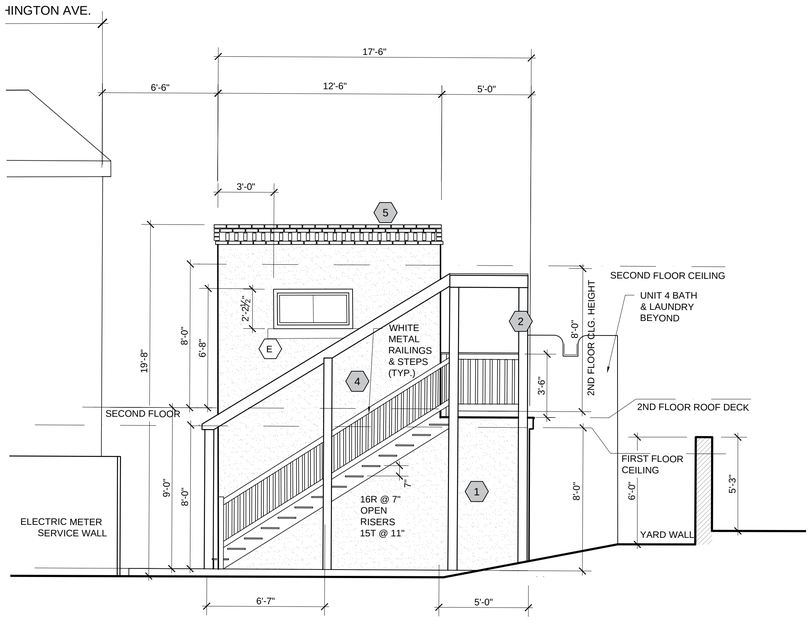
A-2.1

Sheet:

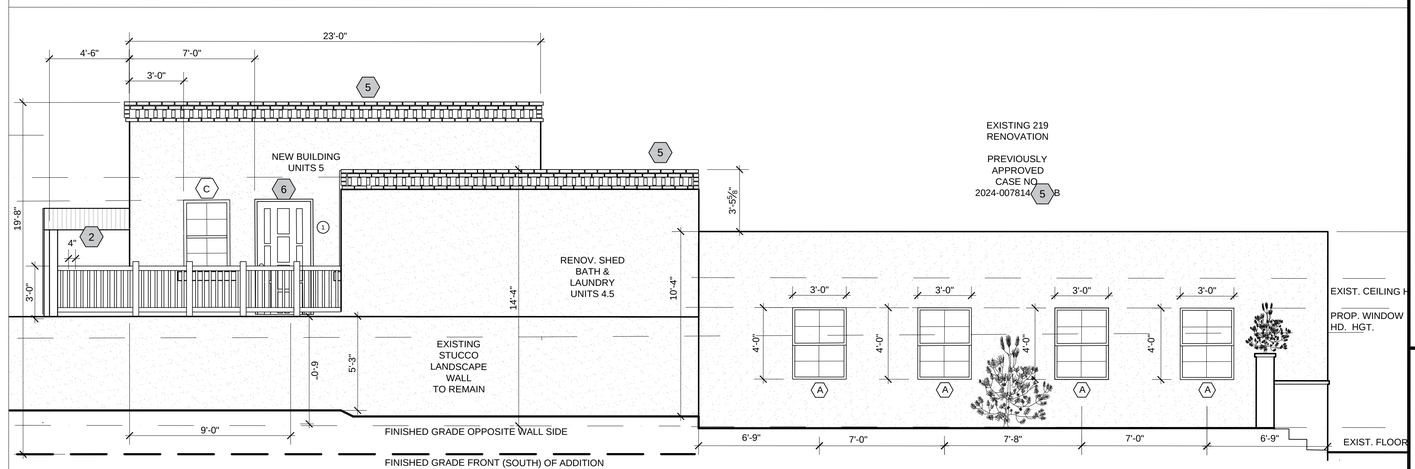
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

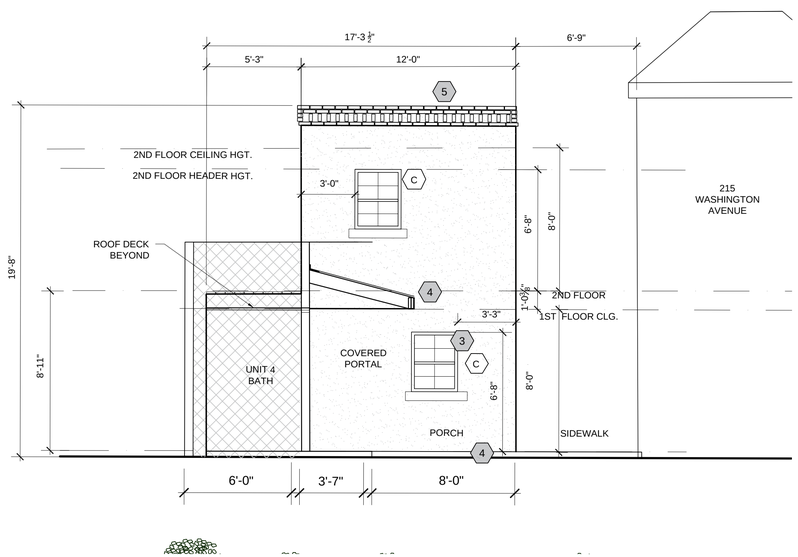
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER LAUNDRY ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5. TERRITORIAL BRICK COPING
6. UNIT FRONT DOORS TO MATCH 215 MAIN DOOR
7. DECO ARCH INDENT IN EXTERIOR WALL - 4"



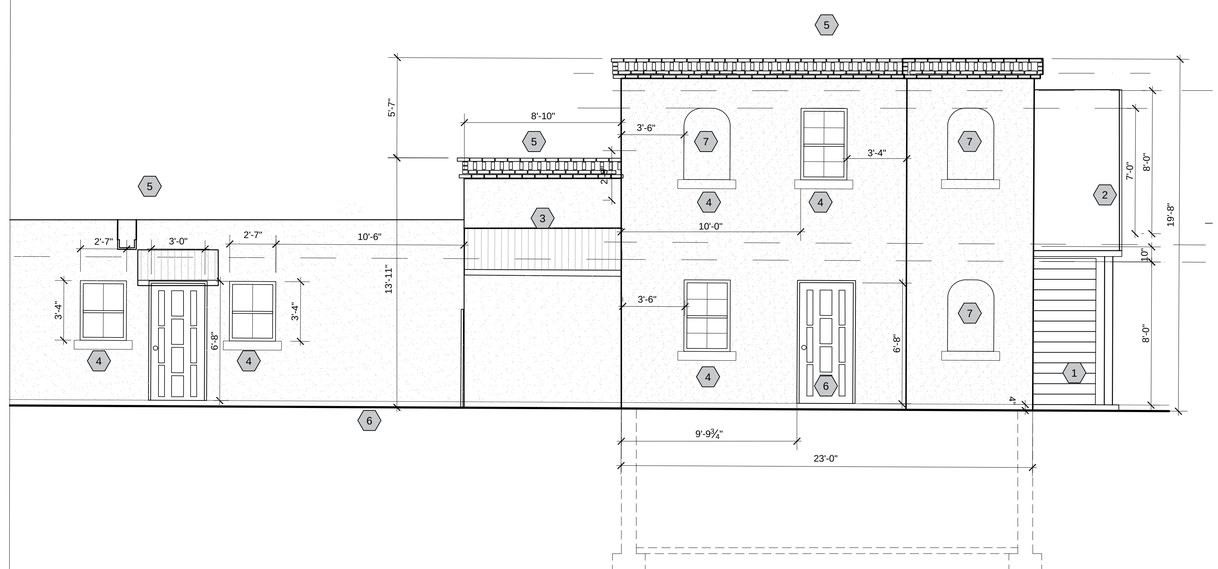
PROPOSED EAST ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 11



PROPOSED NORTH ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 3



PROPOSED WEST ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 9



PROPOSED SOUTH ELEVATION - UNITS 4-5 SCALE: 1/4" = 1'-0" 1

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
UNITS 4 & 5
PROPOSED
ELEVATIONS
TWO-STORY

P.O.Box 4
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L&R DESIGN SERVICES 2025

Date: 12.03.2025
revised:

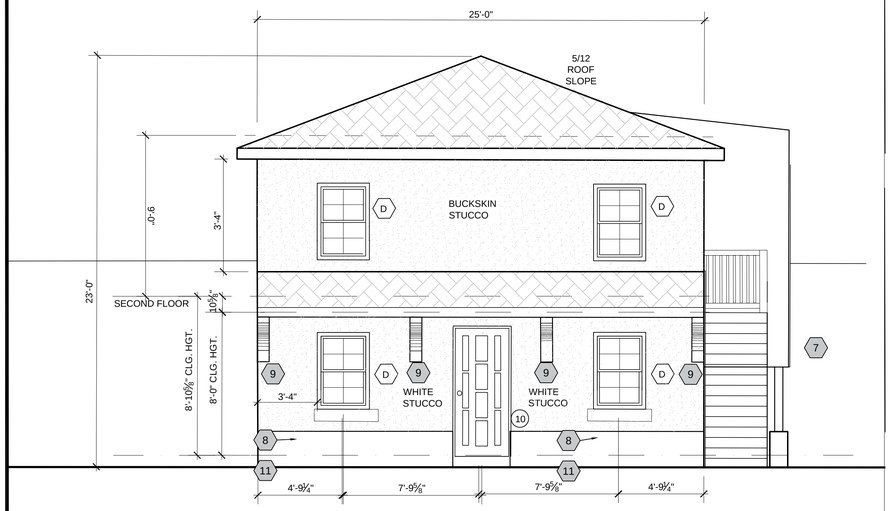
A-2.2

Sheet:

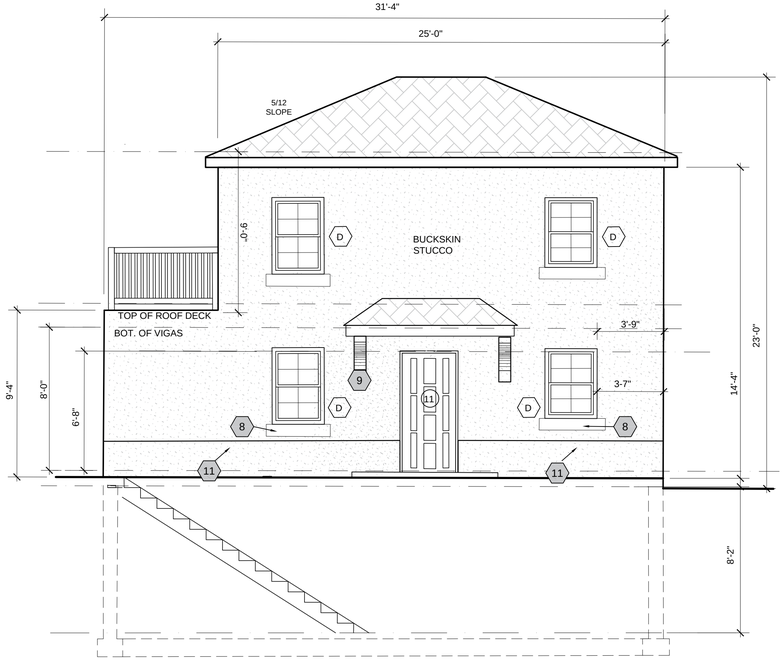
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

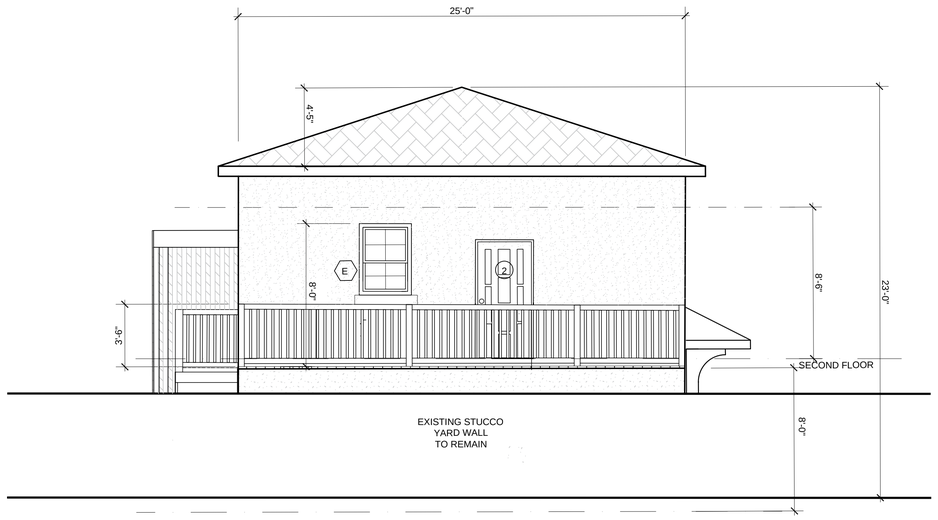
1.
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL
11. STONE BLOCK 24" A.F.G. - TO MATCH FONRT ELEVATION OF 215



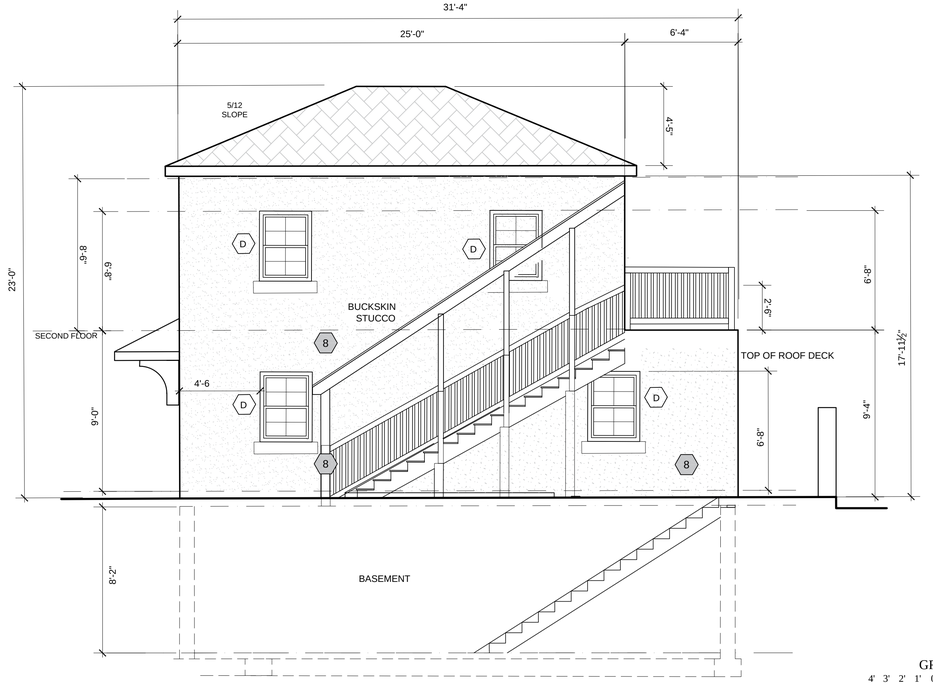
PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: 1/4" = 1'-0" 11



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: 1/4" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: 1/4" = 1'-0" 9



PROPOSED EAST ELEVATION 6,7,8,9 SCALE: 1/4" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8
PROPOSED
ELEVATIONS
ONE AND A
HALF-STORY

P.O.Box 4
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LHR DESIGN SERVICES, 2025

Date: 12.03.2025
revised:

A-2.3

Sheet:

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind and stucco color not in kind, 14-5.2(D)(5)(a) removal of historic door on a primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Door and Window Assessment

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Exception Response

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the Exception to 14-5.2(D)(5)(a) removal of historic door on the (south) primary façade of the main structure. Staff finds that the exception criteria has been met and recommends approval of the Exception to 14-5.2 (D)(5)(b) to remove brick coping and replacing it in kind on the main structure and

the garage. Staff finds that the exception criteria has been met and recommends approval of the Exception to 14-5-.2(D)(5)(b) to remove historic material, stucco color for main structure and garage.
Staff finds that the exception criteria has been met and recommends approval of the Exception to 14-5-.2(D)(5)(a) removal of historic door on a primary (south) façade of the garage.
Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

a. In case 2025-011353-HDRB, for 401 E. Palace, approve or deny the application as submitted.
b. In case 2025-011353-HDRB, for 401 E. Palace, approve/deny the exception to 14-5.2 (D)(5)(b) for removing historic material, replacing in kind, and 14-5.2(D)(5)(a) removal of historic door on a primary façade, finding that the exception criteria have not been met
c. In case 2025-011353-HDRB, for 401 E. Palace, approve the elements of the project that do not require an exception.

Should the Board deny the exceptions requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

This property is located in the Downtown and Eastside Historic District and has a contributing status. The south and west facades have been designated as primary. The garage is of contributing status and the south and west facades are designated as primary. All the property yard walls are designated as contributing.

Streetscape:
The property at 401 East Palace sits on the northeast corner of Palace Avenue and Martinez Street. Martinez Street is lined with Spanish Pueblo Style homes with higher yard walls and coyote fences. The typically detached garages on the street are connected to the residences. There are no freestanding accessory structures on this streetscape of Martinez Street. The current building on the site is the second residence in this location; the site was previously occupied by a two-story residence constructed by Romulo Martinez, who is likely the namesake of Martinez Lane. Some of the yard walls on the site date back to when the property was owned by Martinez. That building was demolished in 1937 when the current building was built.



Figure 1: Property Location

Palace Avenue is characterized by primarily Spanish Pueblo Style and pitched roof homes with taller structures, including several two-story buildings. The yard walls along here are lower and are a combination of cobblestones and concrete masonry units with stucco. Most of the residences are set back from the street, while the La Posada Hotel buildings abut the sidewalk. Garages are either attached to or to the side of residences in this streetscape.

PREVIOUS CASE SUMMARIES:

July 8, 2025 -HDRB: 2025-010697-HDRB Status and Primary Façade Designation
October 28, 2025: HDRB: 2025-010353-HDRB. – Application was postponed, applicant to reconsider exception request.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Structure

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Yorktown Special). An Exception for removing historic material

- Prepare and restucco the entire structure (El Rey/La Habra "oatmeal") with a floated finish. An Exception for removing historic material.
- Remove and replace the existing front entry door, on the west façade and under the south entry portal, listed as Door #1 in the windows & door assessment .The proposed new door is made of wood with glass lights at the top painted white An Exception for removing historic material and replacing not in kind is requested.
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Remove three skylights and infill their openings, and replace the remaining two skylights with flat Velux-style units.
- Reroof the structure with a bituminous Brai membrane (tan).
- Remove two existing windows on the north façade and infill the openings.
- Restore all the remaining existing wood windows to operational status, repaint, and provide new wood storm sashes (new paint to match existing green).
- Prepare and paint all exposed wood (new paint to match existing green).
- Slightly alter the depth of Door #2 on the west facade with respect to the existing jamb it is mounted in (pull towards the exterior of the wall to allow interior modifications as needed).
- Replace the existing kitchen entry door on the north façade, Door #3. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace the existing entry door on the east façade, Door #4. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace all exterior sconces with new units (aged bronze finish).

Garage

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Yorktown Special). An Exception for removing historic material.
- Prepare and restucco the entire structure (El Rey/La Habra 'Oatmeal') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the south façade, listed as Door #5 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, painted white. An Exception for removing historic material and replacing not in kind is requested.

- Reroof the structure with a bituminous Brai membrane (tan).
- Prepare and paint all exposed wood (new paint to match existing green).
- Create a new opening on the east façade and install a new wood 6-over-6 double hung window (painted to match existing green).
- Install a new exterior sconce at the entry door on the south facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5-.2(D)(5)(a): The applicant requests an exception to removal of historic door on a primary facade.

Door on the primary façade of the main structure

(i) *Do not damage the character of the district*

Applicant Response:

The proposed replacement of the exterior door (#1) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the house. The style of the existing door does not match the territorial architecture of the building. We estimate the existing front door was installed in the 1970's without consideration of the building's style.

Staff Response: Staff find that this criterion is not met. No documentation has been provided that the door is not historic and was installed after 1975. Furthermore, the proposed replacement door may create a false sense of history as it is a different design from the existing door.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

It would be a hardship on the applicant to keep the existing door due to its weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property thus creating a hardship if the owners were to try to sell the property.

Staff Response: Staff finds that this criterion is not met. It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is not met. The applicant has not located what type of door may have been in the opening historically, no photographic evidence has been provided that the proposed 3-lite replacement door is consistent with the character of the historic door. The proposal creates a false sense of history evidence is provided

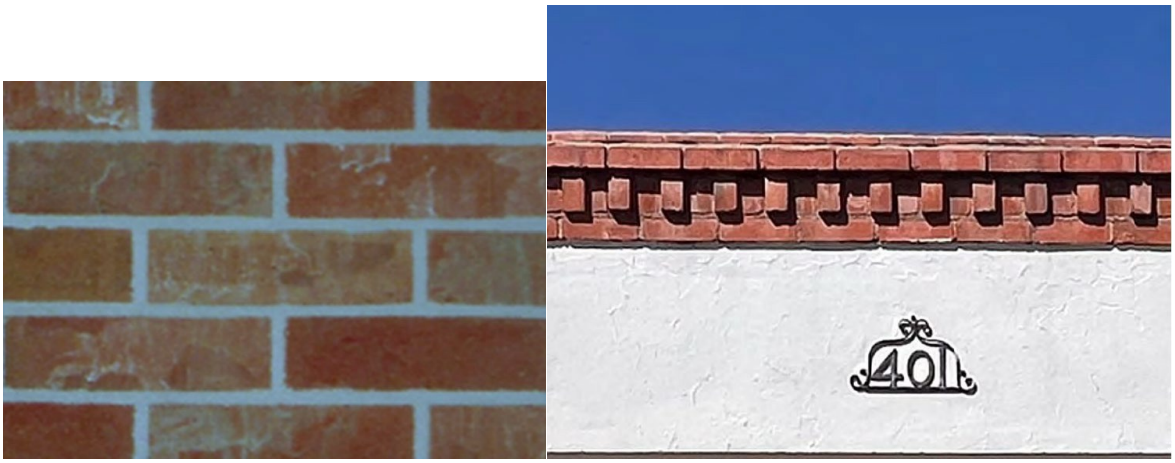
Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing in kind.

Brick coping on main structure

(i) *Do not damage the character of the district*

Applicant Response:

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.



Staff Response: Staff finds that this criterion has not met. The proposed brick coping color creates a false sense of history and will threaten the contributing status of the structure. Furthermore, no detail has been submitted to illustrate that the existing historic coping pattern will be maintained. The proposed change has the potential to damage the character of the building and district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:
Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

Staff Response: Staff finds that this criterion is not met. While staff supports the replacement or repair of the coping to ensure that there will be no water intrusion, the proposed materials and design creates a false sense of history and may cause the building to lose its status. The expectation of the public is that the historic district character will be maintained, and the loss of the character threatens the overall character and history of the district.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response:
The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is not met. The proposed style of the brick is not found as a historic treatment for brick coping in the districts. Furthermore, the color that is proposed was not utilized historically. By not considering the design option to retain the character, the historic district character is negatively impacted.

Exception to 14-5-.2(D)(5)(b): The applicant requests an exception to for removing historic material, replacing brick coping not in kind and stucco color not in kind.

Stucco Main Structure

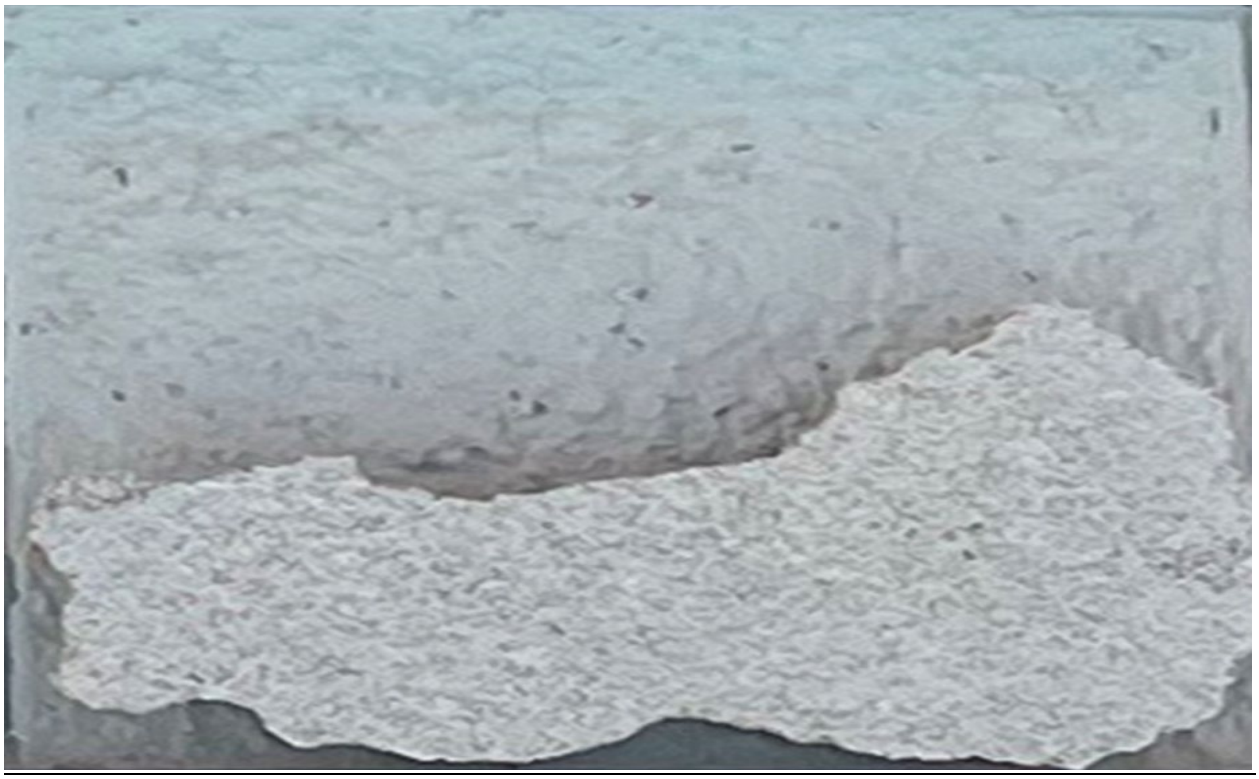
(i) *Do not damage the character of the district*
Applicant Response:
Please note that the house in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: El Rey/La Habra 'Sandalwood'. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

Staff Response: Staff finds that this criterion is not met. No evidence has been provided that the existing white color is less than 50 years old. Furthermore, this unique structure has become an integral part of the E Palace Ave streetscape, which exhibits a variety of architectural styles and colors. Changing the color to something that was not present historically will damage the character of the streetscape and building.
(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

Staff Response: Staff finds that this criterion is not met. . It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.
(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response:
The selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion has been met. The applicant has provided evidence of oatmeal white color has previously existed, options have been considered that assure the historic building's contributing status is maintained.





Exception to 14-5-.2(D)(5)(a): The applicant requests an exception to removal of historic door on a primary facade.

Garage pedestrian door

(i) *Do not damage the character of the district*
Applicant Response:

The proposed replacement of the exterior garage pedestrian door (Door #5) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The existing door's style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

Staff Response: Staff finds that this criterion is met. The existing pedestrian door is not original to the garage structure. It is recommended that the replacement door be of the same character of a door that may have been there historically.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of

the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

Staff Response: Staff finds that this criterion is met. It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district. The existing door is likely not historic; a replacement door must retain the historic character of the building.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is met. Since the existing pedestrian door is likely not historic, a replacement door that retains the character of the overall building will not threaten the historic status.

Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing not in kind.

Brick coping parapet replacement on garage

(i) *Do not damage the character of the district*

Applicant Response:

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

Staff Response: Staff finds that this criterion has been met. The proposed brick coping color creates a false sense of history and will threaten the contributing status of the structure. Furthermore, no detail has been submitted to illustrate that the existing historic coping pattern will be maintained. The proposed change has the potential to damage the character of the building and district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

Staff Response: : Staff finds that this criterion is not met. While staff supports the replacement or repair of the coping to ensure that there will be no water intrusion, the proposed materials and design creates a false sense of history and may cause the building to lose its status. The expectation of the public is that the historic district character will be maintained, and the loss of the character threatens the overall character and history of the district.
Staff finds that this criterion is/is not met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:
The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Staff Response:
Staff finds that this criterion is not met. The proposed style of the brick is not found as a historic treatment for brick coping in the districts. Furthermore, the color that is proposed was not utilized historically. By not considering the design option to retain the character, the historic district character is negatively impacted

Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing in kind.

Stucco on Garage

(i) *Do not damage the character of the district*
Applicant Response:
Please note that the garage in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: Bamboo. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

Staff Response: Staff finds that this criterion has been met. Evidence has been provided that the oatmeal white color was existing previously. Furthermore, this unique structure has become an integral part of the Martinez streetscape, which exhibits a variety of architectural styles and colors.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

Staff Response: Staff finds that this criterion has been met. . It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.
met.]

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response:
The selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.
Staff Response:
Staff finds that this criterion has been met. The applicant has provided evidence of oatmeal white color, options have been considered that assure the historic building's contributing status is maintained.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection

14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the district;

(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

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;

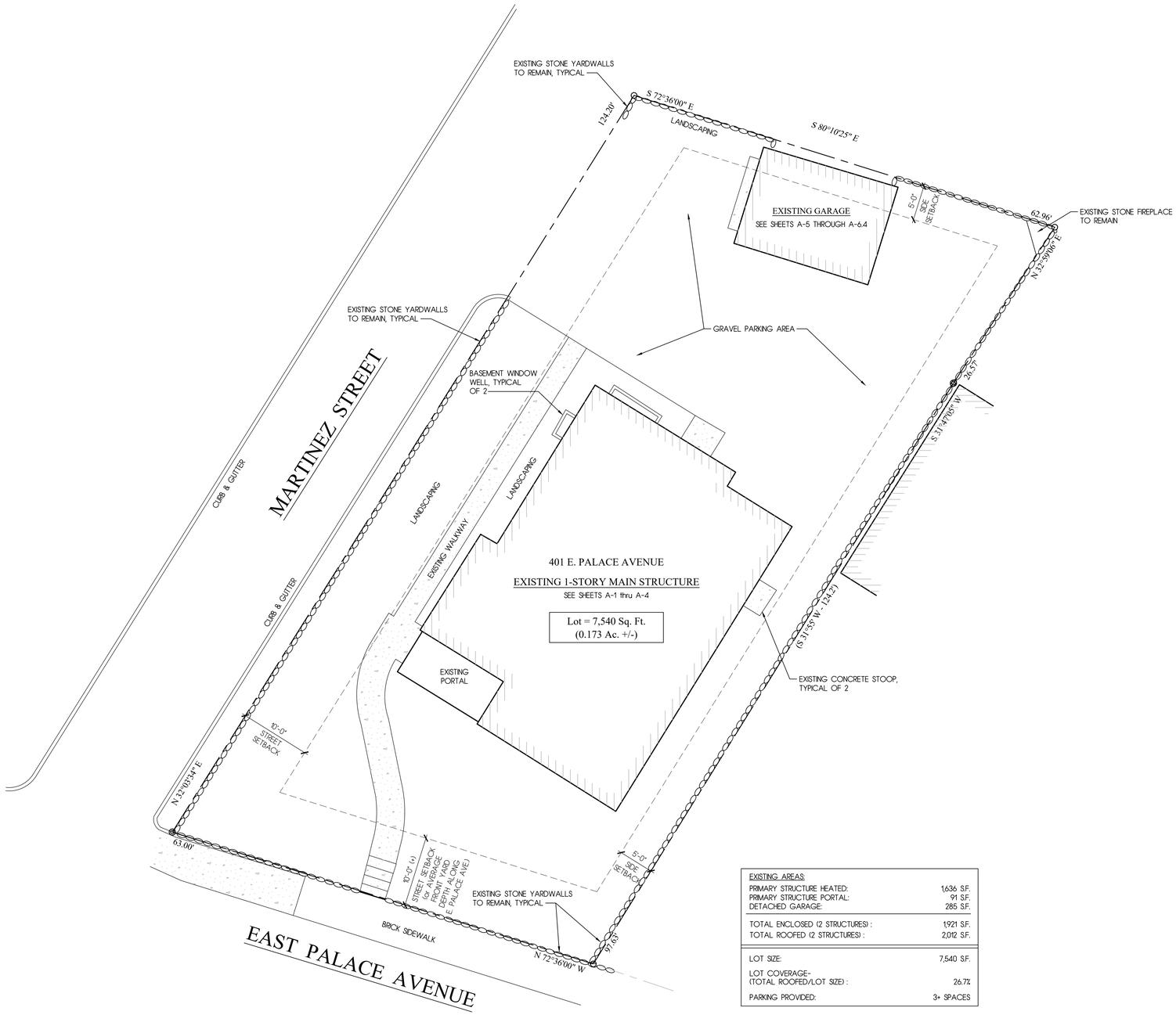
(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the 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.



EXISTING AREAS:	
PRIMARY STRUCTURE HEATED:	1,636 S.F.
PRIMARY STRUCTURE PORTAL:	91 S.F.
DETACHED GARAGE:	285 S.F.
TOTAL ENCLOSED (2 STRUCTURES) :	1,921 S.F.
TOTAL ROOFED (2 STRUCTURES) :	2,012 S.F.
LOT SIZE:	7,540 S.F.
LOT COVERAGE- (TOTAL ROOFED/LOT SIZE) :	26.7%
PARKING PROVIDED:	3+ SPACES

1 EXISTING/PROPOSED SITE PLAN

NOTE: NO PROPOSED CHANGES TO FOOTPRINT OF EXISTING BUILDINGS NOR ANY PROPOSED NEW STRUCTURES

NORTH

1/8" = 1'-0"

0' 5' 10'

ANDREW LYONS DESIGN
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ph: 505 - 982 - 7999
andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING/PROPOSED SITE PLAN

SHEET
C-1

SCALE
1/4" = 1'-0"

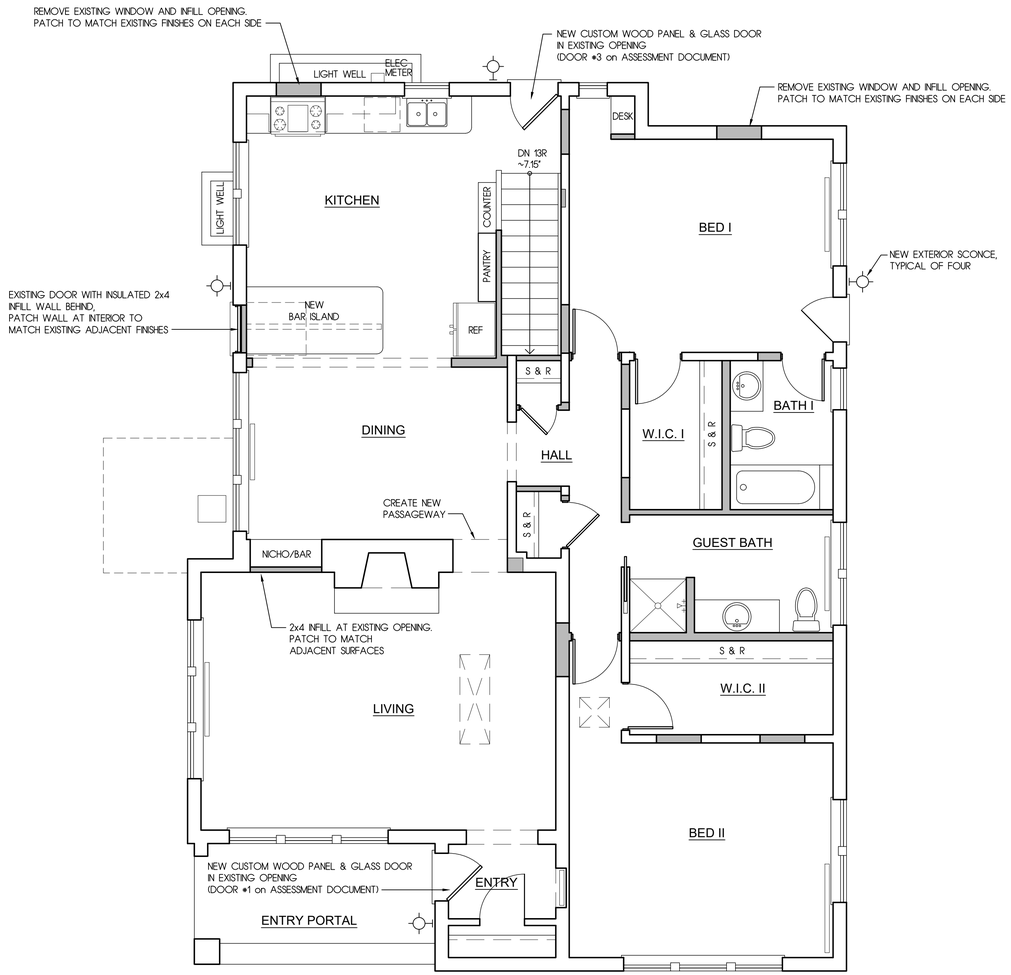
GENERAL NOTES:

1) VERIFY ALL DIMENSIONS IN THE FIELD.
2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

LEGEND

EXISTING TO REMAIN, TYPICAL

NEW 2x FRAME WALL OR INFILL- SEE PLAN FOR THICKNESS. PATCH TO MATCH ADJACENT SURFACES (V.I.F.)



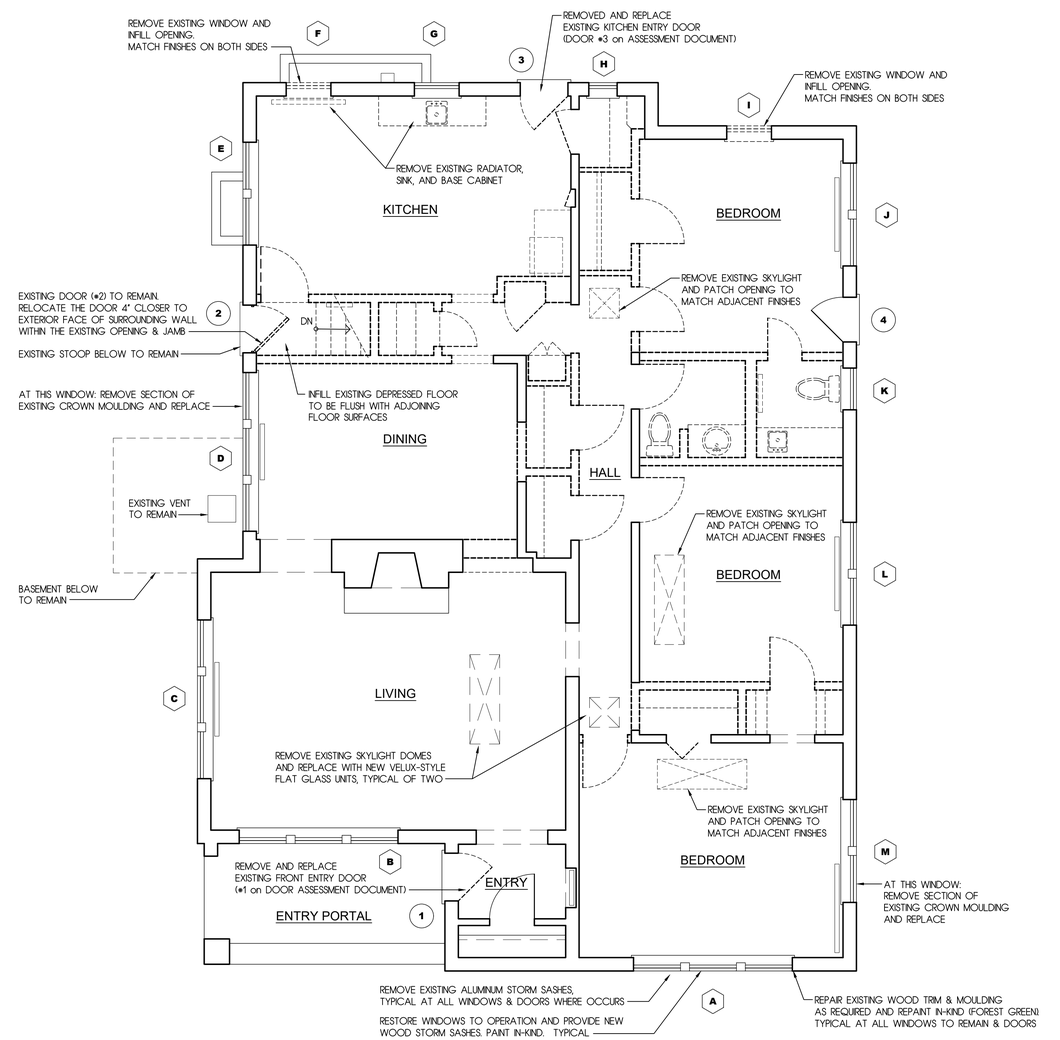
2 REVISED GROUND FLOOR PLAN

1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) GROUND FLOOR PLAN

NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD

1/4" = 1'-0"

0' 5' 10'

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
MAIN: EXISTING (DEMOLITION) AND PROPOSED GROUND FLOOR PLANS

SHEET
A-1

SCALE
1/4" = 1'-0"

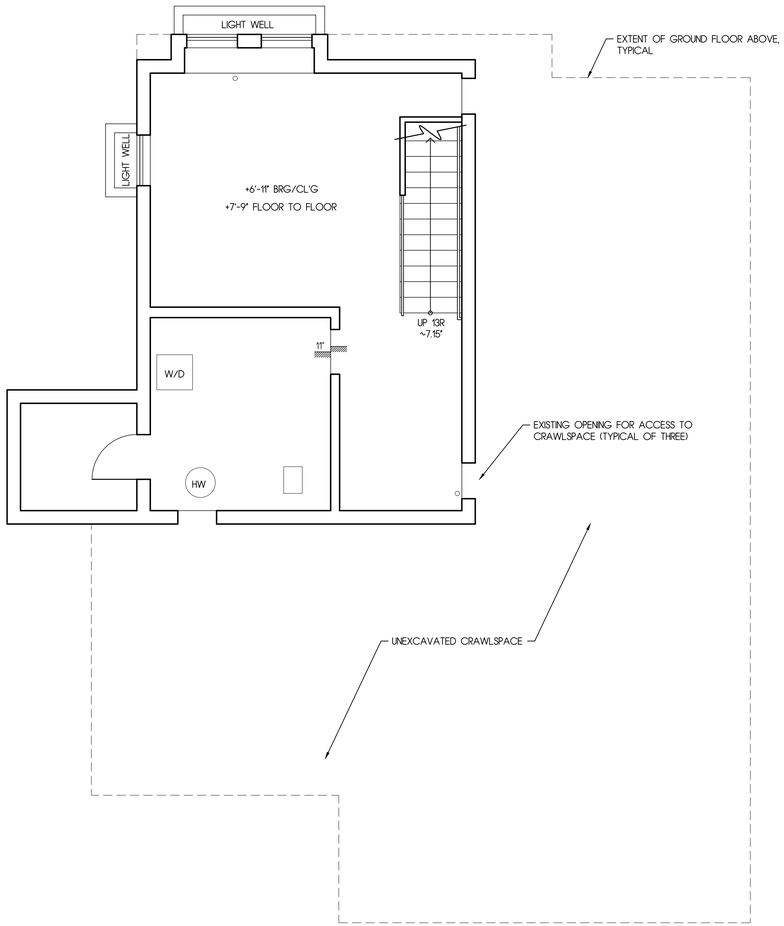
GENERAL NOTES:

1) VERIFY ALL DIMENSIONS IN THE FIELD.
2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

LEGEND

EXISTING TO REMAIN, TYPICAL

NEW 2x FRAME WALL OR INFILL-
SEE PLAN FOR THICKNESS.
PATCH TO MATCH ADJACENT SURFACES (V.I.F.)



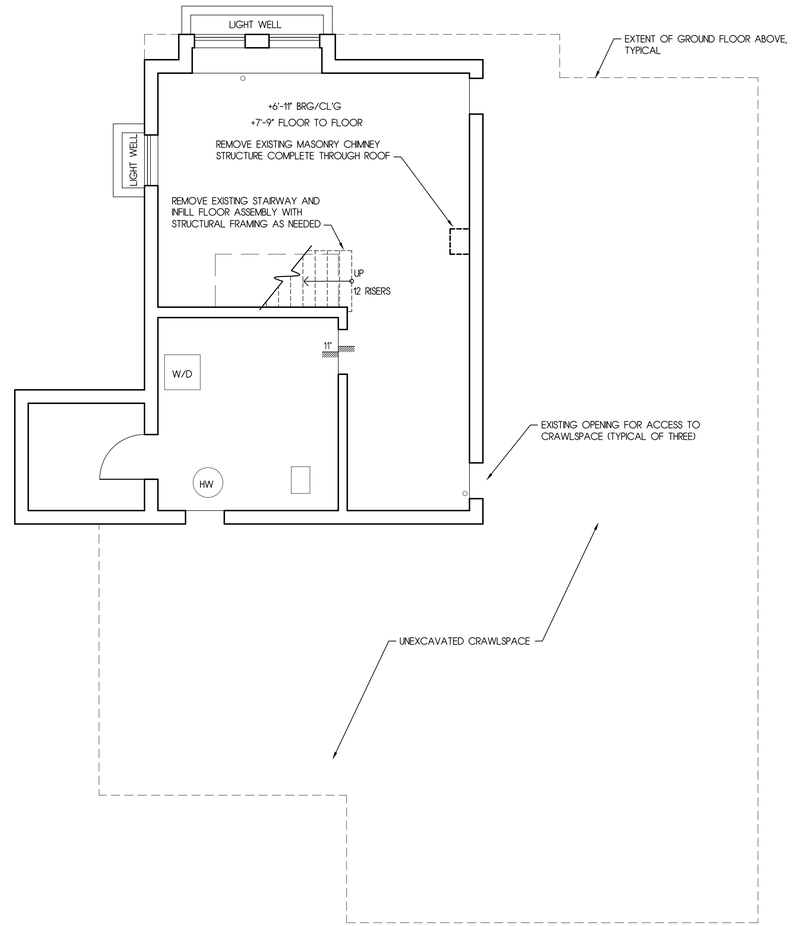
2 REVISED BASEMENT FLOOR PLAN

1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) BASEMENT FLOOR PLAN

PLAN NORTH

1/4" = 1'-0"

0' 5' 10'

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL AT 401 E. PALACE AVE.

SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

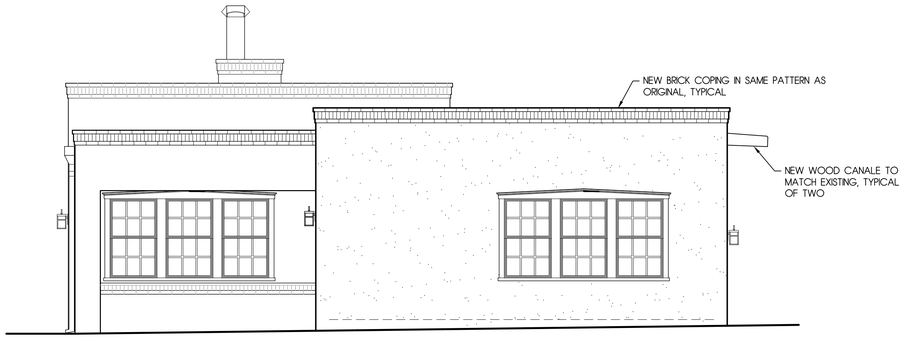
No.	Description	Date

SHEET TITLE
EXISTING (DEMO) AND PROPOSED BASEMENT FLOOR PLANS

SHEET
A-2

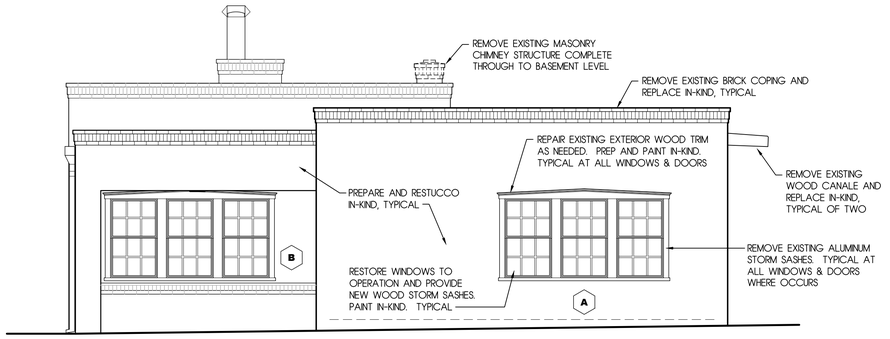
SCALE
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD, TRIM, STORM SASHES, CANALES:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOORS AND EXISTING DOORS TO REMAIN:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



2 REVISED SOUTH ELEVATION

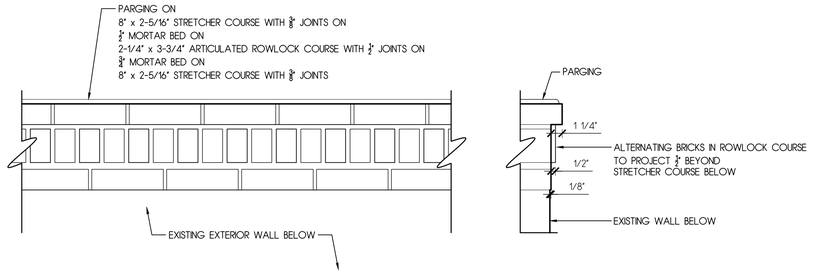
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

0' 5' 10'



3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL AT 401 E. PALACE AVE.

SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

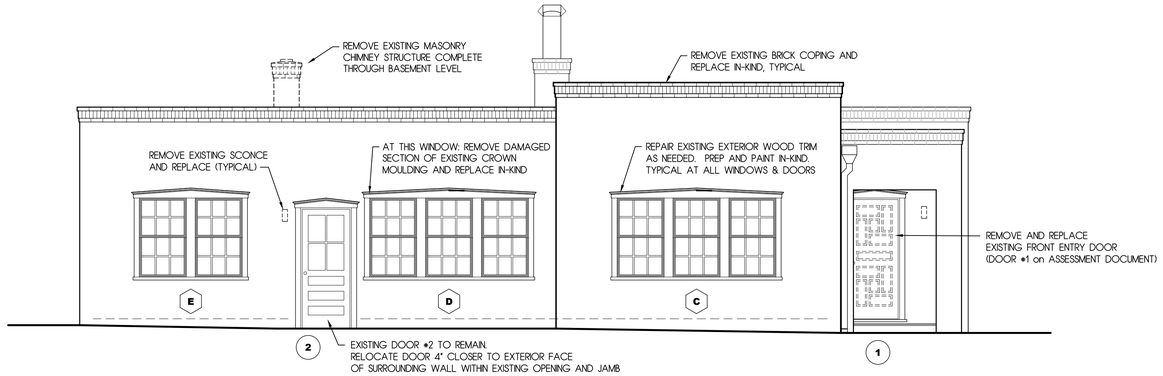
SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED SOUTH ELEVATIONS

SHEET
A-3.1

SCALE
1/4" = 1'-0"

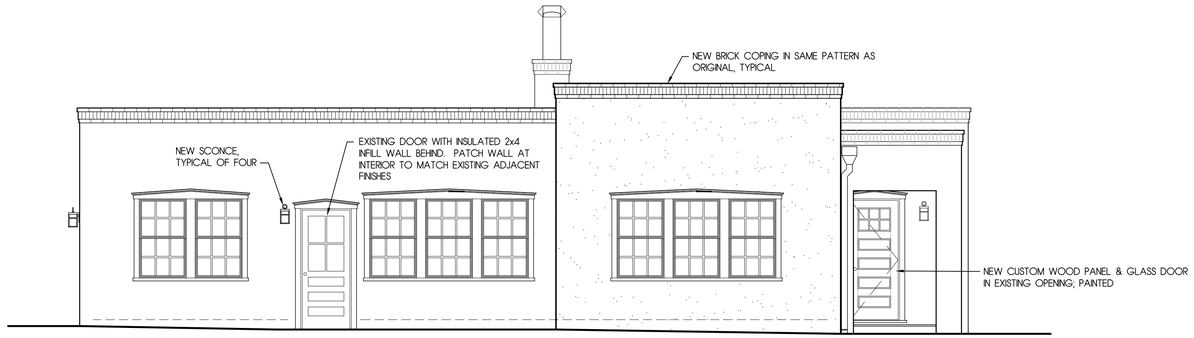
EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS:	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITIOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD, TRIM, STORM SASHES, CANALES:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOORS AND EXISTING DOORS TO REMAIN:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



1 EXISTING WEST ELEVATION

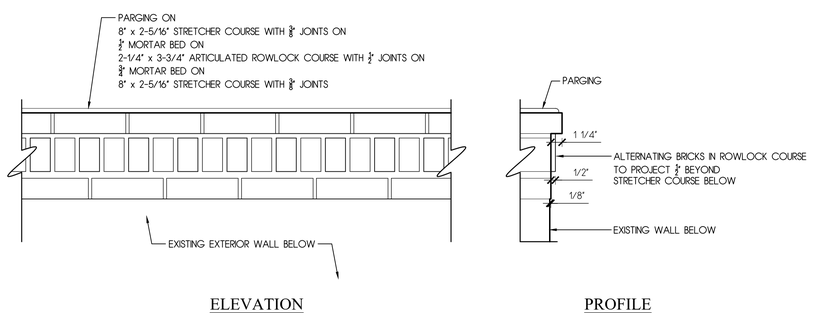
1/4" = 1'-0"



2 REVISED WEST ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

ANDREW LYONS DESIGN
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SANTA FE
NEW MEXICO 87504
ph: 505 - 982 - 7999
andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL AT 401 E. PALACE AVE.

SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED WEST ELEVATIONS

SHEET
A-3.2

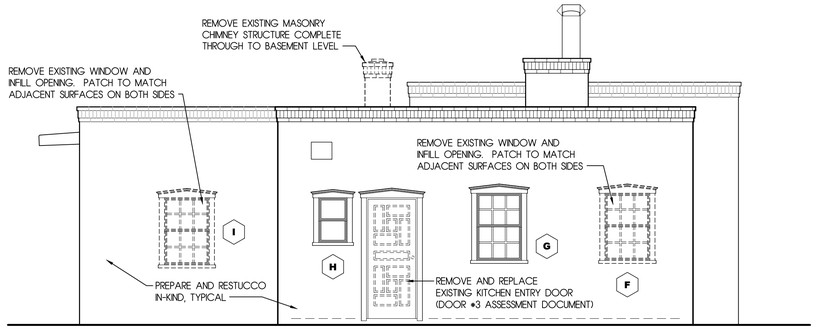
SCALE
1/4" = 1'-0"



2 REVISED NORTH ELEVATION

1/4" = 1'-0"

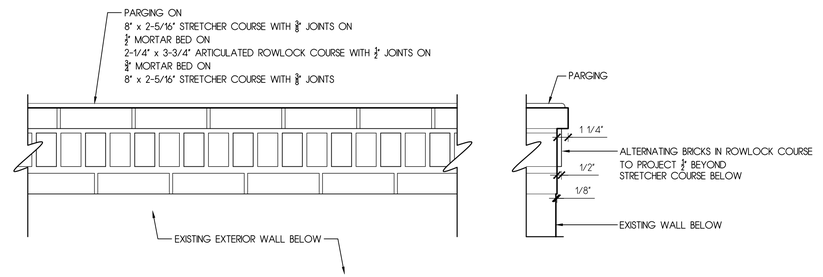
EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD, TRIM, STORM SASHES, CANALES:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOORS AND EXISTING DOORS TO REMAIN:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

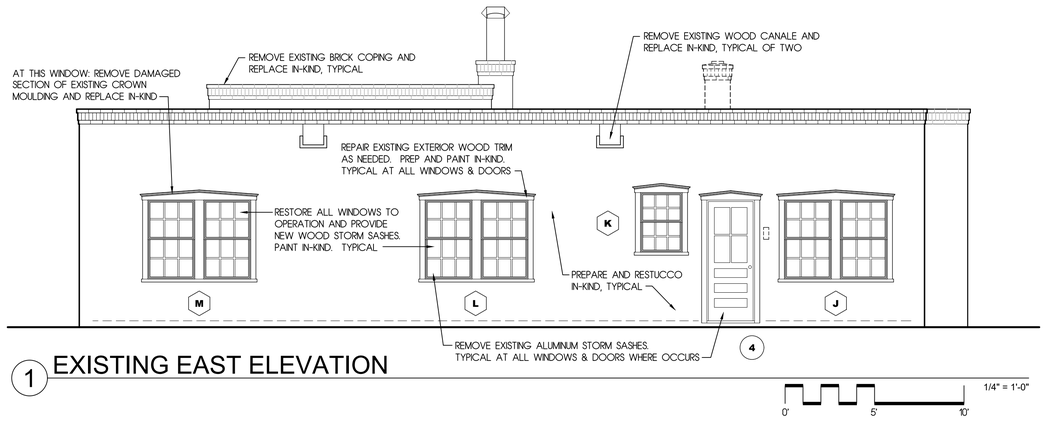
No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED NORTH ELEVATIONS

SHEET
A-3.3

SCALE
1/4" = 1'-0"

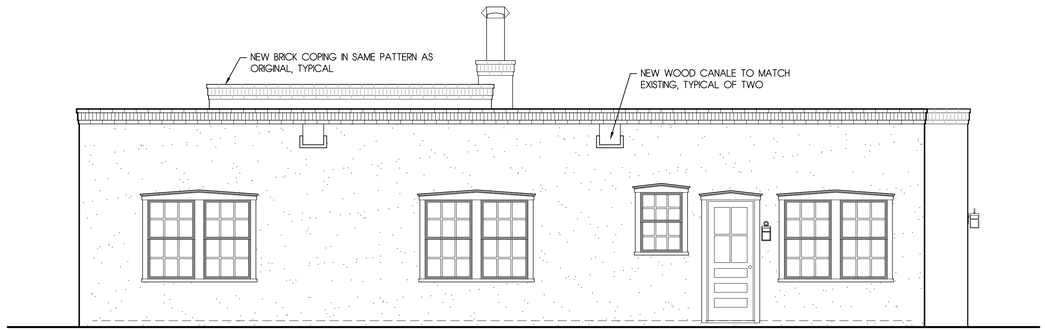
EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD, TRIM, STORM SASHES, CANALES:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOORS AND EXISTING DOORS TO REMAIN:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH



1 EXISTING EAST ELEVATION

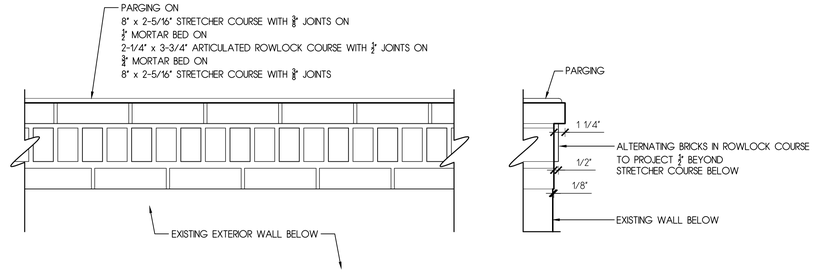
1/4" = 1'-0"

0' 5' 10'



2 REVISED EAST ELEVATION

1/4" = 1'-0"



3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

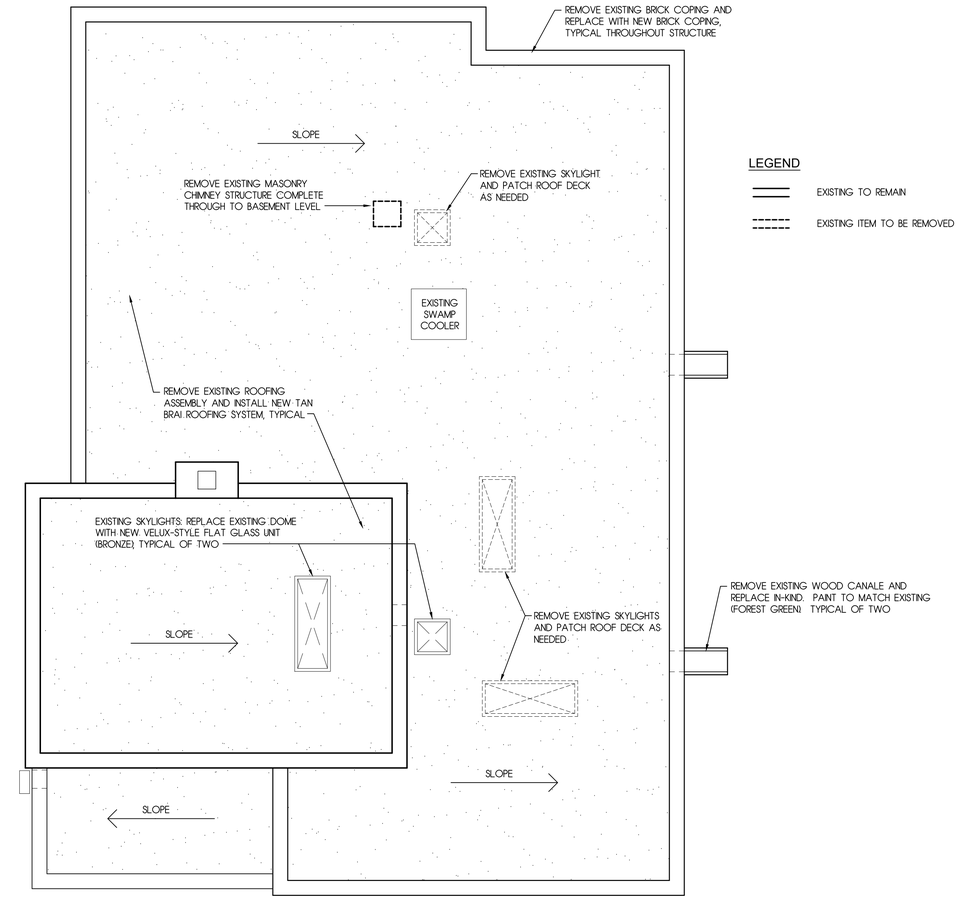
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED EAST ELEVATIONS

SHEET
A-3.4

SCALE
1/4" = 1'-0"



1 MAIN STRUCTURE: EXISTING/PROPOSED ROOF PLAN

PLAN NORTH

1/4" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

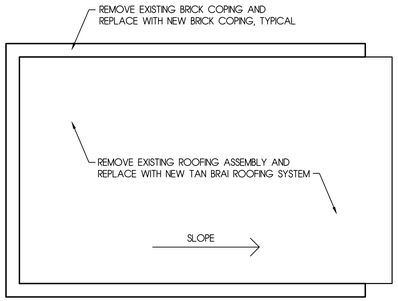
REVISIONS

No.	Description	Date

SHEET TITLE
MAIN STRUCTURE: EXISTING/PROPOSED ROOF PLAN

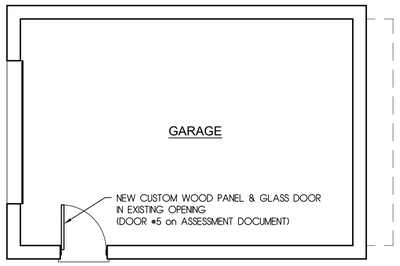
SHEET
A-4

SCALE
1/4" = 1'-0"



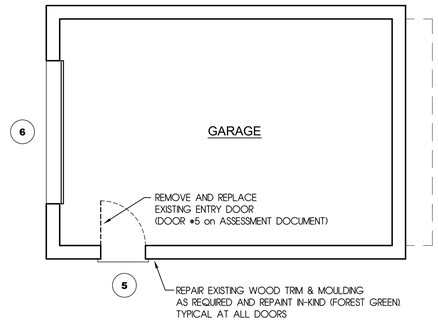
3 EXISTING/REVISED ROOF PLAN

1/4" = 1'-0"



2 REVISED FLOOR PLAN

1/4" = 1'-0"



1 EXISTING (DEMO) FLOOR PLAN

NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD

PLAN NORTH

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD TRIM:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOOR AND EXISTING VEHICLE DOOR:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

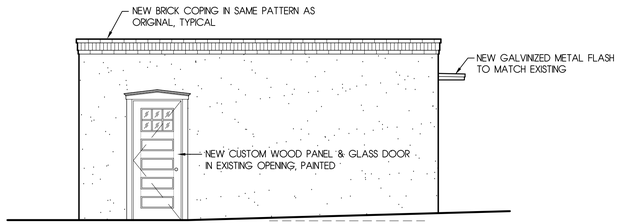
No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED PLANS

SHEET
A-5

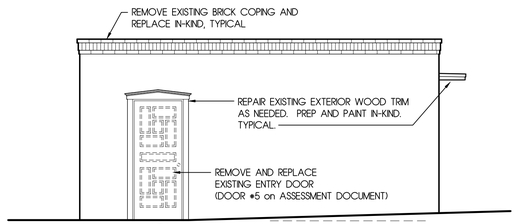
SCALE
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS:	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD TRIM:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOOR AND EXISTING VEHICLE DOOR:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE



2 REVISED SOUTH ELEVATION

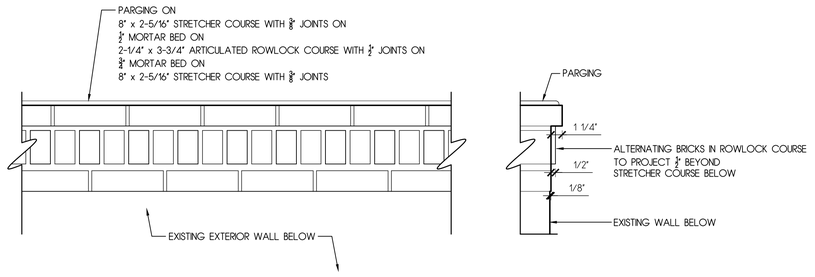
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

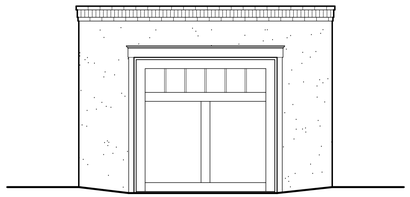
No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED SOUTH ELEVATIONS

SHEET
A-6.1

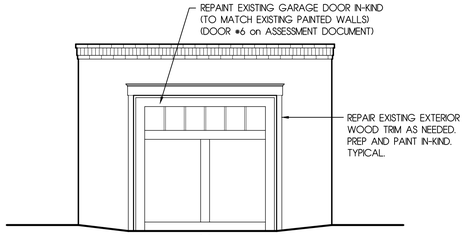
SCALE
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS:	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
NEW CEMENTITOUS STUCCO ON EXTERIOR WALLS:	LAHABRA 'OATMEAL'
EXPOSED WOOD TRIM:	MATCH EXISTING FOREST GREEN
NEW EXTERIOR DOOR AND EXISTING VEHICLE DOOR:	WHITE PAINT TO MATCH ADJACENT PAINTED WALLS
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE



2 REVISED WEST ELEVATION

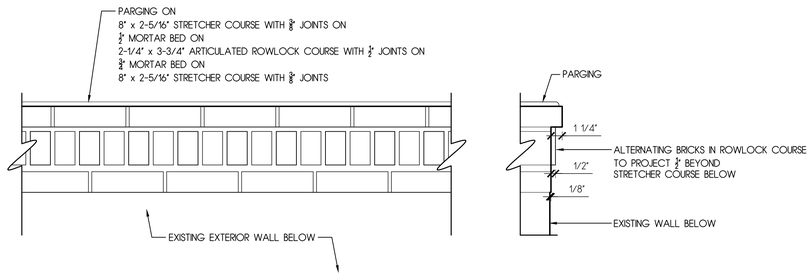
1/4" = 1'-0"



1 EXISTING WEST ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED WEST ELEVATIONS

SHEET
A-6.2

SCALE
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
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EXPOSED WOOD TRIM:	MATCH EXISTING FOREST GREEN
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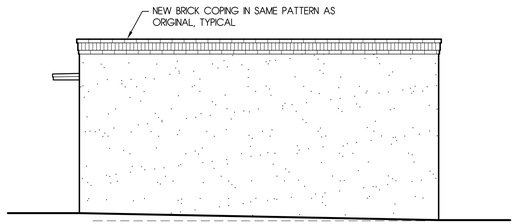
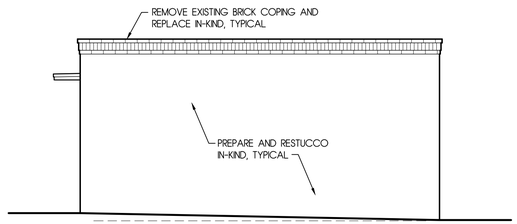
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE



2 REVISED NORTH ELEVATION

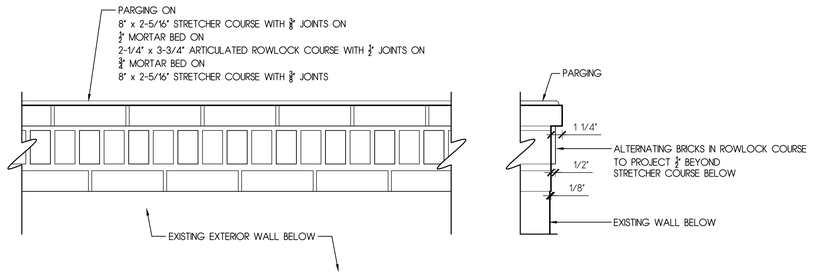
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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DATE
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REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED NORTH ELEVATIONS

SHEET
A-6.3

SCALE
1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'YORKTOWN SPECIAL', MATCH EXISTING PATTERN
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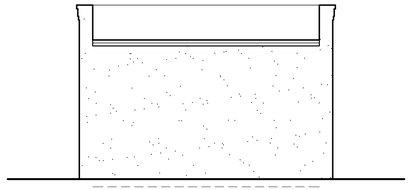
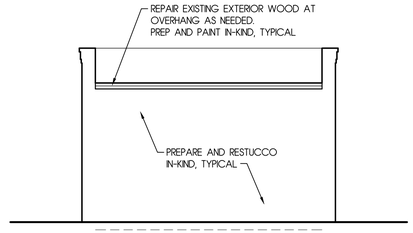
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE



2 REVISED EAST ELEVATION

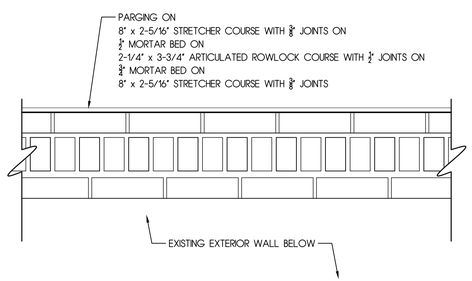
1/4" = 1'-0"



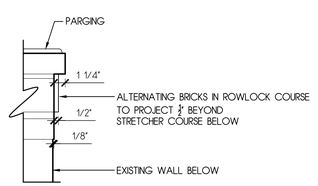
1 EXISTING EAST ELEVATION

1/4" = 1'-0"

0' 5' 10'



ELEVATION



PROFILE

3 EXISTING & NEW PARAPET BRICK COPING

1-1/2" = 1'-0"

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AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
25 NOV., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED EAST ELEVATIONS

SHEET
A-6.4

SCALE
1/4" = 1'-0"

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November 25, 2025

Amanda Romero, Senior Planner
Historic Preservation Division at Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 401 E. Palace Ave. - Proposed Remodel of Primary Structure & Detached Garage

Dear Amanda,

Attached you will find our updated submittal, on behalf of George Abrams and Abrams Development LLC (owners), requesting approval to perform numerous exterior upgrades at both an existing office/residence structure and detached garage located at 401 E. Palace Avenue.

The existing larger building on the property, initially built as a residence in 1937, has been used as an office since 1968. The building recently had its historic Contributing status reaffirmed and the south & west facades were designated as Primary.

The existing smaller garage building, also built in 1937, had its historic Contributing status reaffirmed as well and its south & west facades were designated as Primary.

Beginning at the main structure, which the owners wish to revert from an office back into a residence, we propose the following upgrades to the exterior:

- Remove the existing crumbling brick coping on all the parapets and replace with new brick coping that is in-kind with respect to color (Summit Brick 'Yorktown Special') and pattern (stretcher over articulated rowlock over stretcher). An Exception for removing historic material is requested.
- Remove and replace the existing front entry door, on the Primary west façade and under the south entry portal, listed as Door #1 and non-historic in the updated window & door assessment document that has been included in this revised submittal package. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white). An Exception for removing historic material is requested though it must be noted that the door is not original to the structure and was in fact installed by the current owner.
- Remove and replace a section of heavily damaged crown moulding above Window D (on the Primary west façade). An Exception for removing historic material is requested.
- Prepare all exterior walls and apply new in-kind cementitious stucco: match existing smooth-floated stucco that lies under the layers of existing paint (LaHabra Oatmeal).

- Remove all the existing aluminum storm sashes where they occur on existing windows and doors.
- Remove two existing windows on the non-Primary north façade and infill the openings.
- Restore all the remaining existing wood windows to operational status, prepare and repaint in-kind, and provide each with new wood-framed storm sashes. The paint color for the windows and new storm sashes is to match existing (forest green).
- Repair existing door and window trim as needed. Prepare and paint all exposed wood (windows, trim, new wood storm sashes, etc). The paint color is to match existing (forest green).
    - Note that at Window M (on the non-Primary east façade) a heavily damaged section of existing crown moulding must be removed and replaced in-kind.
- Slightly alter the depth of Door #2 on the Primary west facade with respect to the existing opening and jamb it is mounted within (i.e. remount the door 4" closer to the exterior of the wall to facilitate interior alterations). The doorway will remain as a fenestration feature when viewed from the exterior albeit non-functioning.
- Replace the existing kitchen entry door on the non-Primary north façade, listed as Door #3 and non-historic in the updated window & door assessment document. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white).
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Remove three existing skylights and infill their openings. Replace the remaining two skylights with new Velux-style flat glass units.
- Replace the two existing wood cañales on the east façade with new in-kind wood cañales.
    - Paint the new cañales to match existing (forest green).
- Reroof the structure with a bituminous Brai membrane (color to be tan).
- Replace all the existing exterior sconces with new units (aged bronze finish).

For the garage, the following exterior upgrades are proposed:

- Remove the existing crumbling brick coping on all the parapets and replace with new brick coping that is in-kind with respect to color (Summit Brick 'Yorktown Special') and pattern (stretcher over articulated rowlock over stretcher). An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the Primary south façade, listed as Door #5 and non-historic in the updated window & door assessment document. The proposed new wood panel door contains glass lights at the top and is to be painted to match the paint on the existing exterior walls (white). An Exception for removing historic material is requested though it must be noted that the door is not original to the structure and was in fact installed by the current owner.
- Prepare all exterior walls and apply new in-kind cementitious stucco: match existing smooth-floated stucco that lies under the layers of existing paint (LaHabra Oatmeal).
- Prepare and paint the existing vehicle door on the Primary west façade (Door #6) to match the paint on the existing exterior walls (white).
- Reroof the structure with a bituminous Brai membrane (tan).
- Repair, prepare, and paint all existing exposed wood (door trim and east façade overhang) as needed. The paint color is to match existing (forest green).

The proposed finishes/colors for both structures are as follows:

- New brick coping: Summit Brick 'Yorktown Special'.
- Restucco all exterior walls to match the existing stucco that lies below the layers of paint with new cementitious LaHabra Oatmeal in a smooth-floated finish.
- All exposed wood (except doors): match the existing forest green paint.
    - Includes the proposed new wood-framed storm sashes at the main structure.
    - Includes the overhang & exposed joist ends on the east side of the garage.
- At all existing doors to remain, and the three proposed replacement exterior doors: paint white to match the existing painted white exterior walls on both structures.
- New exterior door hardware: Dark Bronze.
- New exterior sconces at main structure: Hinkley 'Porter 2806 OZ' in Aged Bronze finish.

Please don't hesitate to contact us if you have any questions regarding this submittal.

Thank you for your time and consideration.

Sincerely,



Andrew Lyons

Cc: Abrams Development LLC

Attachments:
a) Updated exterior door and window assessment report (both structures).
b) Updated existing/proposed site plans, floor plans, and elevations (both structures).
c) Notarized letters from owners regarding existing Doors #1, 3, and 5.
d) Updated information on proposed new brick coping, exterior finishes and colors, and proposed replacement doors.
e) Updated Exception request letters pertaining to requests to replace historic materials in specific locations at each structure.

Date:	Tuesday, November 25th, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Brick Coping Parapet Replacement on the Garage 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

(i) Do not damage the character of the streetscape;

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the existing coping due to the bricks' age and poor condition. The selection of the proposed Summit Brick 'Yorktown Special' brick is for its In-Kind appearance. The existing parapet coping bricks have a variation in their color and we have tried to mimic that with the proposed selection.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Pedestrian Door Replacement on the Detached Garage (Door #5) 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

(i) Do not damage the character of the streetscape;

The proposed replacement of the exterior garage pedestrian door (Door #5) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The existing door's style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date:	Tuesday, November 25th, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Brick Coping Parapet Replacement on the House 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

(i) Do not damage the character of the streetscape;

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the existing coping due to the bricks' age and poor condition. The selection of the proposed Summit Brick 'Yorktown Special' brick is for its In-Kind appearance. The existing parapet coping bricks have a variation in their color and we have tried to mimic that with the proposed selection.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Front Door Replacement on the Main Building (Door #1) 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

(i) Do not damage the character of the streetscape;

The proposed replacement of the exterior door (#1) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the house. The style of the existing door does not match the territorial architecture of the building. We estimate the existing front door was installed in the 1970's without consideration of the building's style.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the existing door due to its weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property thus creating a hardship if the owners were to try to sell the property.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date:	Tuesday, November 25, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC and Andrew Lyons Design
Project:	Trim at Window D on the Main Building's Primary West Facade 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

(i) Do not damage the character of the streetscape;

The proposed replacement of the rotten and deteriorating wood trim will have a favorable impact on the streetscape. All existing trim that is rotting and deteriorating will be replaced. All trim that is salvageable will be maintained with in-kind paint. The rotten and deteriorating trim is unsightly and is currently damaging the streetscape. The character of the streetscape will not be changed as we intend to replace the trim with in-kind material and paint.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare ;**

Not replacing the rotten wood trim would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

(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;

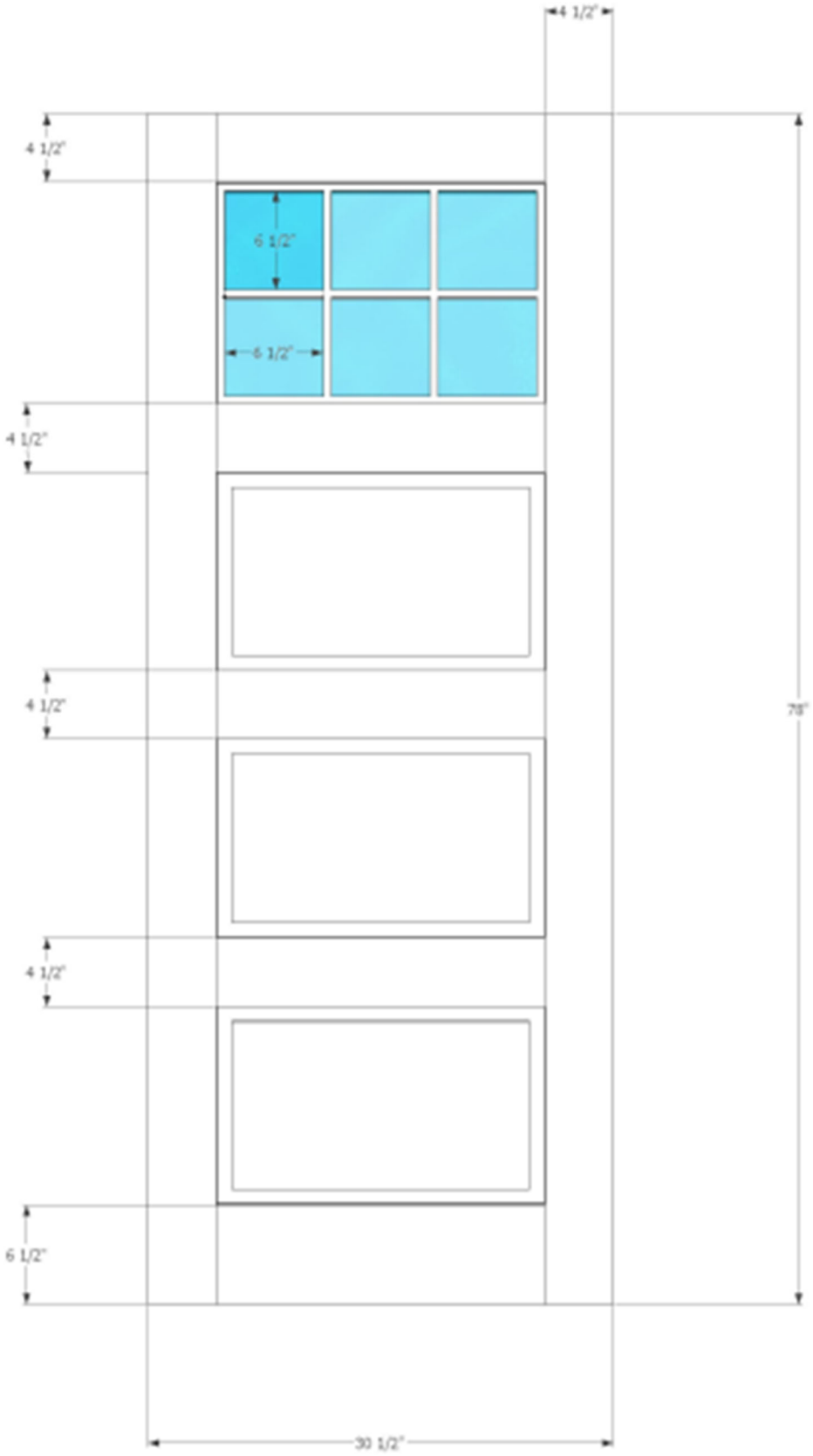
We are not trying to change the character or appearance of the trim, so there should be no impact on the 'unique heterogeneous character of the city'.

Proposed door replacements for Doors numbered 1, 3, & 5 on the door assessment document (front door, back door, and pedestrian door on the garage).

Page 41 of the book “Facing Southwest” by Chris Wilson discusses the Territorial Revival style and shows this picture as an example. Note the door with the 6 square panes of glass.



Since we don’t know what the original doors to the house looked like, we propose the door shown below which has horizontal panels that complement the existing east and west facing doors, and square glass panels like the door above. We will paint them white. See next page for details.


4 1/2"
4 1/2"
6 1/2"
6 1/2"
4 1/2"
4 1/2"
4 1/2"
6 1/2"
78"
30 1/2"

George Abrams
500 Calle De Valdez
Santa Fe, NM 87505

November 6, 2025

City of Santa Fe
Historic Preservation Department

RE: Doors at 401 E. Palace Ave

To Whom it May Concern:

This letter documents my recollection of the pedestrian doors at 401 E. Palace Ave, Santa Fe. I have owned this property since the late 1960's. To make the building suitable for an orthodontics office, it needed several upgrades and I hired Howard Williams to be the General Contractor. We made changes and improvements to the electrical and plumbing systems. At this same time, I purchased three exterior doors from Ron Deutsch at Santa Fe Door Company. These doors were installed in the front door, the back door, and the garage pedestrian door.

I do not have any recollection of what the previous doors looked like.

Sincerely,

George Abrams

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 DAY OF November, 20 25
BY Jazmin Loera
NOTARY PUBLIC FOR THE STATE OF NEW MEXICO, COUNTY OF SANTA FE
MY COMMISSION EXPIRES: 04/23/2029

JAZMYN LOERA
Notary Public
State of New Mexico
Comm. # 1135565
My Comm. Exp. Sep 23, 2029

Joan West
1050 Camino Rancheros
Santa Fe, NM 87505

November 6, 2025

City of Santa Fe
Historic Preservation Department

RE: Doors at 401 E. Palace Ave

To Whom it May Concern:

This letter documents my recollection of the pedestrian doors at 401 E. Palace Ave, Santa Fe. I was co-owner of this property in the late 1960's. I am certain that the front door, the back door and the garage pedestrian door were changed after we purchased the property.

I do not recall what the previous doors looked like.

Sincerely,

Joan West

Joan West

JAZMYN LOERA
Notary Public
State of New Mexico
Comm. # 1135565
My Comm. Exp. Sep 23, 2029

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 DAY OF November, 20 25
BY Jazmyn Loera
NOTARY PUBLIC FOR THE STATE OF NEW
MEXICO, COUNTY OF SANTA FE.
MY COMMISSION EXPIRES: 09/23/2029

George Abrams
500 Calle de Valdes
Santa Fe, NM 87505

November 17, 2025

City of Santa Fe
Historic Preservation Division

RE: Exterior Paint at 401 E. Palace Ave

To Whom it May Concern:

This letter documents my recollection of the exterior paint at 401 E. Palace Ave, Santa Fe. I have owned this property since the late 1960's. The entire exterior walls and window trim of the building have always been painted.

Sincerely,

George Abrams

State of New Mexico
County of Santa Fe
Commission Expires: 02/10/2026

STATE OF NEW MEXICO
NOTARY PUBLIC
MARSHA DALTON COUCH
COMMISSION #1077509
COMMISSION EXPIRES 02/10/2026

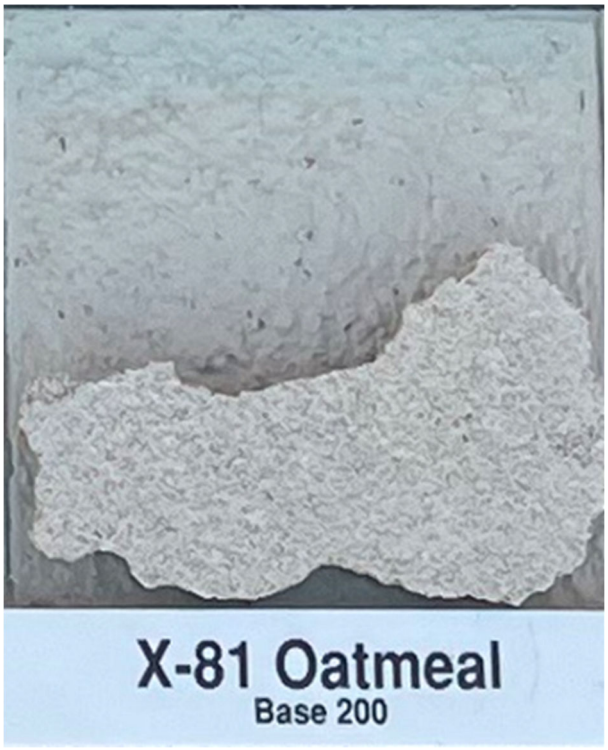
Marsha Dalton Couch
Marsha Dalton Couch

PHOTO #1



New Brick Coping: Summit Brick “Yorktown Special”

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
(505) 982-7999
www.andrewlyonsdesign.com


X-81 Oatmeal
Base 200

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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2025-011586-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District., JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230 sq. ft. office building to a maximum height of 78' -7 ¾" (at tower) and 50'-8" (at parapet). Maximum allowable height is 57'-6" (Amanda Romero)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

___ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed application as it has not met the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status.

BACKGROUND & SUMMARY:

The existing building at 130 S. Capitol Street represents the evolution of the state government campus. Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neo-classical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

In 2009 the State and the City convened to develop Section 14-5.2(M), State Capital Outlay projects, in order to provide a clear path for the design of the State buildings and ensure compatibility and architectural harmony with the unique character of Santa Fe's historic districts.



The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows, which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

An initial design consultation meeting with the HDRB was held on February 11, 2025. At that meeting the HDRB provided feedback and appointed a subcommittee to work with the State design team. Meetings with the subcommittee were held on March 17 and October 6, 2025. After the initial subcommittee meeting on March 17, City staff collaborated with the City's Public Works department to determine whether S Capitol Street could be vacated to provide more room for the building and preserve the existing casitas on Don Gaspar Avenue. Having received approval by Public Works to offer the vacation of S Capitol St, Historic Preservation staff offered to initiate a process to vacate the street. The State's design team chose not to entertain the street vacation and made few changes to the design presented to the HDRB subcommittee.

On March 17, 2025 and on December 1, 2025 (the second meeting was scheduled at City Staff's request), the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, and the construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings and the impact on the Don Gaspar streetscape. It should be noted that the community meeting focused on the new building, and very little was discussed as to how the streetscape would be reestablished with the proposed new construction if the demolition of the bungalows along Don Gaspar were approved.

The design subcommittee requested a proposed design that preserves the casitas. No design that preserves the casitas was submitted.

On May 9, 2023, the HDRB designated the historic status of all buildings proposed for demolition. An error was made in the table below provided by the applicant. The HDRB designated all the garages on Don Gaspar as non-contributing.

Address	Structure	Date of Construction	Historic Status
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing
	Garage	c. 1970-1981	Non- Contributing
	Yard Wall	c. 1970-1981	Non- Contributing
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing
402 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
406 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
410 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
414 Don Gaspar Ave.	Casita	c. 1930	Contributing

March 26, 2024, the HDRB acted on the following demolition requests:

Demolition

Address	Structure	Demolition Approved
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

The HDRB must review the proposed Executive Office Building for compliance with the design standards set forth in Section 14-5.2(M) SFCC 1987 (see below). Generally speaking, the proposed design must be harmonious with the character of the Downtown & Eastside Historic District.

When the HDRB acted on the demolition request of the Concha Ortiz Y Pino building, the HDRB issued a conditional approval for the demolition, provided that consensus was reached for the design of the new executive office building. Demolition criteria state that the character of the street section or block front be reestablished with new construction.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) GENERAL PURPOSE

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) DOWNTOWN AND EASTSIDE DESIGN STANDARDS

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales,

projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old

Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Section 14-5.2(M) State Capitol Outlay Projects

(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after

incorporating those provisions to which the state and the city have agreed, proceed with the project.

d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra

cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The

state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – 130 South Capitol Street
Design Review Application

Dear Amanda:

This letter is respectfully submitted on behalf of the State of New Mexico ("Applicant") in application for design review of the proposed New Mexico Executive Office Building ("EOB") for consideration by the Historic Districts Review Board ("HDRB") on December 9, 2025 in accordance with SFCC §14-5.2(M), State Capital Outlay Projects. Accompanying this request are separate applications to demolish the existing structures 402, 406, 410, and 414 Don Gaspar Ave.

The ±2.49-acre subject property is in the State Capitol Townscape Subdistrict of the Business Capital District ("BCD") and in the Downtown and Eastside Historic District. The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by the Capitol Parking Garage. The property comprises the Concha Ortiz y Pino Building and associated outbuildings and parking area, and four dwelling structures on Don Gaspar. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Existing Site Plan).

Background

In 2012, in anticipation of a proposal to construct the EOB, the HDRB requested a historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project.

In 2021, the State developed a Long-Range Strategic Space Master Plan to serve as a road map for building utilization and improvements for State-owned buildings and sites in the Santa Fe area (see attached excerpts). The key objectives outlined in the Master Plan are as follows:

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

The proposed EOB accomplishes the key goals of alleviating overcrowding at the Bataan Building, North Capitol, and the Capitol, and relocating all elected officials (i.e. State Auditor and State Treasurer) from leased space to the Main Capitol Campus. The Master Plan states that the Main Capitol Campus should house constitutionally created or statutorily attached agencies (elected officials), and agencies with a high degree of legal or financial responsibilities. Accordingly, the potential occupants may include, but are not limited to, the following agencies:

- Department of Finance and Administration
- Secretary of State
- State Treasurer
- State Auditor

Based on these programmatic needs, the EOB has been designed as a multi-story building comprising 163,230 square feet to accommodate 530 full-time employees, inclusive of a below-grade parking structure for 545 cars. Based on the BCD dimensional standards, demolition of the Don Gaspar dwellings is necessary in order to accommodate the State's program and space requirements.

In 2023, the State resumed work on the project, requesting a new historic status review of all structures at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and the status designations are summarized below.

Historic Status

Address	Structure	Date of Construction	Historic Status
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing
	Garage	c. 1970-1981	Non- Contributing
	Yard Wall	c. 1970-1981	Non- Contributing
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing
402 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
406 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
410 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
414 Don Gaspar Ave.	Casita	c. 1930	Contributing

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Demolition

Address	Structure	Demolition Approved
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being "disagreement as to demolition". Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City's position, the State terminated the proceedings of the state-local government review board on June 26, 2024, and subsequently initiated the design process.

An initial design consultation was conducted with the HDRB at the February 11, 2025 hearing. A subcommittee of the HDRB was appointed to collaborate with the State on the building design and meetings were held on March 17 and October 6, 2025. In addition, a community meeting was conducted on April 10, 2025. The valuable input received during these consultations has been incorporated into the design to the greatest extent possible.

Design Narrative

The proposed New Mexico Executive Office Building is conceived as a dignified, enduring, and contextually sensitive civic structure that reflects the cultural and architectural heritage of Santa Fe while addressing the functional needs of modern state governance. Located within the State Capitol Townscape Subdistrict of the BCD in the historic downtown, the project aspires to achieve architectural harmony with existing buildings using similar materials, colors, proportions, and details, consistent with SFCC §14-5.2(M)(a). The design intent is to integrate seamlessly with the surrounding streetscape, maintaining continuity with the established urban fabric while expressing the institution's civic purpose through craftsmanship, permanence, and cultural resonance. The Territorial Revival architectural style forms the foundation of the building's design. Articulated massing, stepped forms, and recessed volumes reduce the building's apparent scale and reflect the characteristic rhythm of Santa Fe's historic architecture. Please refer to the attached design plans and renderings for more information.

Special care was taken to establish pedestrian-scale massing on the east façade reminiscent of the Don Gaspar casitas. The minimum setback is 35'-5", enhanced by a single-story portal. This "East Plaza" provides an open, elegant connection to Don Gaspar and the State Capitol.

The square footage breakdown for the proposed structure is as follows:

Building	
Lower Level 1	19,918
Ground Floor	52,012
Second Floor	46,721
Third Floor	44,579
Total	*163,230*
Parking Garage	
Level 1	59,291
Level 2	81,351
Level 3	58,356
Total	*198,998*
GRAND TOTAL	362,228

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Place, just as the Concha Ortiz y Pino Building is presently oriented. Parking is provided below grade in a three-level parking structure comprising 198,998 square feet. The entrance to the garage is on Galisteo St. adjacent to the entrance/exit of the public parking garage. Understanding the vehicular flow and one-way traffic in the vicinity, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars from the roadway sooner. An improved pedestrian walkway is provided between the proposed building and the existing parking garage, which will allow for gracious circulation between the structures and easy access to the State Capitol.

Compliance with the design standards for State Capital Outlay projects per SFCC §14-5.2(M)(3)(a) is addressed below.

(i) Roofs

The building features flat roofs with slight slopes, surrounded by parapets that match the color and material of the walls, with a brick cornice detail, in compliance with this subsection. Rooflines remain clean and continuous, with minimal overhangs not exceeding thirty (30) inches except where extending to cover portales or porches. Mechanical and roof-mounted equipment, including skylights and ventilation systems, are screened from public view to maintain visual consistency with adjacent structures.

(ii) Walls and Windows

Exterior walls are composed of smooth-finished stucco simulating adobe, with an average thickness of eight (8) inches to achieve deep window recesses and a substantial, adobe-like appearance. Fenestration on publicly visible façades does not exceed forty percent (40%) of the surface area, ensuring a balanced

solid-to-void relationship consistent with the City's requirements. Windows are non-reflective, featuring divided lites to achieve a consistent look with a sash-style window and muntins. The window frames have a white, durable finish with white trim molds. Deep recesses, projecting lintels, and subtly ornamented surrounds create shadow, reinforcing Santa Fe's traditional architectural character. All doors and windows are set back a minimum of three (3) feet from building corners unless functionally required otherwise.
Public facades are articulated with portals, deep window recesses, and projecting balconies, creating a human-scale relationship between interior and exterior spaces. These elements enhance pedestrian engagement while maintaining consistency with the historic Territorial Revival vocabulary.

(iii) Finishes

The primary exterior finish is a smooth, earth-toned stucco applied over high-performance substrates that simulate the mass and texture of adobe. Over eighty percent (80%) of the non-fenestration surfaces on publicly visible façades are finished in this adobe-simulated treatment. Accent materials include brick coping at parapets and site walls, as well as painted trim at lintels and portales. Materials are selected to convey substance and permanence, aligning with the City's mandate for durable, adobe-like construction.

(iv) Colors

The color palette draws inspiration from the historic Bataan Memorial Building and the light-to-dark earth tones characteristic of the State Capital district. The primary façade is finished in muted sandstone, complemented by slightly darker tones to articulate massing and depth.
Contrasting white finishes highlight portals, window trim, mullions, lintels, and balcony elements, consistent with traditional Territorial detailing. The palette remains limited to three harmonious tones, all of which are matte or dull in finish, reflecting the natural earth hues of Santa Fe's historic core.

(v) Other Features

In accordance with subsection (v), the facades are generally flat but also feature varied stepped facades, portals, and balconies. Portals extend along primary pedestrian frontages to provide shading and define public circulation areas, reinforcing Santa Fe's distinctive streetscape rhythm. Low stucco garden walls, brick and stone paving, and xeric native plantings integrate the building into its site, strengthening the relationship between built and natural environments. Outdoor spaces, courtyards, and shaded walkways promote a comfortable microclimate and visual transparency between civic interior functions and public exterior spaces.

(vi) Height

This design standards states, "*The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape*." Per the attached height study, the maximum allowable building height is 57.56 feet. The proposed building height is 53'-1½", not including rooftop appurtenances, ensuring contextual harmony and compliance with City height standards. No public-facing façade exceeds two stories without incorporating setbacks, recessed balconies, or portales to mitigate visual scale. The overall massing steps down toward adjacent structures and public frontages, maintaining a compatible transition within the historic downtown character.

In support of this application, the following documentation is submitted herewith for your reference:

1. HDRB Application Form
2. State of New Mexico Authorization Letter
3. Lot of Record Plat
4. Site Photos
5. Main Capitol Campus Map & Existing Site Plan
6. Long-Range Strategic Space Master Plan, 2021 – Excerpt
7. Height Study
8. Architectural Renderings
9. HDRB Submittal Plans

Your consideration of this application is greatly appreciated. Please contact me should you have any questions or require additional information.

Thank you.

Sincerely,



Jennifer Jenkins, Principal
JenkinsGavin, Inc.

DON GASPAR STREETSCAPE (EAST PROPERTY BOUNDARY)



SOUTH CAPITOL STREETSCAPE (NORTH PROPERTY BOUNDARY)



GALISTEO STREETSCAPE (WEST PROPERTY BOUNDARY)



Allowable Building Height Study for Santa Fe Capitol Main Campus

Evaluation of Site One and Site Two

Design-Build of the State of New Mexico Executive Office Building

March 28, 2011

Wilson & Company, Inc.
4900 Lang Ave., NE
Albuquerque, NM 87109

505-348-4000

WILSON &COMPANY

CONTENTS

A. Purpose of This Document
B. Executive Summary

Site One

Site Two

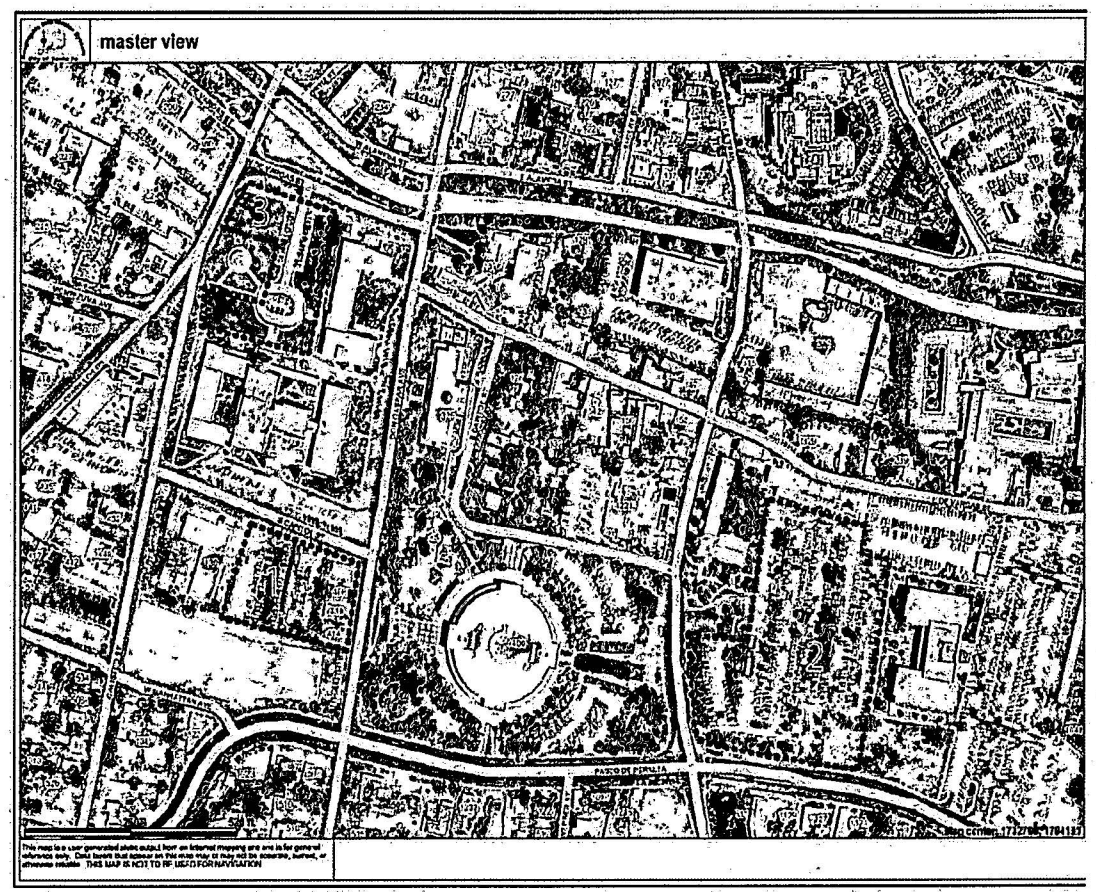
C. Surveying and Mapping Methodology of area near Santa Fe Capitol
D. Appendices

Overall Santa Fe Building Heights 2011 Aerial

A. Purpose of this Document

The purpose of this document is to provide data to support a maximum allowable building height dimension that would be permitted at two sites under consideration for the location of the new State of New Mexico Executive Office Building. The Executive Office Building is being planned and procured by the design-build project delivery method, and Wilson & Company, Inc. has been contracted to assist the State of New Mexico General Services Department, Property Control Division, in preparation of the design-build request for proposal (RFP).

Preparation of this design-build RFP includes site evaluations and recommendations, which serve to analyze and score three vacant parcels of land owned by the state that are possible locations for the new building. One parcel, referred to as Site Three, has been through the initial evaluations and has been eliminated from consideration because it is not large enough for a 56,000 square foot (sf) building, does not have adequate vehicle access, and the slope on the site would presumably cause an increase in the cost of construction. The other two sites, Site One and Site Two, are the subjects of this document. The three sites are shown below for reference.



The maximum allowable building height for each site has significance because a multi-story building is more energy efficient and better land use. Real estate around the Capitol is at a premium; the master plan for the area demonstrates additional development capacity for the campus, and the compact nature of infill projects will serve to maximize the available land use.

B. Executive Summary

Evaluation of the proposed allowable building heights for Site One and Site Two has been determined by averaging the maximum height of existing state office buildings that occur along both sides of the frontage of each proposed site for 600 feet in each direction. This 600 foot dimension is measured from the center point of the land parcel. In addition, any state building that is behind the proposed site is also averaged into the allowable height dimension. This approach establishes the prevailing height of state office buildings in the two areas under consideration, Site One and Site Two, of the Main Capitol Campus. Auxiliary structures have been excluded from this evaluation, as the purpose is to provide guidelines for significant buildings, excluding any storage, maintenance, or residential building types.

Site One

Site One is bounded on the north by South Capitol Street, on the east by four existing structures, on the west by the Ortiz Y Pino Building, and on the south by the State Parking Structure. The Bataan Building is across South Capitol Street to the north, within the 600 feet of frontage. The average of existing maximum building height for this site is compiled from the Bataan Building (104.30 feet above adjacent grade), the Ortiz y Pino Building (29.36 feet above adjacent grade), and the new state parking structure (39.01 feet above adjacent grade). The proposed maximum building height for this site is 57.56 feet above the average grade.

Site Two

Site Two is bounded on the north by Lamy Building, on the east by the P.E.R.A. Building , on the west by the Old Santa Fe Trail, and on the south by Paseo De Peralta. The Capitol Building is across the Old Santa Fe Trail to the west, within the 600 feet of frontage. The average of existing maximum building height for this site is compiled from the Capitol Building (63.21 feet above adjacent grade), the Lamy Building (38.50 feet above adjacent grade), and the P.E.R.A Building (55.98 feet above adjacent grade). The proposed maximum building height for this site is 52.56 feet above the average grade.

C. Surveying and Mapping Methodology of area near Santa Fe Capitol

On February 15th, 2011 high accuracy aerial photography was captured at a scale of 1:4000. The flight was comprised of two flight lines and a spot shot to capture the Capitol Building at nadir (directly below aerial camera to minimize building lean). Analytical aerial triangulation was performed incorporating 7 ground control points to generate an absolute solution to geo-reference the photography. Industry standard photogrammetric practices were performed to extract ground and building elevations to supplement rigorous survey height calculations. High resolution orthophotos were generated using

features extracted from the photography. This data meets ASPRS Class II requirements for 1 foot contour accuracy.

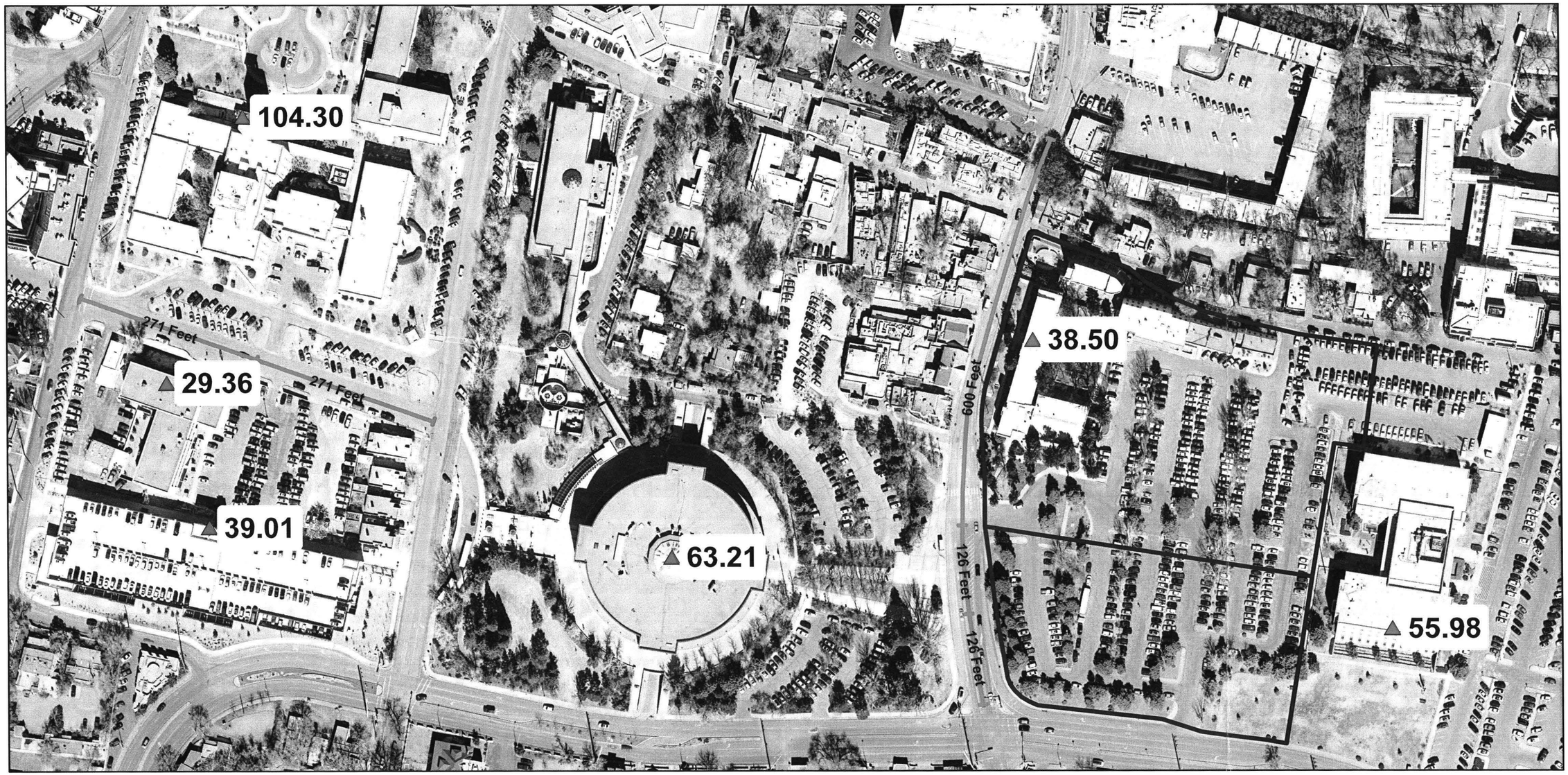
The surveying aspect dealt with establishing control based on NAD 83 New Mexico Central Zone for the horizontal coordinate system and NAVD 88 for the vertical datum. Local NGS monuments and Santa Fe County Control monuments were used and calibrated to our control on site. Once control was established we were able to establish a northing, easting and elevation on each of the 7 ground control points mentioned above using GPS RTK techniques. The coordinates of the 7 ground control points as mentioned above were used in the photogrammetric process.

By using both conventional surveying methods and photogrammetric methods we were able to create the image, elevations and heights of the building.

D. Appendices

The following 11 x 17 aerial shows the applicable frontage for the sites under consideration, and the maximum height of the buildings under consideration.

Santa Fe Building Heights 2011



WILSON & COMPANY

Legend

- Alignment
- DELTA HEIGHT
- Parcels

0 100 200 400 Feet

N

Exterior Renderings





Rendered Site Plan



Capitol Connection (East)



East Facade



North Facade



Front Entry


Northwest



West Facade



Parking Structure Pathway



South Courtyard



East Plaza



Context

New Mexico Main Capitol Campus

- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278

Share of State Owned Facilities in Santa Fe:

27.1%



0' 150' 300' 600'

NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   - 5. 402 Don Gaspar Avenue (casita & garage)
   - 6. 406 Don Gaspar Avenue (casita & garage)
   - 7. 410 Don Gaspar Avenue (casita only)
   - 414 Don Gaspar Avenue (casita & garage)

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submission

fbt | architects

luis vidal + architects

ARCADIS

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

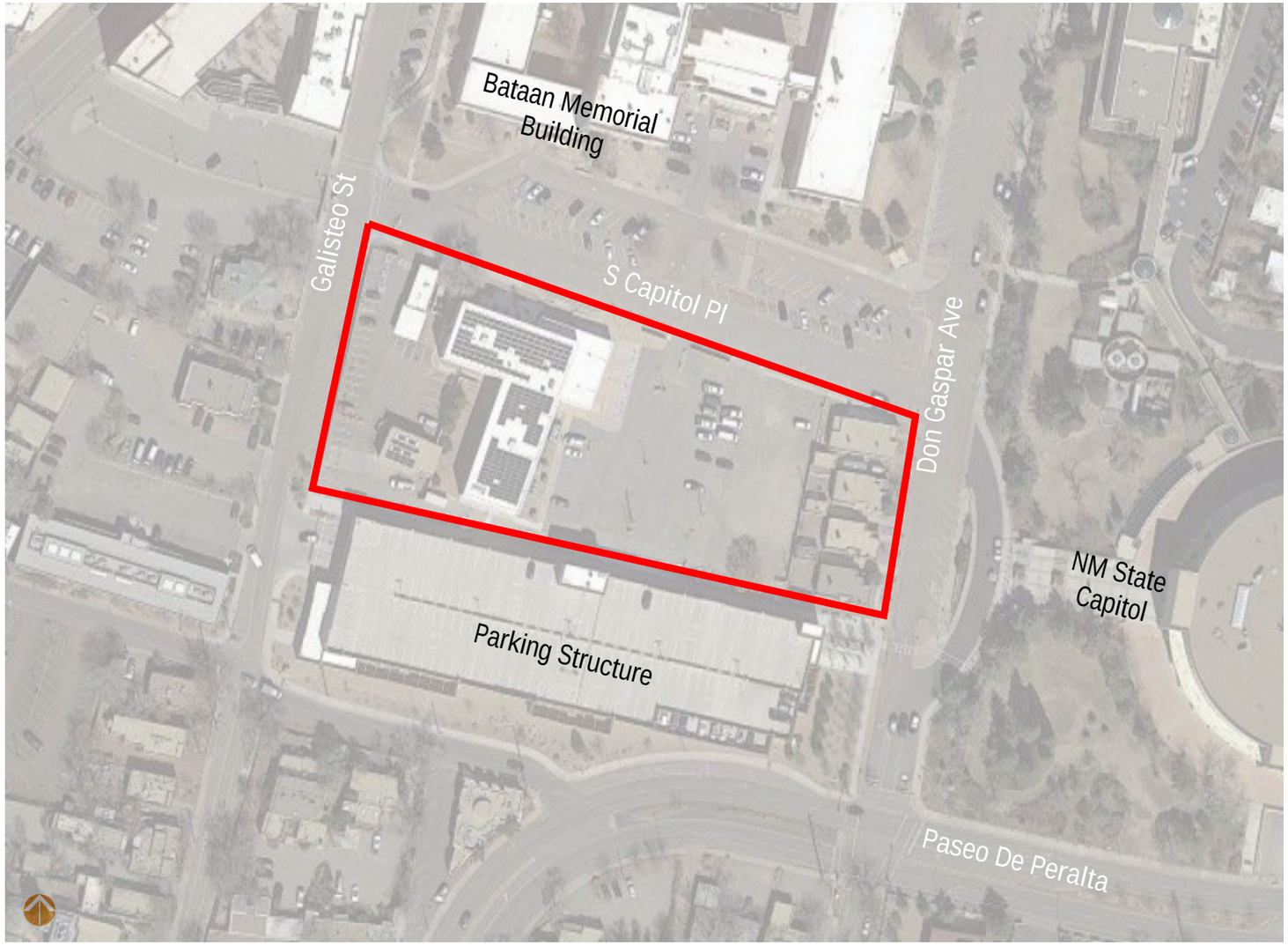
November 10, 2025

Existing Condtions

SITE LOCATION

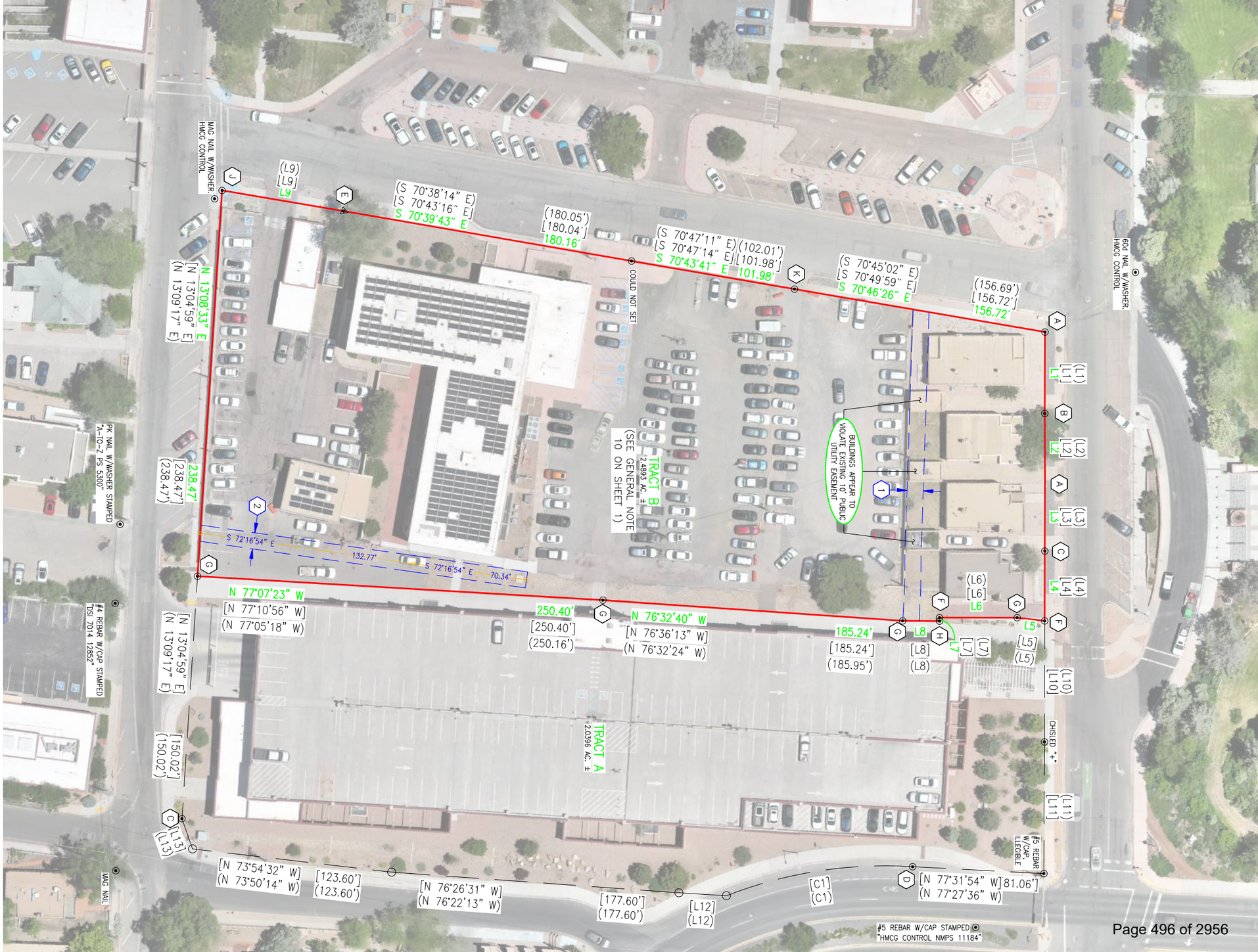
The Proposed project site is located across from the Bataan Memorial Building, and bordered by Galisteo Street to the west, South Capitol Place to the north, and Don Gaspar Avenue to the east. To the south is the existing Public Parking Garage and to the east is the New Mexico State Capitol.





EXISTING SITE

There are contributing structures on the current site that will require demolition for the construction of the new State of New Mexico Executive Office Building (NMEOB). The larger of the structures is the Concha Ortiz Y Pino Building. There are also four casitas that are addressed to Don Gaspar Ave.



STATE OF NEW MEXICO
Executive Office Building
November 10, 2025

Historic Districts Review Board

fbt | architects

SITE CONTEXT







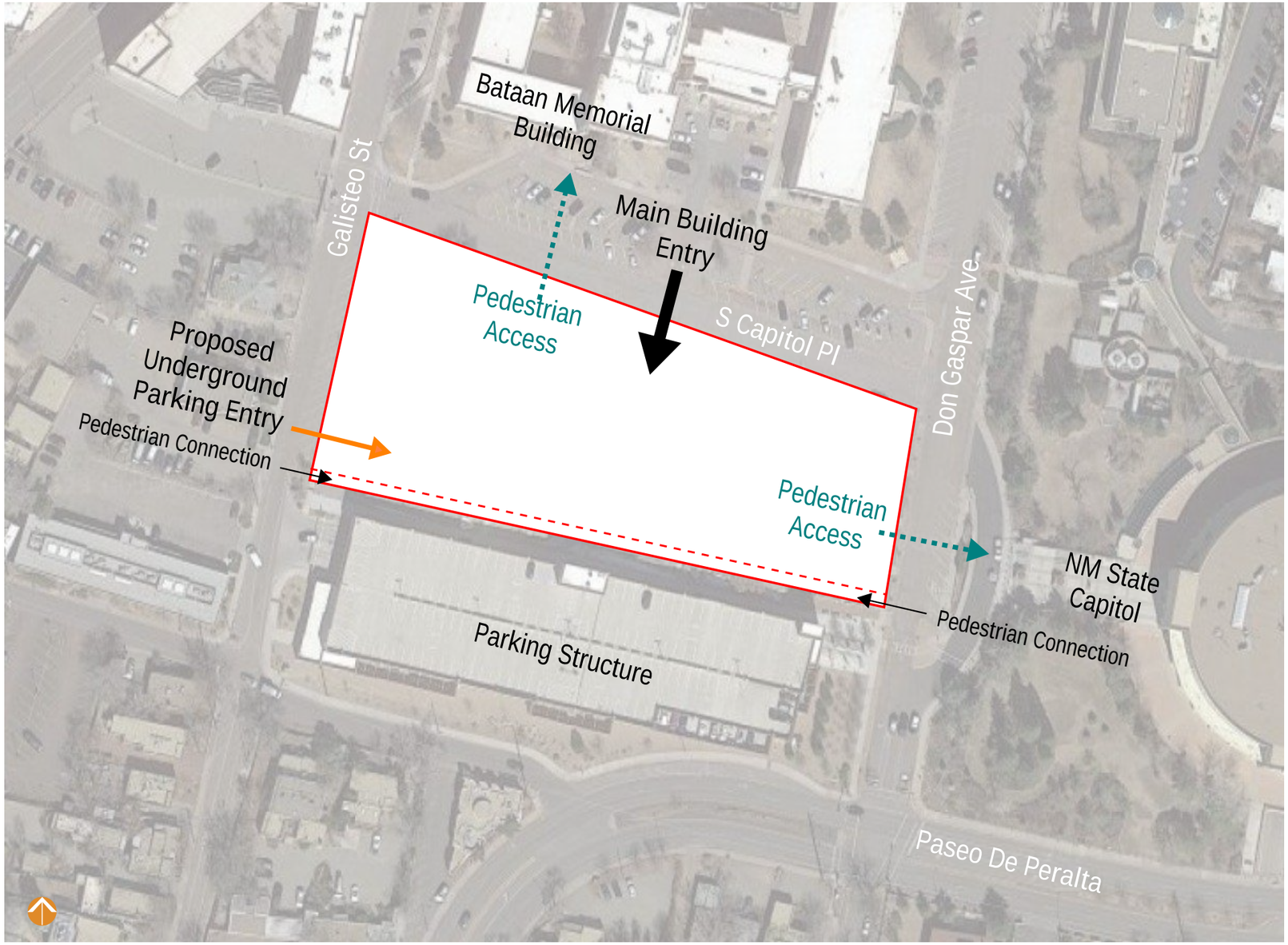


PROPOSED ACCESS

There are multiple buildings in the surrounding area that are important for pedestrian connection. Primarily the New Mexico State Capitol building to the east, the Bataan building and adjacent annexes to the north, and the State's Attorney General's Office to the west. Consideration for plazas, pathways, portals, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Place.

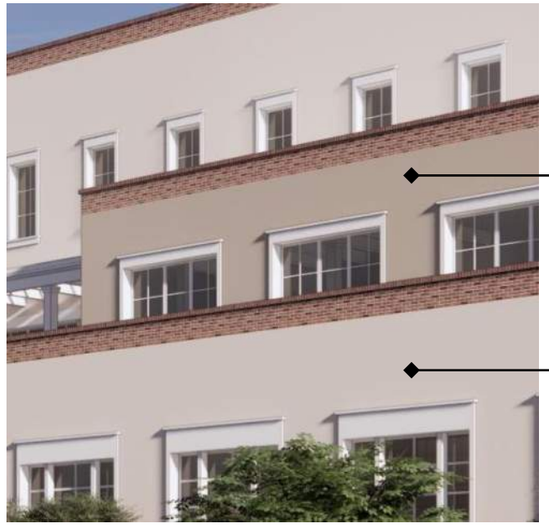
Parking is planned to be below grade and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the existing public parking garage. Understanding the vehicular flow and one way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site due to its separation.

An alley has been provided to the south between the proposed building and the existing parking garage. The enhanced paved area and will be designed to support fire access and control. The pedestrian street will also allow for east/west movement between the structures and allow for easy access to the State Capitol Building to the east.



Site Circulation Concepts

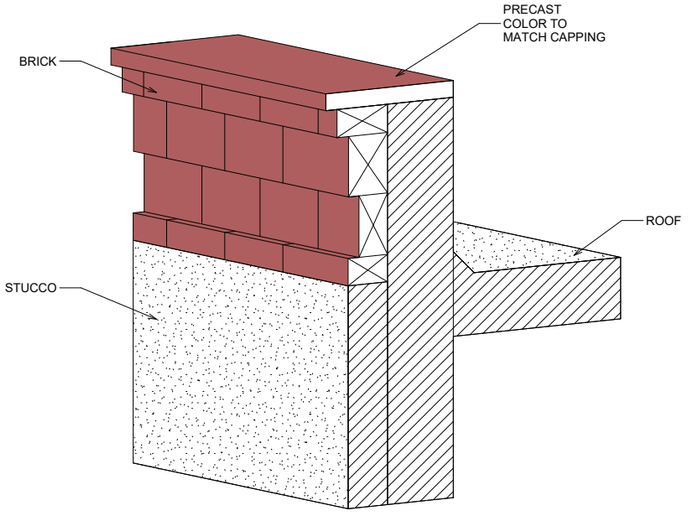
Exterior Finishes



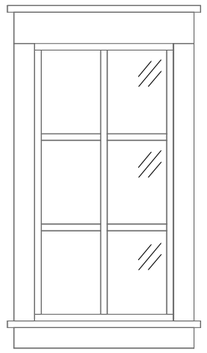
Sika-Parex Stucco Colors

Moondance 3027 (LRV 66)

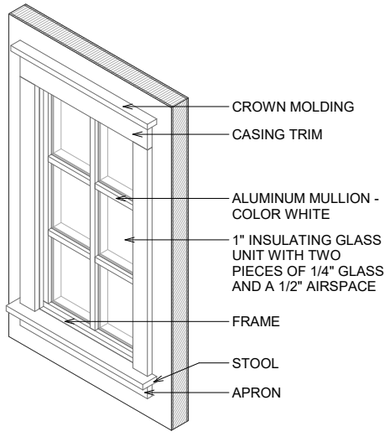
Rose T019 (LRV 55)



1 CORNICE AXO
S 1 1/2" = 1'-0"



5 DET_EL_WINDOW 01
S 1/2" = 1'-0"



4 DET_3D_AXONOMETRIC
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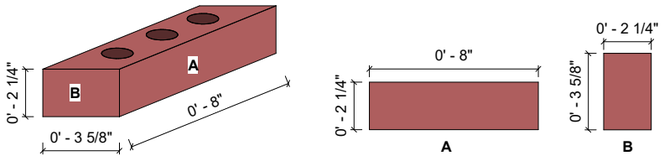
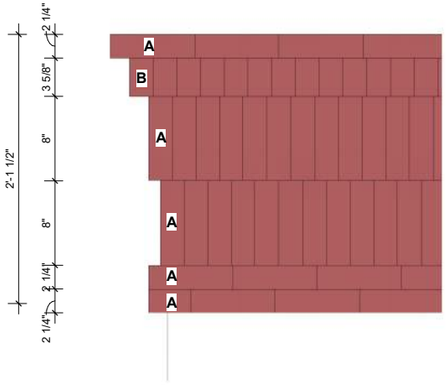


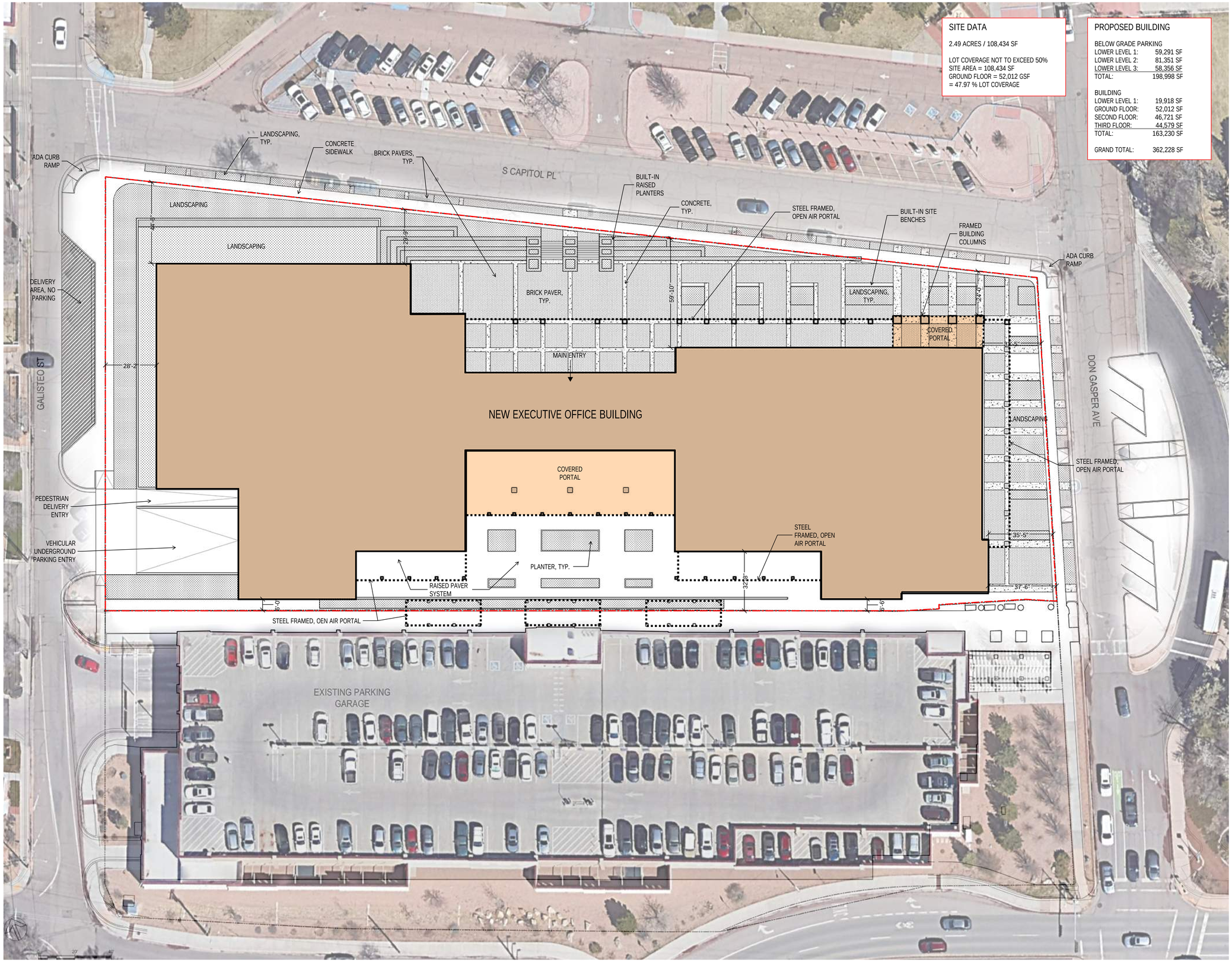
3 BRICK SIZE AND DISPOSITION
S 3" = 1'-0"



2 CORNICE ELEVATION
S 1 1/2" = 1'-0"

ARCHITECTURAL

Site Plan



A1 OVERALL SITE PLAN
SCALE: 1" = 20'

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STATE OF NEW MEXICO EXECUTIVE OFFICE BUILDING

PRELIMINARY - NOT FOR CONSTRUCTION

130 S CAPITOL PL
SANTA FE, NM 87501

NOVEMBER 10, 2025

ISSUE:	
DATE:	
PROJECT NO:	
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SHEET TITLE

OVERALL SITE PLAN

AS-100

Proposed Planting Palette

TREES



First Blush Cherry
Prunus 'JFS - KW15 PP 28248
24' x 12' Pink spring flowers, nice fall color



Vanderwolf Pine
Pinus flexis 'Vanderwolf'
25'x25' Soft needles, pyramid shape



Zelcova 'City Sprite'
Zelcova serrata
23' x 18' Yellow fall color, oval shape



Littleleaf Linden
Tilia cordata
20' x15' Yellow fall color



New Mexico Olive
Foresteria neomexicana
24' x12' Pink spring flowers, nice fall color



Chanticleer Pear
Pyrus 'Chanticleer' calleryana
30' x 15' White spring flowers, yellow/red



Kwanzan Cherry
Prunus serrulata 'Kwanzan'
30' x 20' Pink spring flowers, vase shaped



Frontier Elm
Ulmus 'Frontier'
40'x 30' Pink spring flowers, vase shaped



Pin Oak
Quercus palustris
25' x 25' Red-orange fall foliage



Mesa Glow Maple
Acer grandidentatum 'Mesa Glow'
25' x 18' Compact, red-orange fall foliage



Creeping Cascade Cherry
Prunus serrulata
12' x 12'

Proposed Planting Palette

SHRUBS, GRASSES, AND GROUNDCOVER



‘Elijah’ Blue Fescue
Festuca glauca ‘Elijah Blue’
1’ x 1’ Icy blue, mounded, semi-evergreen



Karl Forester Grass
Calamagrostis acutiflora
5’x 3’ Dramatic red-bronze flower spike



Lydia Broom
Genista lydia
2’x2’ Yellow spring flowers, mounded



Greenleaf Manzanita
Arctostaphylos patula
3’x4’ Broadleaf evergreen, pink flowers



‘Red Drift’ Carpet Rose
Rosa hybrid ‘Meigalpio;
2’x3’ Gentle spreading, red flower clusters



Grey Creeping Germander
Teucrium chamaedrys
1’ x 2’ Creeping, purple-red flowers



Indian Hawthorn ‘Blueberry Muffin’
Rhaphiolepis umbellata ‘Blueberry Muffin’
2’x3’ Dense rounded, pink-white flowers



Goldfinger Potentilla
Potentilla fruticosa ‘Goldfinger’
3’ x 4’ Yellow flowers, fine texture, mounded



Gold Sedum
Sedum rupestre ‘Angelina’
2’x2’ Yellow spring flowers, mounded



Geranium
Arctostaphylos patula
3’x4’ Broadleaf evergreen, pink flowers



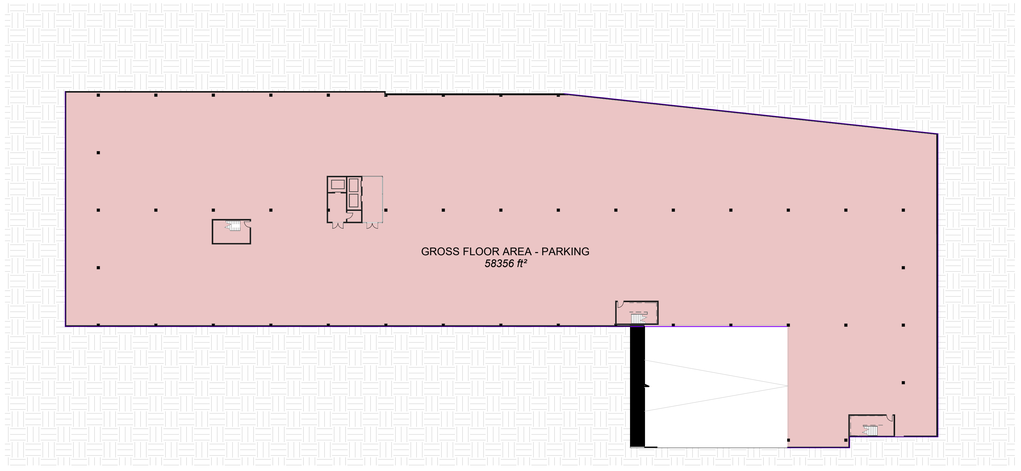
Hidcote English Lavender
Lavandula angustifolia ‘Hidcote’
2’x2’ Compact, fragrant purple flowers



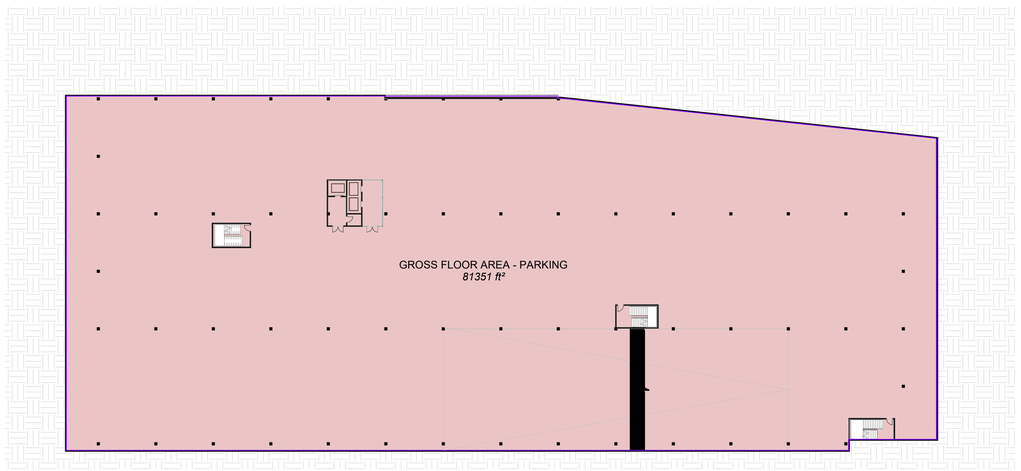
Kinnikinnick
Arctostaphylos uva-ursi
1’x6’ Broadleaf evergreen, creeping

Floor Plans

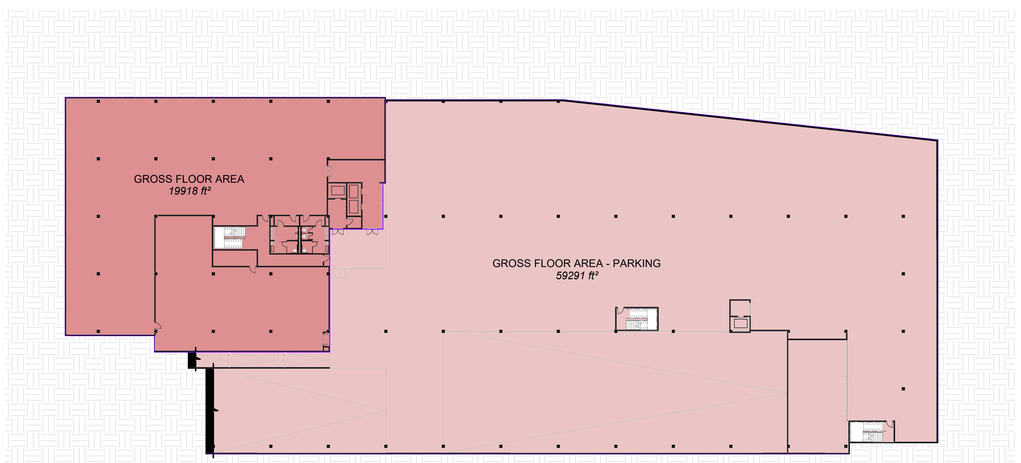

HED
DFA
DFA
STATE TREASURER
CONF CENTER
LOBBY
STATE AUDITOR
DFA
State Capitol
S Capitol
Don Gaspar Ave
Galisteo St.
Bataan Building



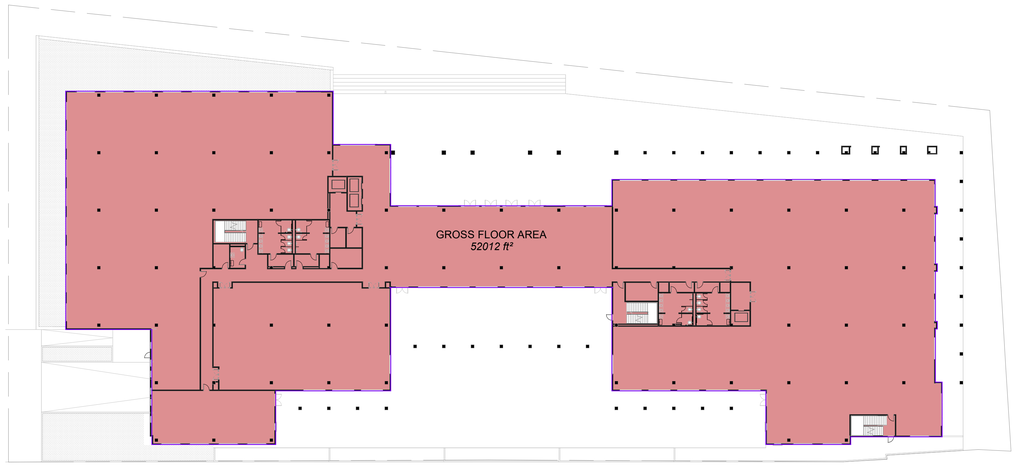
1 GROSS AREA PLAN - LOWER LEVEL 03
S 1/32" = 1'-0"



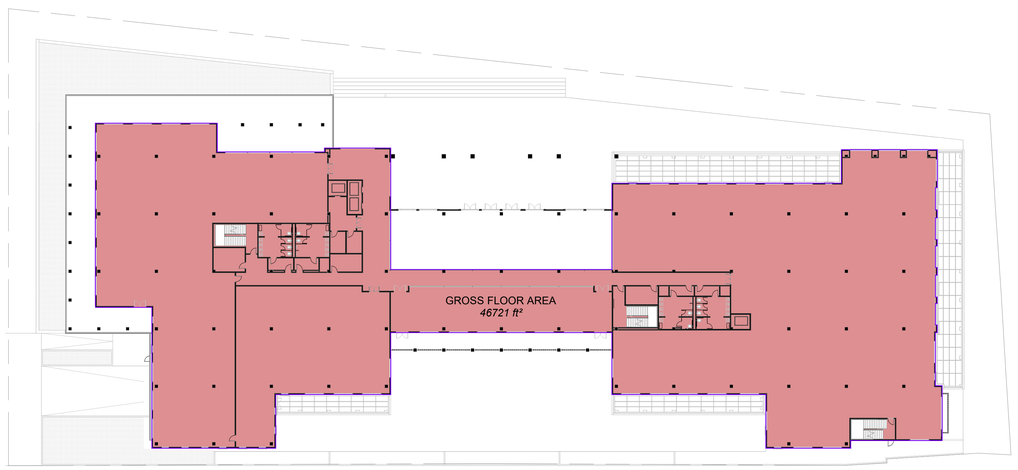
2 GROSS AREA PLAN - LOWER LEVEL 02
S 1/32" = 1'-0"



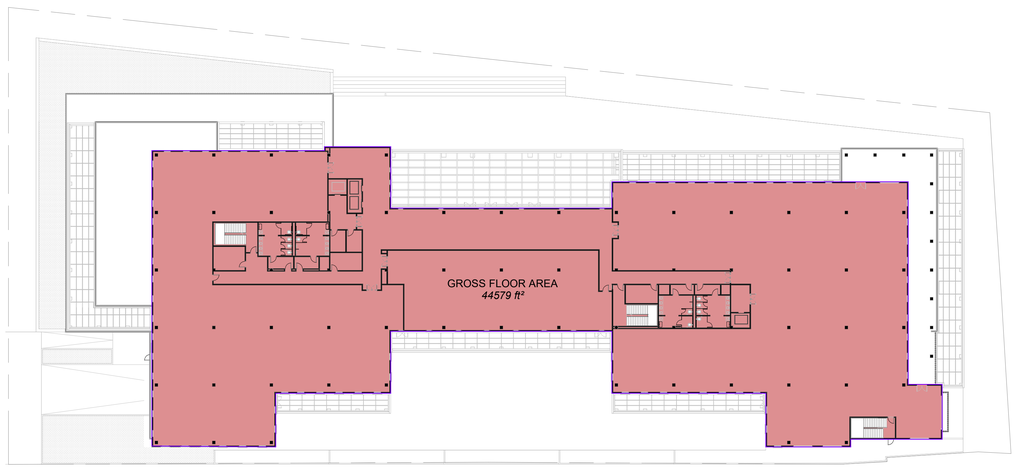
3 GROSS AREA PLAN - LOWER LEVEL 01
S 1/32" = 1'-0"



4 GROSS AREA PLAN - GROUND LEVEL
S 1/32" = 1'-0"



5 GROSS AREA PLAN - SECOND LEVEL
S 1/32" = 1'-0"



6 06_FP_GROSS AREA PLAN - THIRD LEVEL
S 1/32" = 1'-0"

USE / LEVEL	GROSS FLOOR AREA (SF)
PARKING	
Lower Level 1	59,291
Lower Level 2	81,351
Lower Level 3	58,356
	198,998
PROGRAM	
Lower Level 1	19,918
Ground Floor	52,012
Second Floor	46,721
Third Floor	44,579
	163,230
GRAND TOTAL	362,228

N

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EXECUTIVE OFFICE BUILDING

PRELIMINARY - NOT FOR CONSTRUCTION

130 S CAPITOL PL
SANTA FE NM, 87501

November 2025

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GROSS BUILDING AREA PLANS

A05.01

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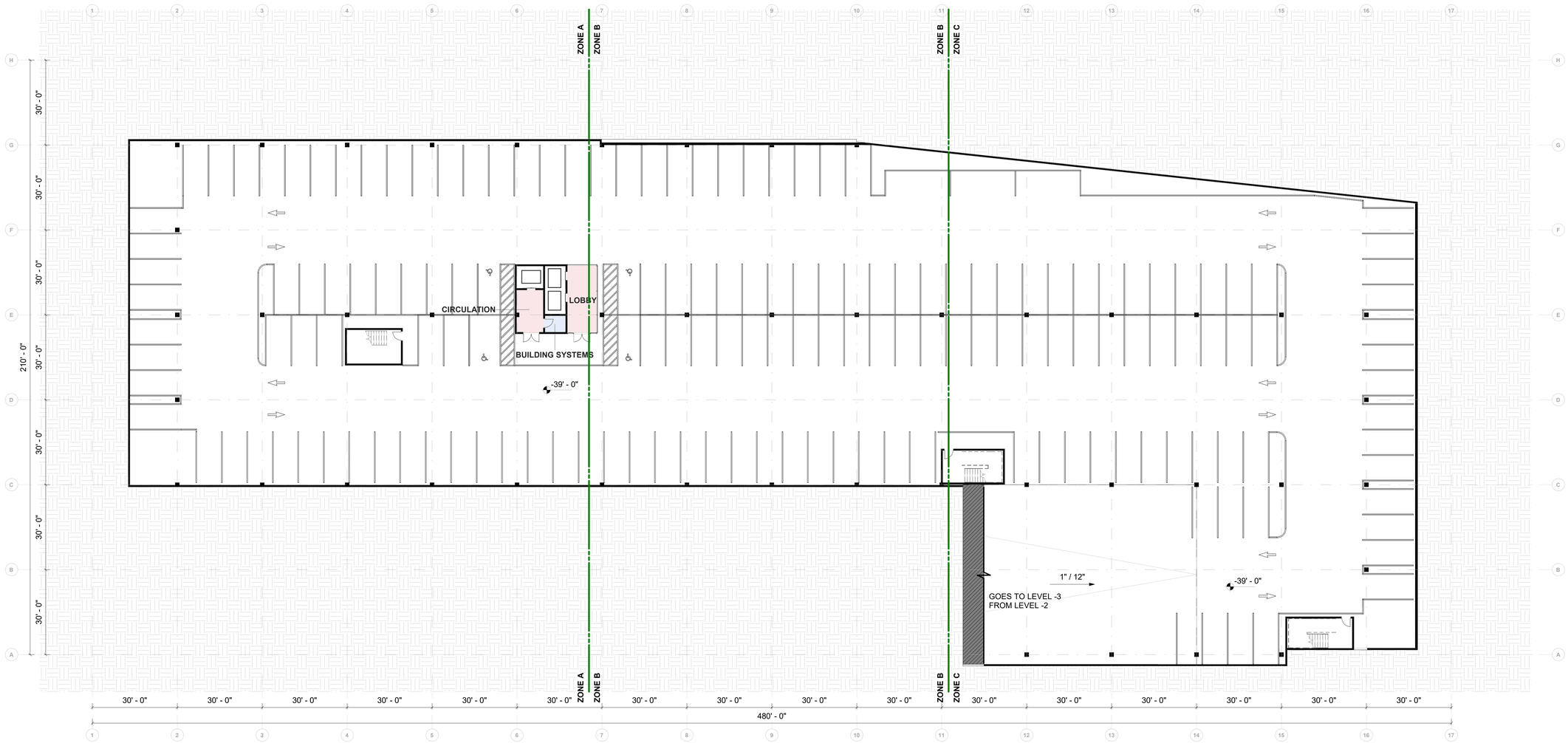

1 FLOOR PLAN - LOWER LEVEL 03
S 1/16" = 1'-0"

PARKING COUNT (9'-0" x 18'-0" STALLS)							
LEVEL	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	ELECTRIC VEHICLE (EV)	ACCESSIBLE CAR EV	ACCESSIBLE VAN EV	TOTAL
LEVEL -03	167	3	1	0	0	0	171
LEVEL -02	228	10	2	0	0	0	240
LEVEL -01	105	0	0	27	1	1	134
	500	13	3	27	1	1	545

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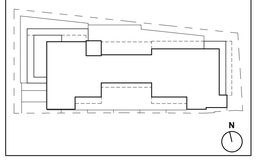

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LOWER LEVEL 03 - OVERALL PLAN

A02.01

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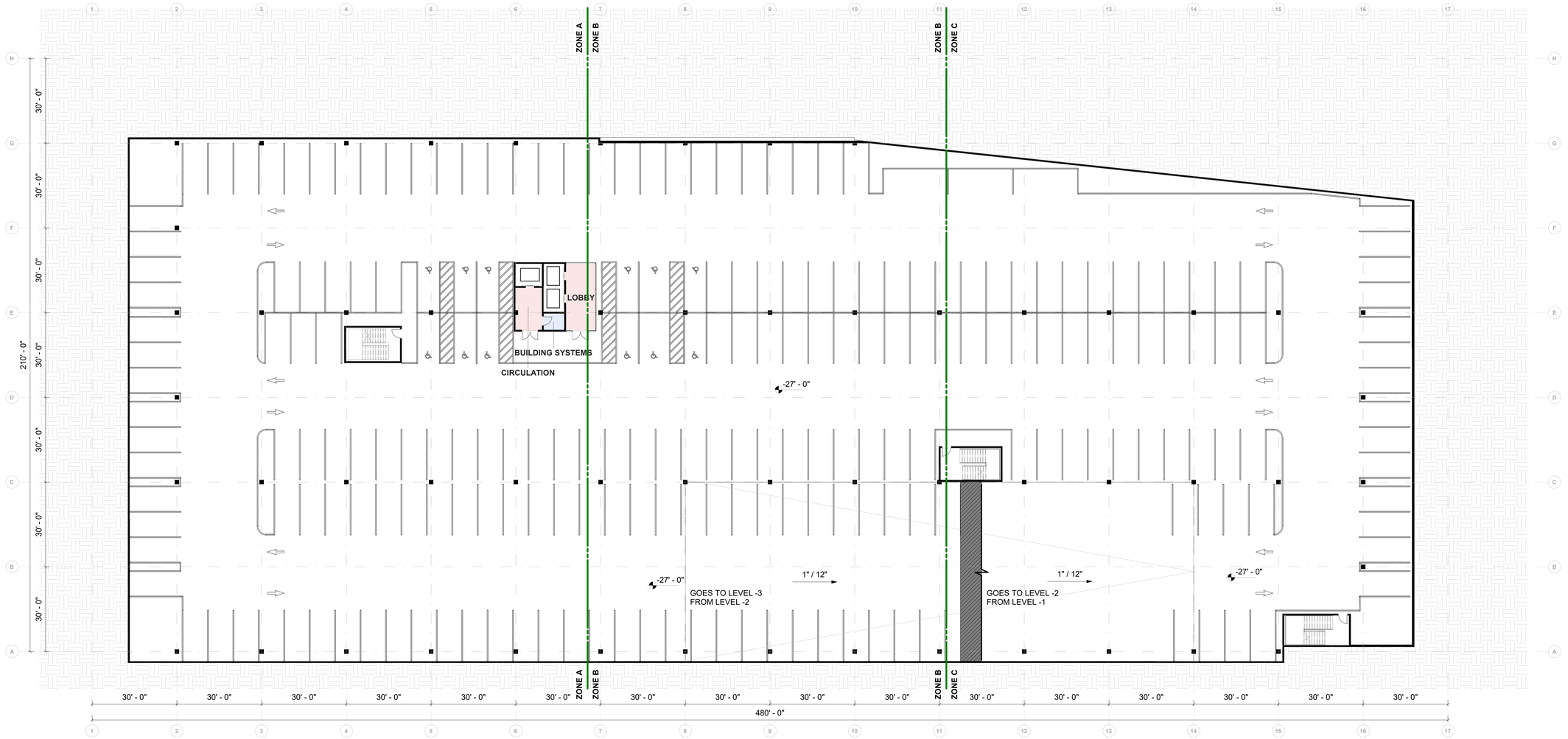
11/10/2025 9:45:11 AM



1 FLOOR PLAN - LOWER LEVEL 02
S 1/16" = 1'-0"

N

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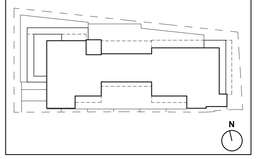

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LOWER LEVEL 02 - OVERALL PLAN

A02.02

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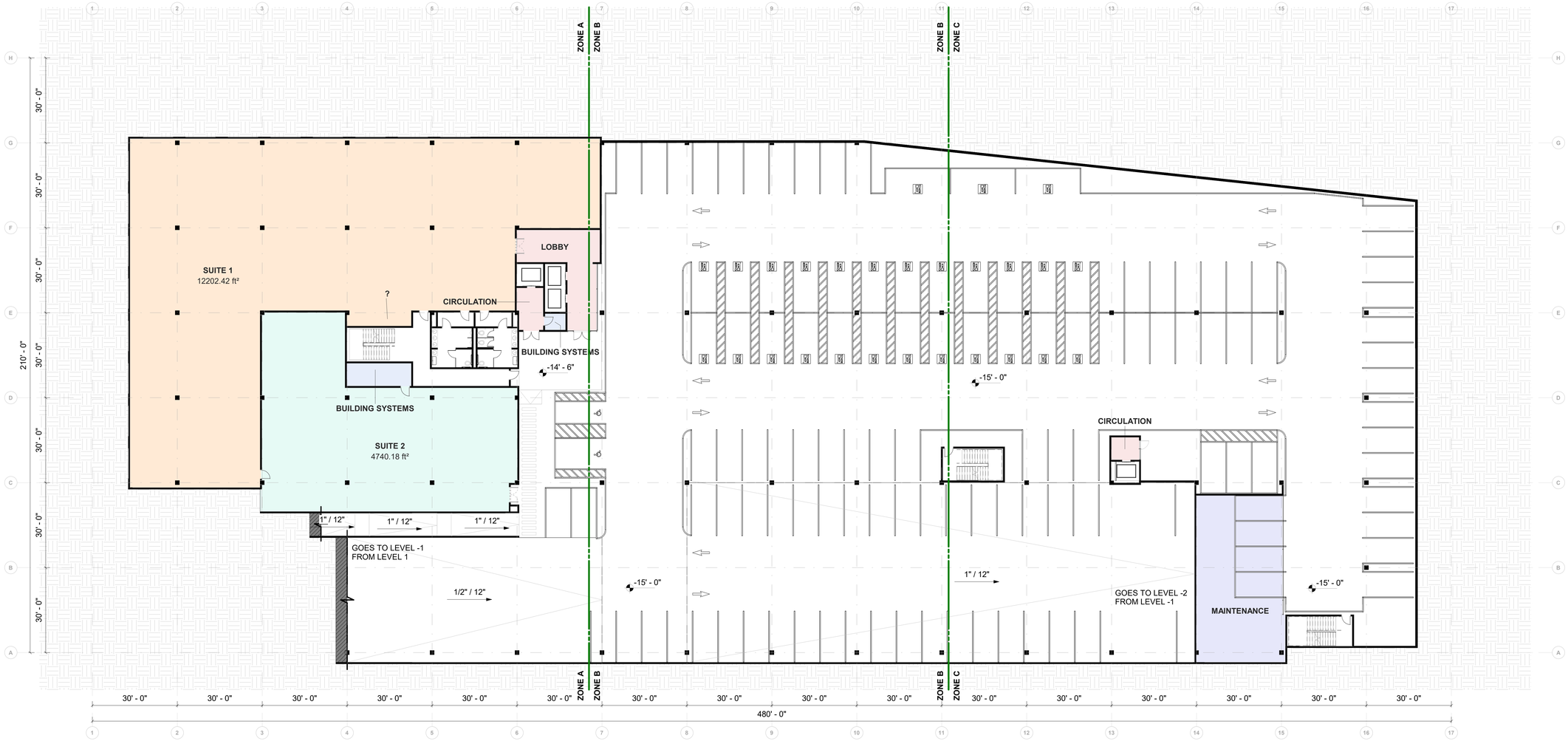

1 FLOOR PLAN - LOWER LEVEL 01
S 1/16" = 1'-0"

N

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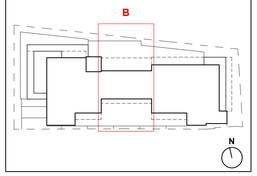

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LOWER LEVEL 01 - OVERALL PLAN

A02.03

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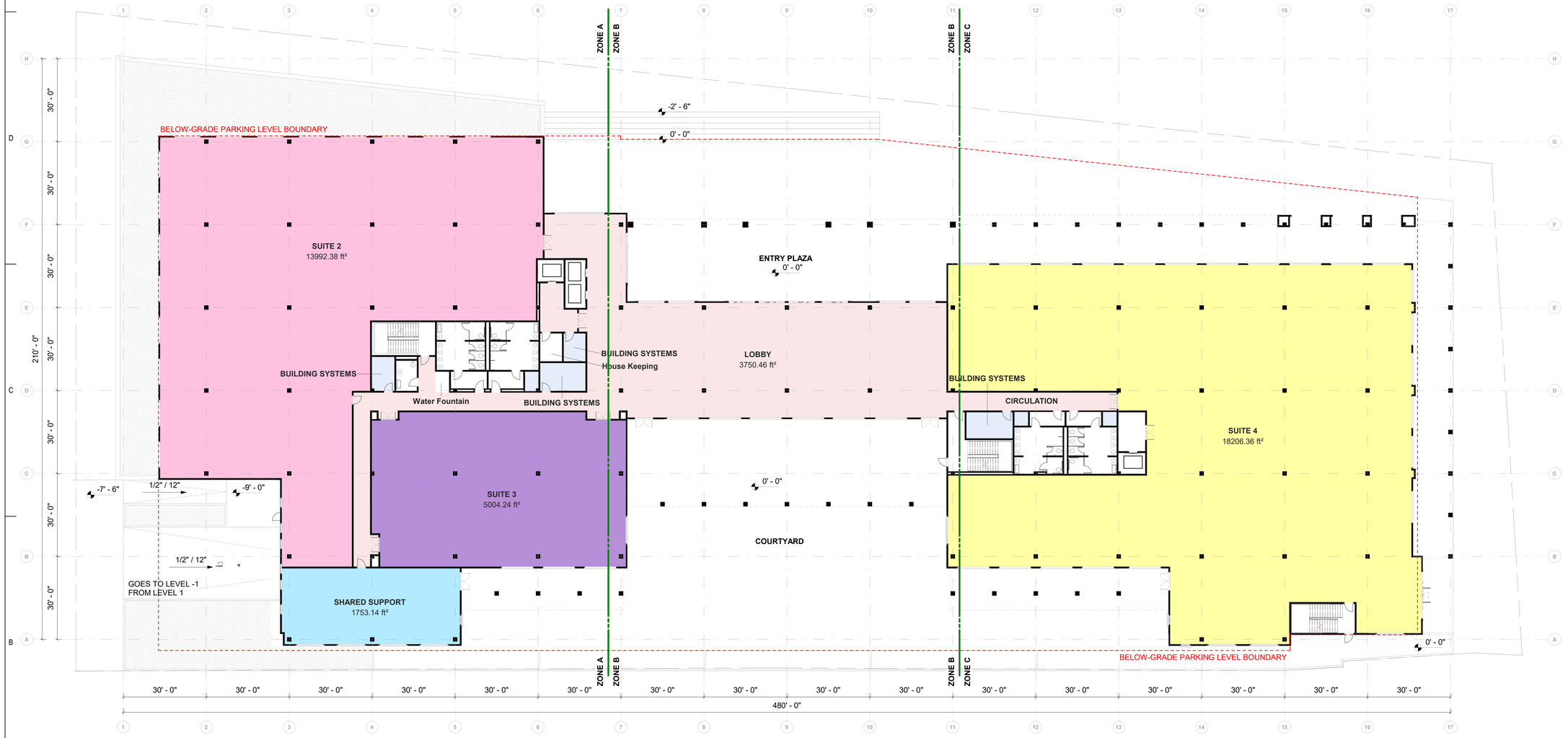

1 FLOOR PLAN - GROUND LEVEL
SCALE: 1/16" = 1'-0"

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GROUND LEVEL - OVERALL PLAN

A02.04

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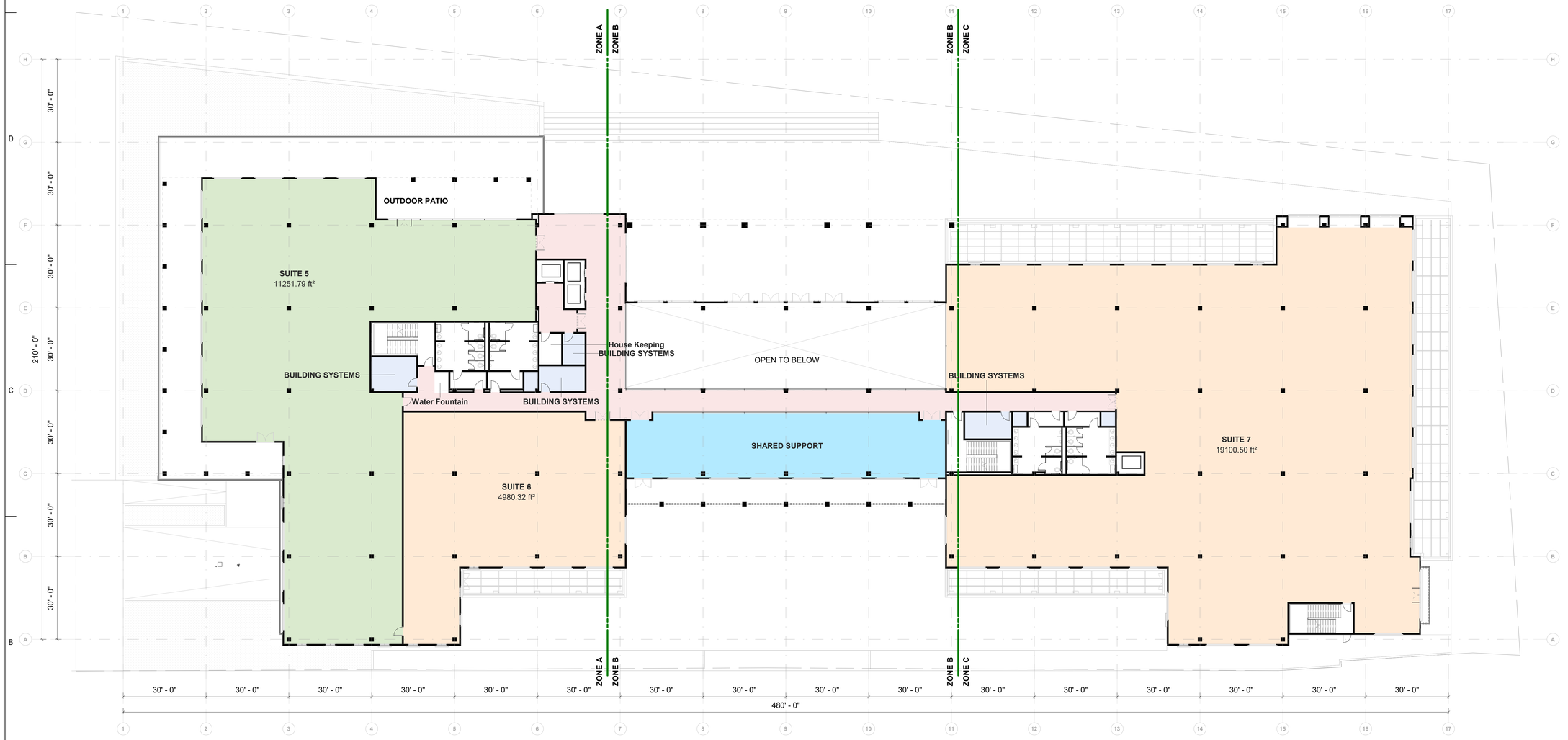

1 FLOOR PLAN - SECOND LEVEL
SCALE 1/16" = 1'-0"

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STATE OF NEW MEXICO

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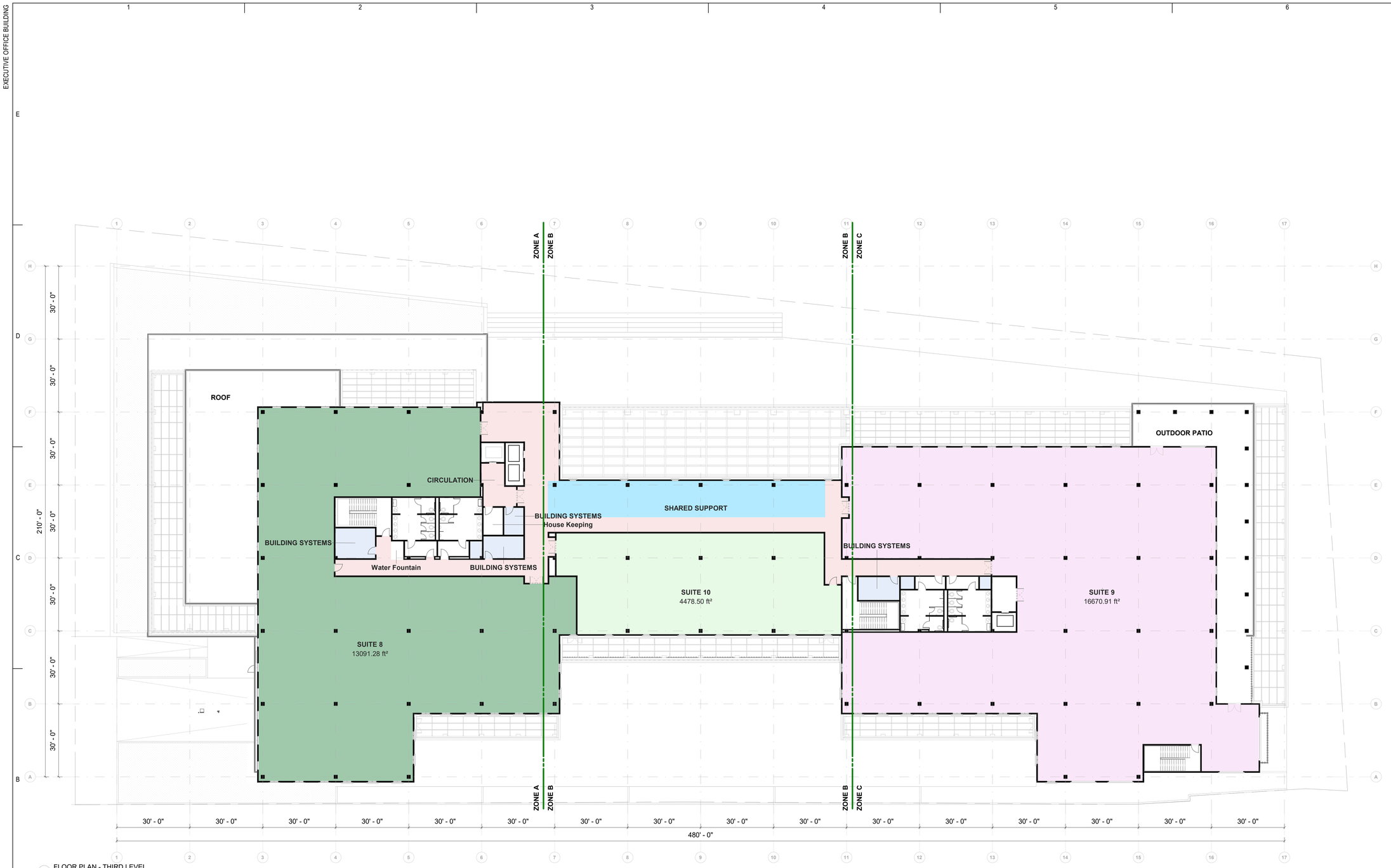
SECOND LEVEL - OVERALL PLAN

A02.05

EXECUTIVE OFFICE BUILDING

11/10/2025 9:45:15 AM



1 FLOOR PLAN - THIRD LEVEL
S 1/16" = 1'-0"

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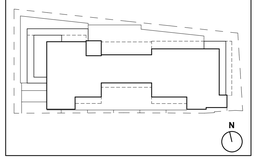

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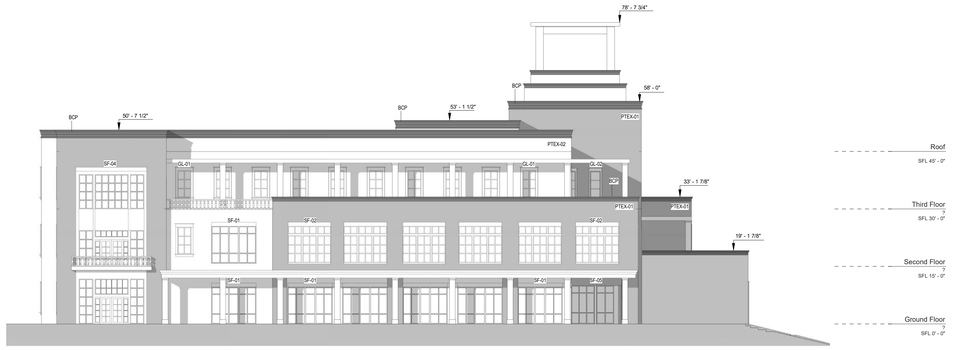
THIRD LEVEL - OVERALL PLAN

A02.06

EXECUTIVE OFFICE BUILDING

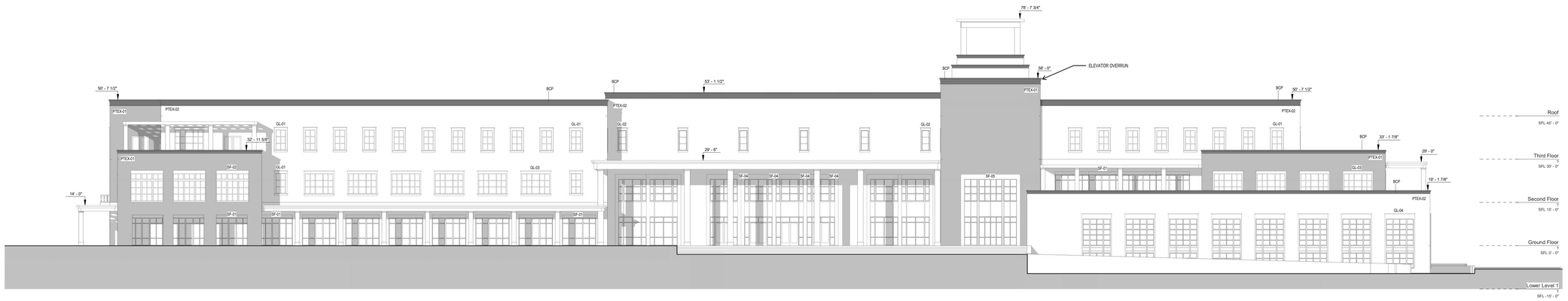
11/10/2025 9:45:17 AM

Elevations



1 EAST ELEVATION
S 1/16" = 1'-0"

2 WEST ELEVATION
S 1/16" = 1'-0"



3 NORTH ELEVATION
S 1/16" = 1'-0"



4 SOUTH ELEVATION Copy 1
S 1/16" = 1'-0"

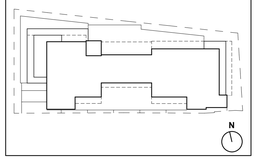
fbt | architects
500 Marquette Ave NW, Ste. 1500
Albuquerque, NM 87102
P_505.883.5200 WEB: www.fbtarch.com

luis vidal + architects
125 E John W. Carpenter Fwy. WEB:www.luisvidal.com
Ste. 190 P_305.479.2455
Irving, TX 75062

CONSULTANTS

WALKER CONSULTANTS
10375 Park Meadows Dr, Suite 425
Lone Tree, CO 80124
P_303.694.6622 WEB: www.walkerconsultants.com

Chavez-Grieves consulting engineers, Inc.
A Bohannan Company
4700 Lincoln Road NE,
Albuquerque, NM 87109
P_505.344.4080



ARCHITECT

STATE OF NEW MEXICO

EXECUTIVE OFFICE BUILDING

PRELIMINARY - NOT FOR CONSTRUCTION

130 S CAPITOL PL
SANTA FE NM, 87501

November 2025

MARK	DATE	DESCRIPTION

ISSUE:	
DATE:	November 2025
PROJECT NO:	
DRAWN BY:	Author
CHECKED BY:	Checker

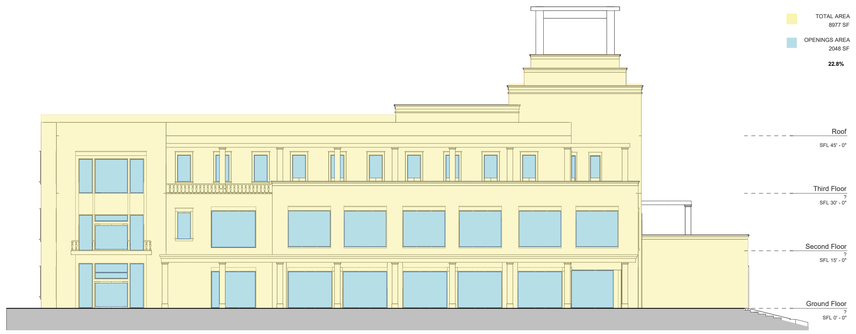
SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

A04.01

11/10/2025 9:48:50 AM

EXECUTIVE OFFICE BUILDING



1 EAST ELEVATION
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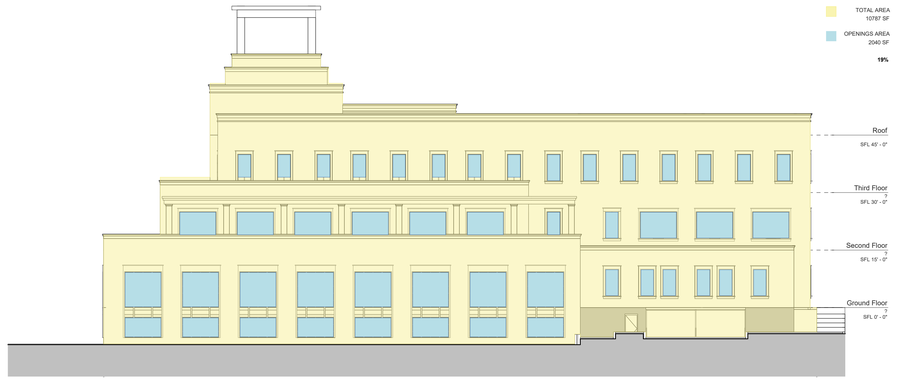
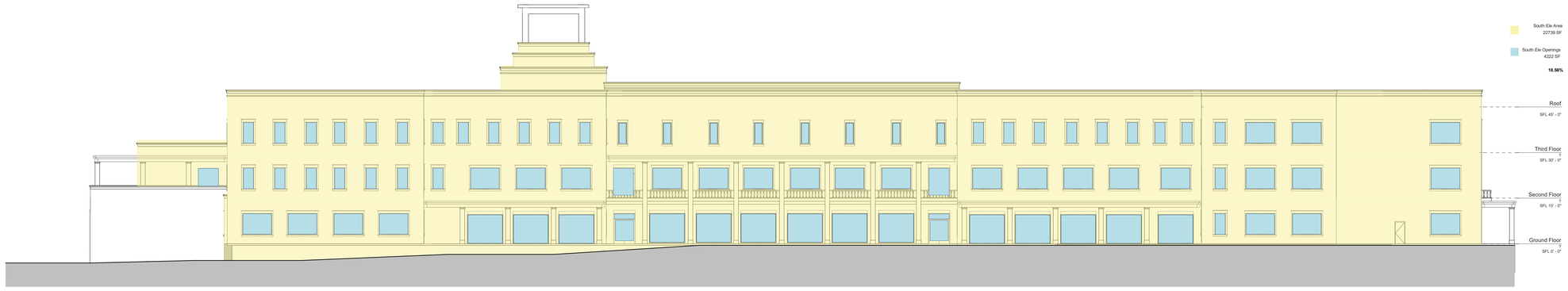


2 WEST ELEVATION
S 1/16" = 1'-0"



3 NORTH ELEVATION
S 1/16" = 1'-0"



4 SOUTH ELEVATION
S 1/16" = 1'-0"

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Albuquerque, NM 87102
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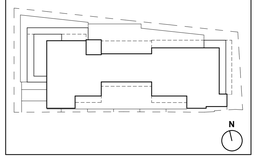


ARCHITECT

STATE OF NEW MEXICO

EXECUTIVE OFFICE BUILDING

PRELIMINARY - NOT FOR CONSTRUCTION

130 S CAPITOL PL
SANTA FE NM, 87501

November 2025

MARK	DATE	DESCRIPTION

ISSUE:	
DATE:	November 2025
PROJECT NO:	
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

OVERALL FACADE OPENINGS PORCENTAGE

A04.02

EXECUTIVE OFFICE BUILDING

11/10/2025 9:48:54 AM

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

---

2023-007595-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.



Figure 1 1957 Aerial

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948 and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:

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.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards

set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

402 Don Gaspar Ave
In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern. While the general design narrative of the Capitol campus is Territorial Revival Style, the design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe,

and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Section 14-5.2(M) State Capital Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark

earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable

state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name: Current Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE Category: ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site Subcategory: ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	Subcategory: ☐ commercial ☐ industrial ☐ residential ☒ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: ☐ intact ☐ altered ☒ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐ Known ☒ Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒ continuation	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒ continuation	
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 Address of Property:402 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐Adobe	☐Metal: Corrugated	☒Stucco
☐Brick	☐Masonry: Simulated	☐Tile: Clay
☐Composition Board	☐Metal: Structural Siding	☐Vinyl or Aluminum Siding
☐Concrete: Block	☐Metal: V-Crimp	☐Wood: Board & Batten
☐Concrete: Cast Stone	☐Stone: Random Ashlar	☐Wood: Horizontal Siding
☒Concrete: Poured	☐Stone: Random Coursed	☐Wood: Jacal
☐Concrete: Pre-cast	☐Stone: River Rock	☐Wood: Log
☐Curtain Wall	☐Stone: Rock Faced	☐Wood: Shingle
☐Earth Plaster	☐Stone: Tabular	☐Wood: Tongue and Groove
☐Other, describe:		

B. Number of Stories

☐N/A ☒1 ☐1 ½ ☐2 ☐2 ½ ☐Other, describe: BASEMENT

C. Foundation:

☐N/A ☐Not visible ☐None ☐At Grade ☐Raised

Materials: ☒Concrete: Poured ☐CMU ☐Stone ☐Other, describe:

Notes:

D. Roof

☐N/A Features: ☐Eave ☒Parapet

Shape: ☐Barrel ☐Butterfly ☒Flat ☐Cross Gable ☐Gable ☐Hipped ☐Pyramidal ☐Shed ☐Other, describe:

Pitch: ☐None ☒Low ☐Medium ☐Steep

Materials:

☐Asphalt	☐Metal: Corrugated	☐Tile: Metal
☒Composition Roll	☐Metal: Pressed	☐Tile:Terra Cotta
☐Composition Shingle	☐Metal: Standing Seam	☐Wood: Shingle
☐Earth	☐Metal: V-Crimp	
☐Other, describe:		

E. Chimneys

☐N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒Brick ☐Adobe ☐Stone ☒Stucco ☐Terra Cotta Tile ☐Metal Flue ☐Other, describe

F. Porches

☐N/A

Type: ☒Entry ☐Incised ☐Partial Width ☐Full-Width ☐Wrap ☐With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A Number of Doorways: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A Number of Window Openings: 15				
Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached: ☒ Site Plan (required) ☒ Photos (required) ☒ Map or aerial photo (required) ☒ Continuation sheet (Word document), if necessary ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



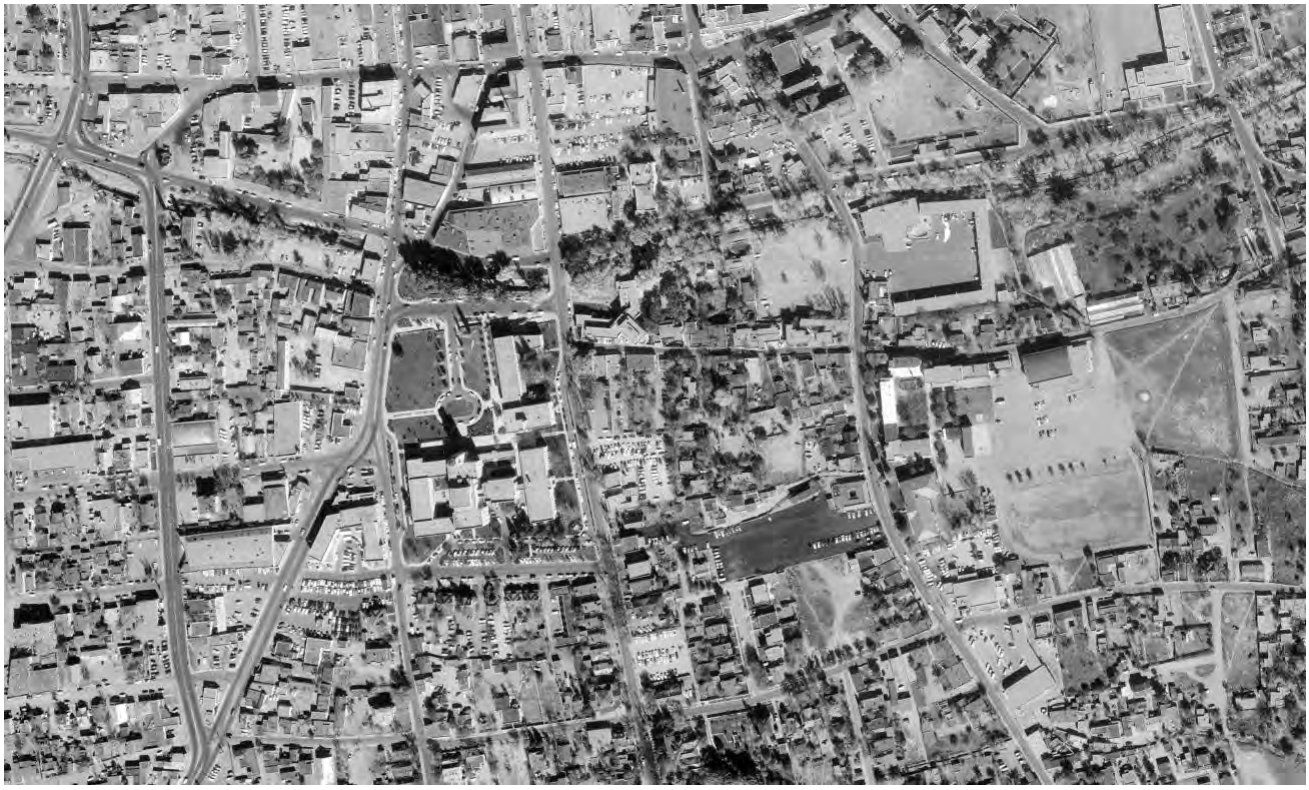
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



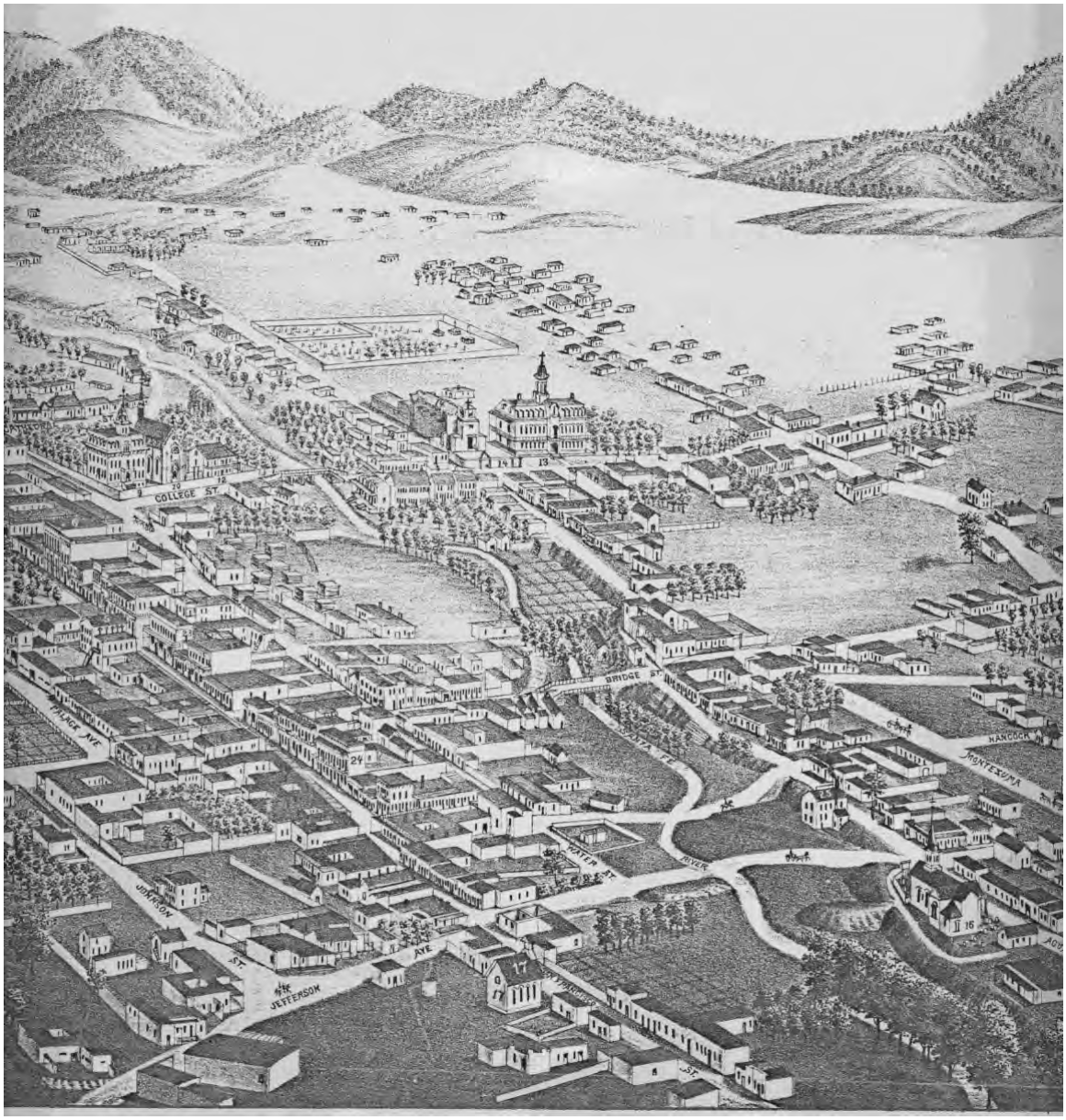
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



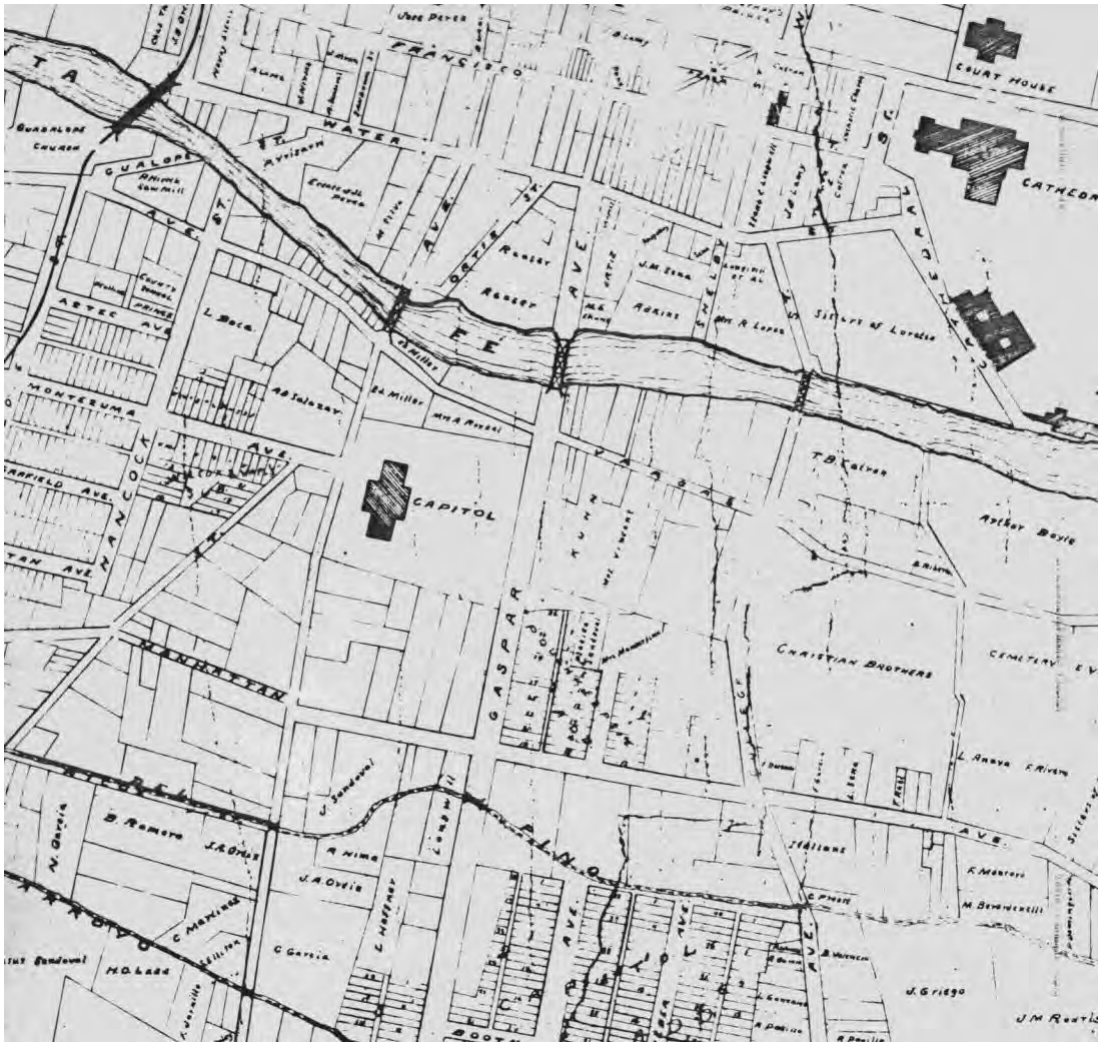
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



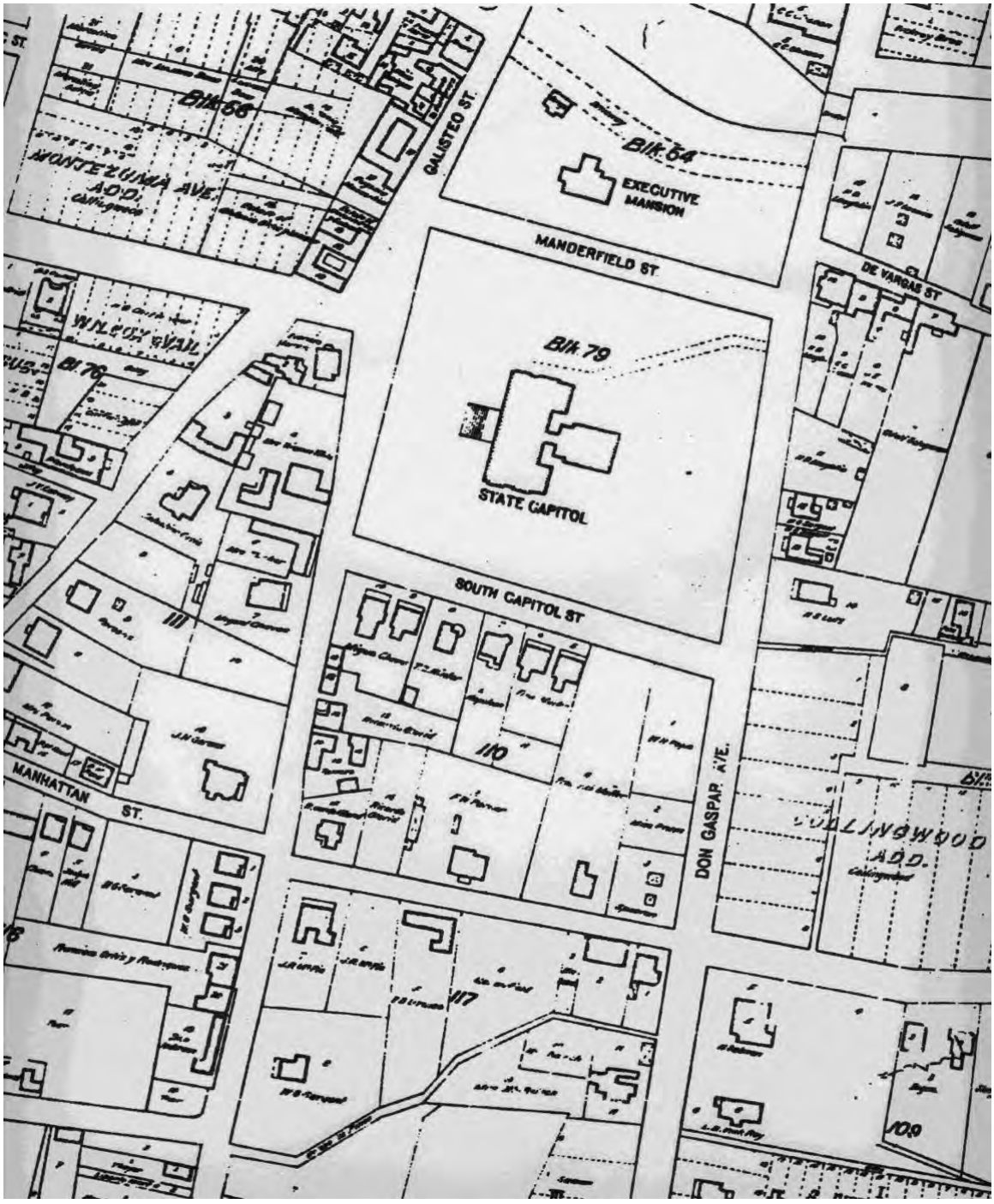
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



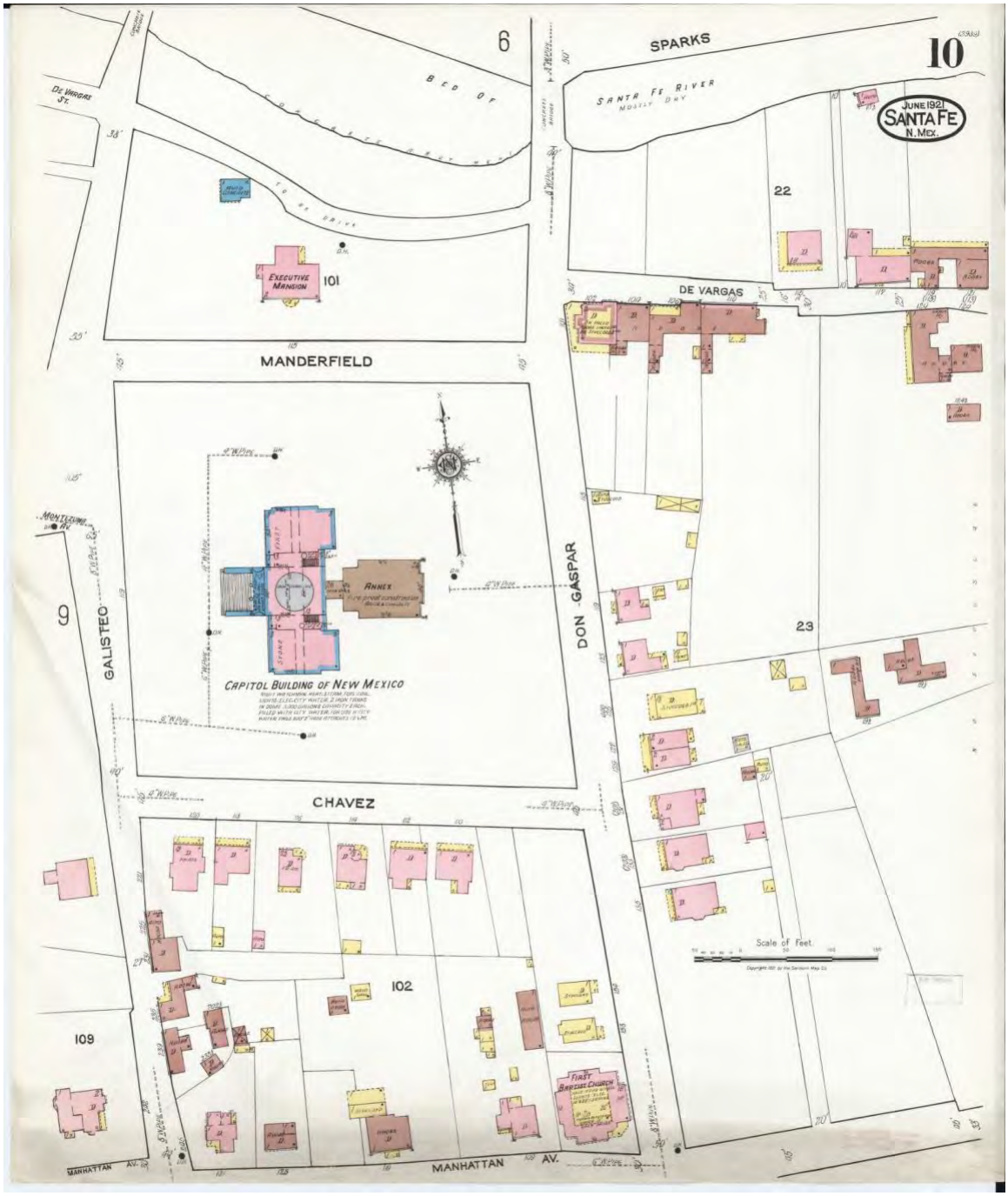
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

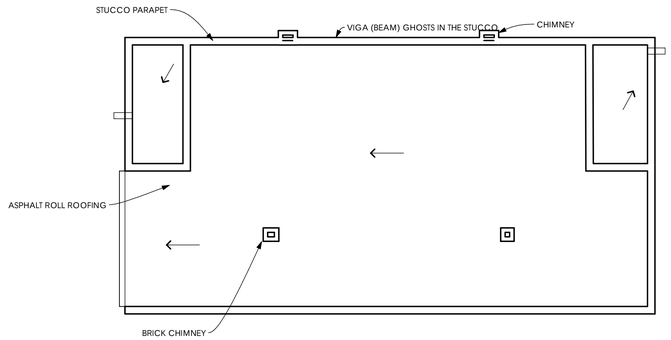


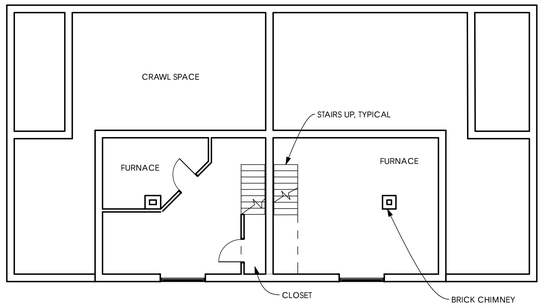
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



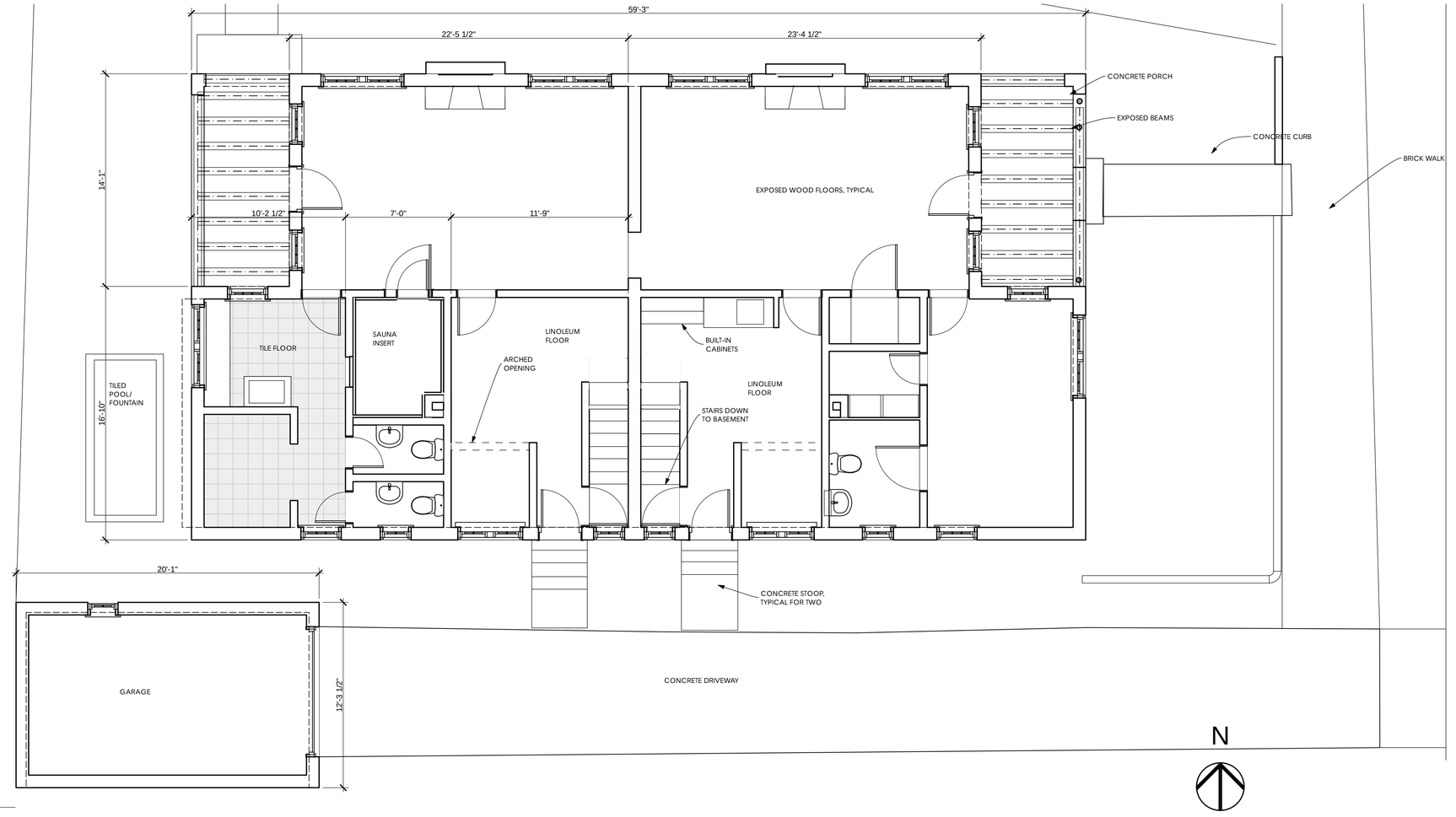


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

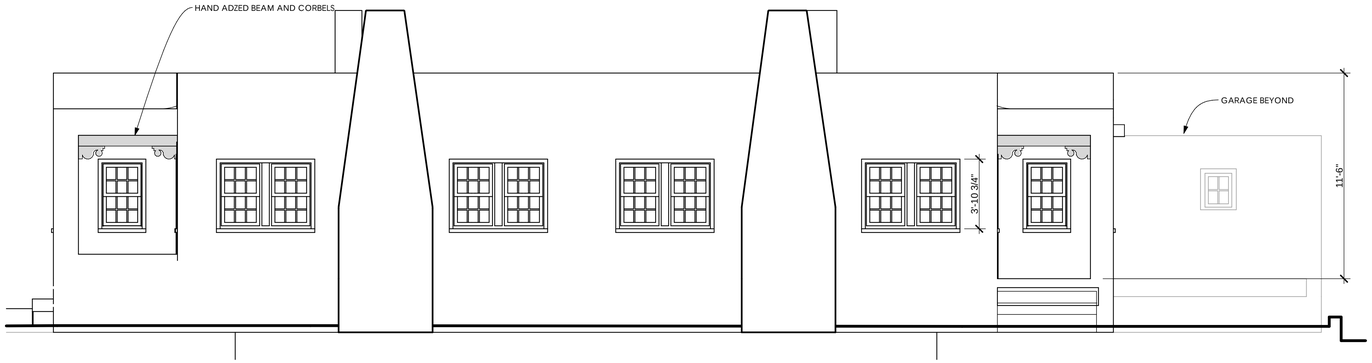
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1 FLOOR PLANS

Plotted On: 7/9/12

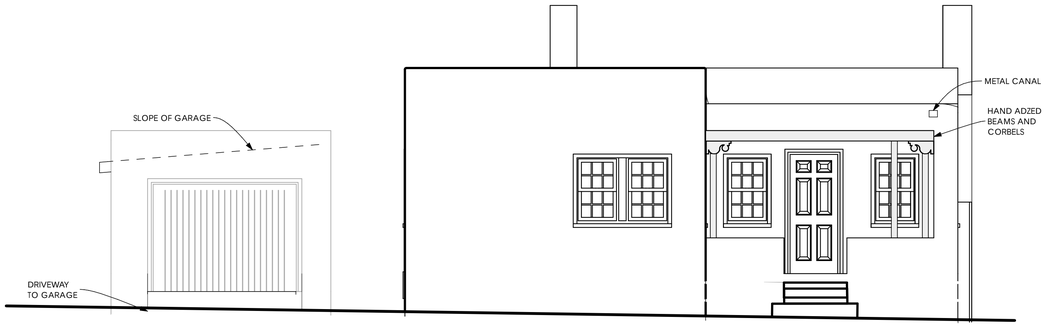
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



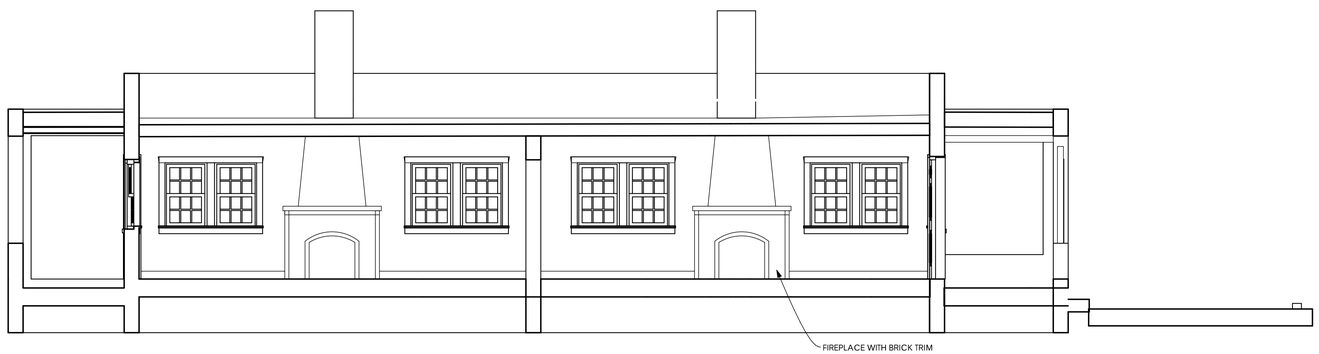
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

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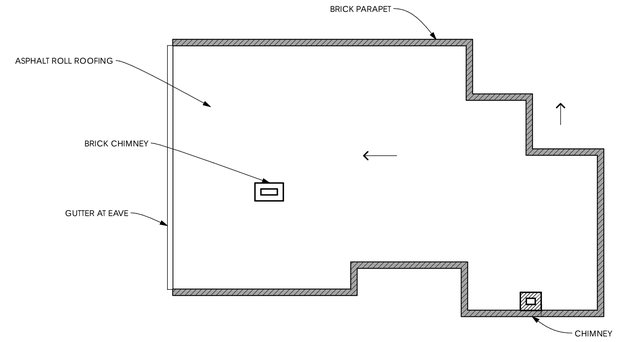
Date: 7/9/12

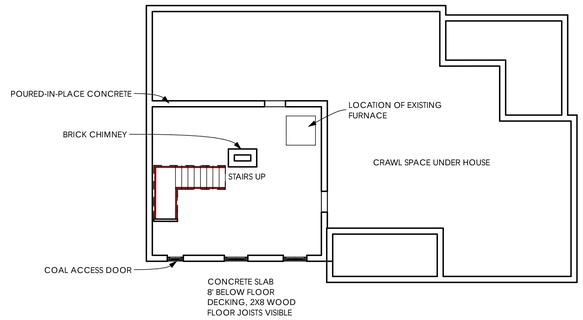
BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln





3 ROOF PLAN

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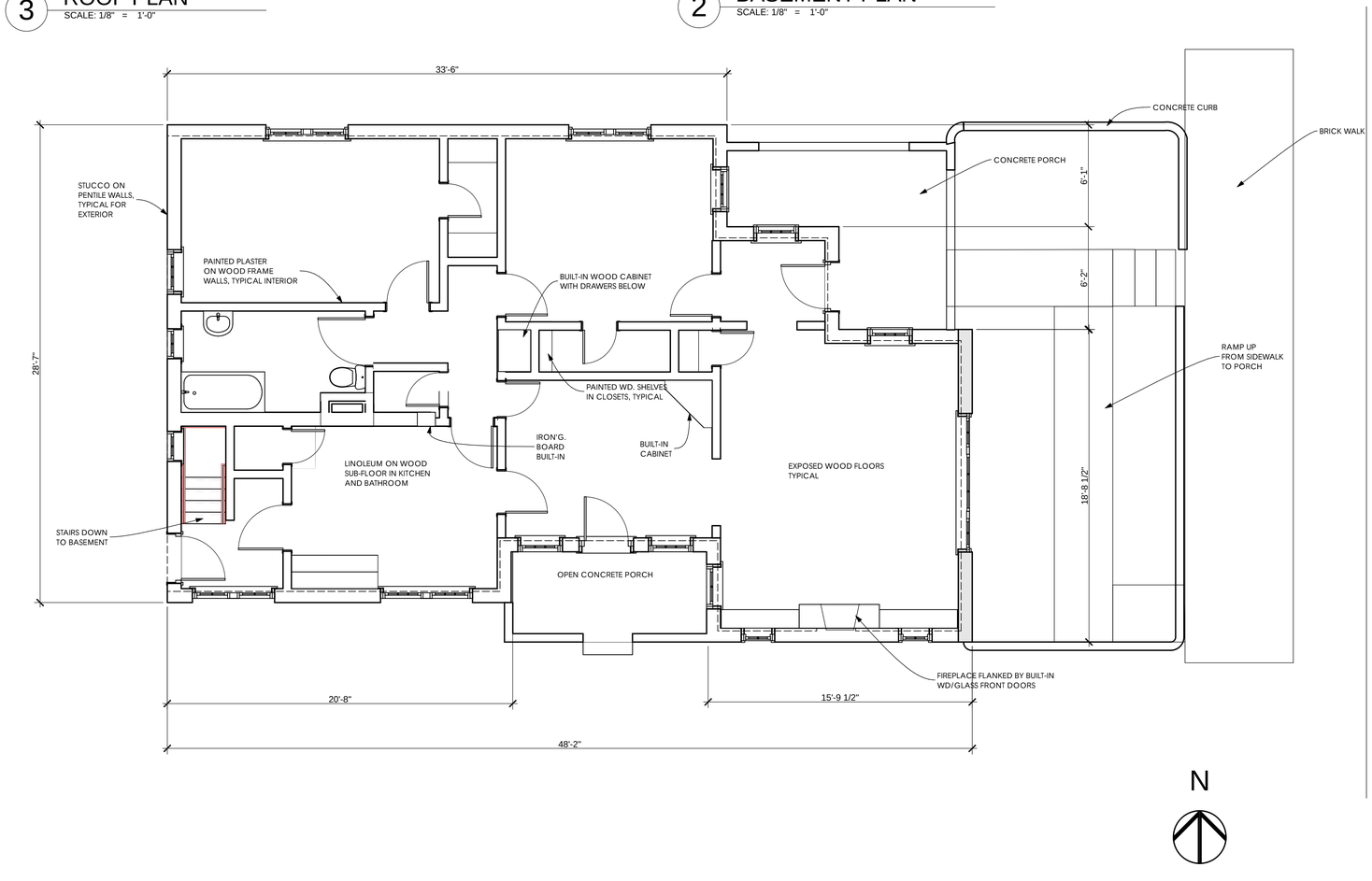
2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

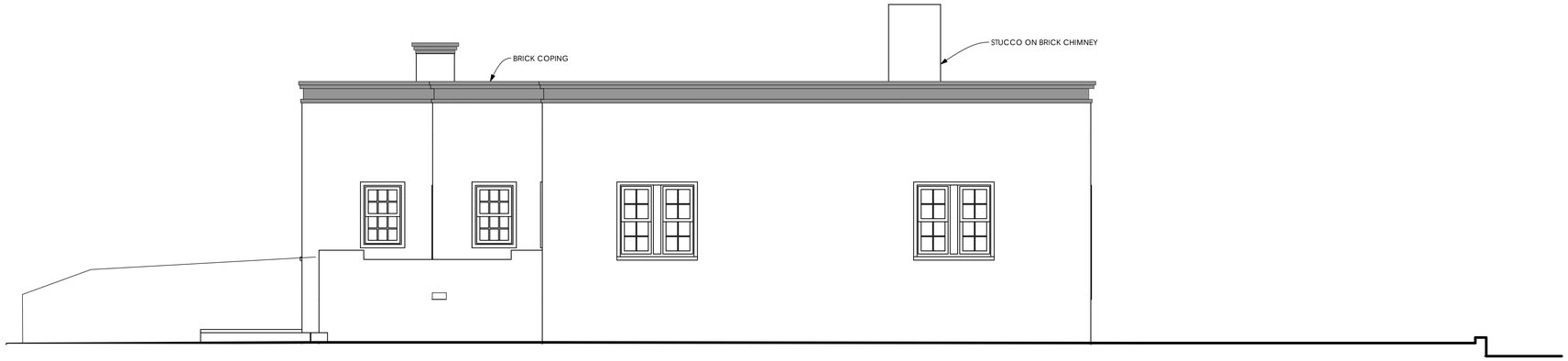
Date: 7/9/12

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



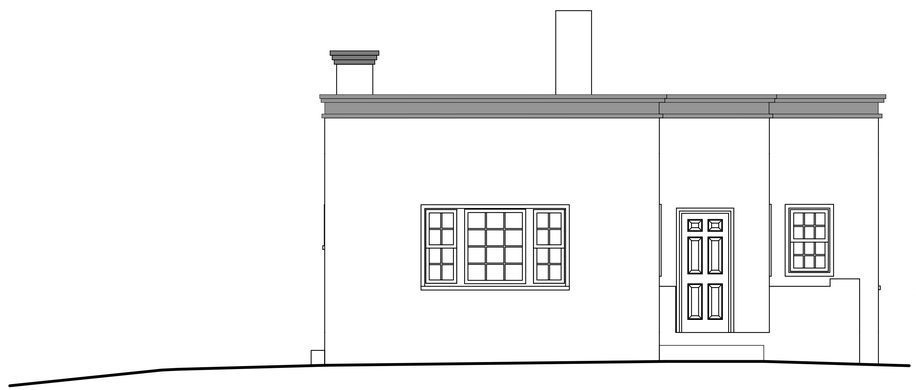
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

BUILDING ELEVATIONS

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.2

Plotted On: 7/9/12



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION

414 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

VOTE: The motion passed by (4-0) roll call vote with Members Guida, Aguilar Medrano, Berkley and Bienvenu voting in favor and none voting against.

MOTION: In 2023-006709-HDRB, 130 S. Capitol St., Member Bienvenu moved that findings be entered that the building is more than 50 years old, helps to establish and maintain the character of the Downtown and Eastside District, specifically the portion that is encompassed by the State Capital property, and for that reason be upgraded to contributing. Member Berkley seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Bienvenu, and Guida voting in favor and none voting against.

3. **2023-006703-HDRB. 402 Don Gaspar Ave.**, Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However ,this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated in this 1958 Aerial, remnants of a neighborhood with a modified grid network remain. There is evidence that the area is transforming as the need for space for different State government agencies grows. The initial development on this block began at the western edge, and by 1912 houses were constructed across S Capitol street. The subject building is not shown on the 1930 Sanborn Map; therefore, one can deduce that it was constructed between 1930 and 1948.

The residential duplex and associated garage at 402 Don Gaspar Ave was constructed of pentile with a stucco finish. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The

building at 402 Don Gaspar/102 S Capitol St should retain its significant status. The building diverges from the single-family bungalow development to the south, and as it was constructed later then these bungalows, represents the change the need for apartments and smaller dwelling units to serve staff associated with the State Capitol. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.

STAFF RECOMMENDATION:
Staff recommends the historic status of the duplex at 402 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Guida asked about the staff recommendation in 2012 at the time the bungalows were designated significant and the garage as contributing.

Ms. Lamboy believed it was contributing.

Member Guida said it seemed unlikely this Board would designate these examples as significant. He said he didn't see a lot of Board discussion and wondered how the significant status came about.

Ms. Lamboy confirmed he was referring to the staff recommendation in 2012. She said she might defer to those in the room who could speak to that, as she just has the minutes. She said staff's recommendation as why the status should be maintained for the four buildings is because it speaks to the impact of urban renewal and evolution as a community. As part of the urban fabric, it is an important part of Santa Fe's story and the State Complex.

Member Bienvenu said following up on the idea of significance, the definition strikes him as ambiguous. The first definition states it should be historic and needs to embody distinctive characteristics of a certain type, period, or method of construction. It goes on to say for it to be designated as significant it must retain a high level of historic integrity. In the next part it gets more complicated and says, "*or a structure may be designated as significant"* and adds specific concepts such as being associated with important events or persons, listed or eligible to be, on the State or National registries. He said the big question is if those are additional ways or are also conditions that need to be met to be significant. He thought the latter, otherwise, almost everything they designate as contributing would qualify under the first sentence: *embodies distinct characteristics of type, method, or construction.* He thought what was intended is the distinction between individual structures that are independently significant or important, regardless of their context. Usually, it is associated with events or a person or is eligible under the registries. Without those you have no way of drawing a line between

contributing and significant. The point of contributing structures is they don't need to be independently important but contribute to the fabric of the district. He said at best he thought contributing because he doesn't see anything about the buildings that qualify as highly important for the reasons set forth. He said even contributing is difficult because the area has changed so much and these no longer seem to harmonize with their neighborhood and streetscape. He said their importance is what staff identified; they are representative of something in Santa Fe that was taken away through urban renewal. But then you would have to keep the garages.

Ms. Lamboy said she appreciated his points and there was a lot of value in the discussion. She said significant has a higher test, one of which is the historic integrity which hasn't been changed. The events in urban renewal, she would consider as one that is a part of the picture of the history of Santa Fe that disrupted the urban fabric, and what was here that buried generations of development of that area. She thought that important and the reason that staff feels the buildings should be designated significant.

Member Berkley said the event in her mind is urban renewal. And the purpose for those houses being built was for people who lived in the area and worked at the Capitol. She disagreed on the garages and sees the garages and the houses as one. She said they should be seen on the same level.

Attorney Ruybalid found places in the staff report and in the minutes of 2012 that describe staff's recommendation. He said staff recommended a downgrade on the four casitas from significant to contributing. Then they go on to say that the structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations and east elevation of the garage. These structures are not listed on the State or National Registers but are eligible under criteria C of the National Register of Historic Places which reads; *embodies distinctive characteristics of a type, a period or method of construction, or work of a master or possess high artistic values or represent a distinguished or significant entity, whose components may lack individual distinction*. Also, on page 162 of the packet the motion to designate the house at 402 Don Gaspar as significant because *it meets all criteria* and as recommended by staff as meeting criterion B of the City Code which suggest it should be listed on the National Register of Historic Places. He wasn't clear if the recommendation was significant or contributing. The Board could review that on pages 165 and 170 of the packet for 402 Don Gaspar.

APPLICANT PRESENTATION:

Ms. Jenkins, previously sworn, reiterated the importance to note the recurring theme of how much the casitas relate to the Don Gaspar Historic District. She said we are not in that district. The standards before them relate to the district this is in, and that is critical to the conversation.

Chair Rios said in this district and throughout the City, there are buildings that are not in harmony. She thought this should be preserved because it tells a story of the past. She said she recalls the urban removal, and this is a representation of what had been there. She said what is preservation if not to keep what is there. These buildings may not be the most gorgeous, but they represent Santa Fe. She thought age is one of the most important things because it denotes the materials that were used, the scale, the style, and the color of the buildings. Not just that something is 50 years or older. She said the ordinance needs to be improved but the 1959 ordinance has worked well in preserving many of the buildings in Santa Fe. She cautioned them to be careful what they put in the Code rewrite. She said they have to look at things carefully in terms of preservation and in terms of the ordinance and at what is valued, which is based on each person's history.

Member Guida said regarding the casitas, he doesn't necessarily agree that everything is important because it is old. He said regarding the definition of significant, the first part is problematic; *distinctive characteristics of the type, the time or method of construction*. That encompasses a lot of buildings. He thought the measures of significant structures are the criteria: "*the association of events or persons that are important on a local, national, regional or global level, or is eligible to be listed on the State or National register*. He doesn't see that these buildings meet that standard whether alone or in context that they contribute to these buildings. On contributing, he recognizes the district has changed and the Downtown and Eastside is heterogeneous. These buildings are obviously out of place and out of time. They no longer meet the standard defined in code. He also thought on the discussion on urban renewal, the insertion of the roads in Santa Fe is separate from the development of the Capitol Complex. It is not a record of urban renewal per se. They are already stretching their nonexistent statements of significance for the Downtown and Eastside District by talking about a capitol area. This little remnant is problematic. He would need a study to understand how this set of buildings embodies a record of urban renewal.

Member Guida said the other issue in historic preservation is not archaeology; we don't save everything in hopes of yielding more information. Everything is not of equal importance; things have to change over time. The current arguments weigh the value of historic preservation against housing. If we should use preservation as a weapon to prevent the development of a smarter, denser development is an important debate. That debate hinges on not looking at historic preservation of buildings as a science, but as an evolving field that recognizes the value of the community as they change over time. He said history is important, but the present is equally important. He can't see trapping the buildings and amber when they are so disconnected from a district that doesn't exist anymore, and this is so out of line with how even their flawed code is written. He said at best these are noncontributing buildings.

Member Berkley said she was on the field trip today and looking at the houses in person, she doesn't feel that disconnected from where they are.

PUBLIC HEARING:

Elizabeth West, 318 Sena St. was sworn. She said when talking about exceptional buildings it means it is out of the ordinary and is less judgement whether it is a great building. She said that applies to many of Kruger's works. She said with the issues the Board is addressing, the complexity is difficult, but she likes ambiguity. It permits acknowledgement of our developing history. Ambiguity permits looking at history in relation to stories and development. Some buildings develop into something more important because they *are* remaining; they are exceptional because they survived. Change is difficult to pinpoint, and ambiguity gives them a chance to save their history.

Adam Johnson, 121 Arroyo Hondo Trail was sworn. He said building on Ms. West's comments, he would use the word nuance instead of ambiguity. The boundaries of the historic districts actually interconnect. In making a distinction between Don Gaspar and the Downtown and Eastside, they have to consider ways they penetrate one another. They are remnants and that is a good reason to consider them as part of the story of the Santa Fe development. He found the discussion interesting about status and what is significant.

Randall Bell, previously sworn, agreed with Chair Rio's and Ms. Lamboy's comments. The question of what was recommended at the time is beside the point. The Board at that time established the status of the buildings in a way that has not shown change since. That particular part of the Capitol campus is identical to the way it was with the exception of the parking structure. There are a number of historic residences within a block of Galisteo Street and it is not necessary for them to be a contiguous development. He urged the Board to maintain the current status.

John Penn LaFarge, 6470 Old Santa Fe Trail, was sworn. He said if he understood Ms. Lamboy correctly, she talked about the significance of the building possibly beyond the district and belonging to the person who lived there, or an event that took place there, or to the city, the state or the globe. He said all these structures have character and integrity. They are also integral on the inside. He said that is important because in 2018 Santa Fe was selected by the National Geographic Society globally for their *sense of place*. Every time character or integrity is torn down or the designation changes so it can be torn down, the sense of integrity and sense of place is damaged. He said, if we believe in our town and what we stand for and what distinguishes us from any other place, that sense of place must be maintained. He urged the Board to maintain that by keeping the status of these integral houses that have great character.

Tom Spray, 444 Galisteo Street, was sworn. He said he was president of the Old Santa Fe Association at that time, and nothing has changed since. The predecessors did a great job. He urged the Board to not make any changes to what was done in 2012.

John Eddy, previously sworn, said he appreciated staff's work on this. He pointed out that the casitas cannot be considered in isolation of each other; the four go together. They are the last bridge between Analco and the De Vargas District. If still there they can tell the story of the Native and Hispanic inhabitants and the predominately Anglo neighborhoods in the Don Gaspar District. The integrity that has been there for decades is still there, despite the property owners practicing willful neglect and demolition by neglect. He urged the Board to maintain significant status on the structures and extend it to the rest of the remaining structures to be discussed.

David Rasch, previously sworn, said he tried hard to change the Downtown and Eastside Historic District into the Downtown District and Historic Eastside District. They are different. He had been the staff member for this project and wanted to caution the Board on their motions. In the first case staff recommended noncontributing and the Board failed to designate primary elevations on the Concha building, which will set the process back. There is a dilemma now and they won't have a full hearing on that case. He said in this case, code does not say that all elevations are primary because when he was at the City, significant meant that all elevations would be primary. He did not recommend that status. He said looking at the streetscape and harmony, historic boundaries do not stop at streetscape. This streetscape is part of the Don Gaspar south of Paseo de Peralta. That is where the harmony is, but these buildings, even if in the Don Gaspar Historic District, are common houses. He explained if your car was housed in a separate structure than the house, you got a break on insurance. He said being significant, old with high integrity, are all that are required. This has old with high integrity, but he still doesn't recommend it as significant. He asked that the Board If they downgrade to contributing, to assign primary elevations to avoid hampering the applicant.

Richard Martinez, previously sworn, said these houses are out of context and are surrounded by State buildings and are not good examples of urban renewal. To argue that is a problem and denigrates what urban renewal did to many cities. He urged these be downgraded to non-contributing as an opportunity for their generation to contribute to Santa Fe. He said, "Let's see what beautiful things we can do with the site that speaks to here and now rather than preserve things in amber."

Stefanie Beninato, previously sworn, said she wanted the building to be significant but is not sure that it is. She said it is definitely contributing. The building makes a transition into the Don Gaspar neighborhood and represents a time when

people could afford to live downtown. They tell a history of the organic mixed-use downtown, that they don't have now. She said preserving a 200,000 square-foot office building would be preservation in favor of more State office space when they already have too much. She asked that the Board reopen the case at 130 on the Concha Building because they failed to designate the primary facades.

BOARD DISCUSSION:

Chair Rios asked about the primary facades.

Ms. Lamboy said they should reopen 130 S. Capitol and designate primary facades.

Member Bienvenu said the last time the Board upgraded to contributing they designated the primary facades. That is an oversight that can be corrected. He asked staff's recommendation for this case for the primary façades in the event it is designated contributing.

Ms. Lamboy said the two street facades, the north and east elevations, are important to the streetscape.

MOTION: In 2023-006703-HDRB, 402 Don Gaspar Ave., Member Berkely moved to designate the structure as contributing and its garage to be retained as contributing, and the north and east elevations on the house be designated the primary façades. Member Bienvenu seconded the motion with a friendly amendment that the east elevation be included as primary designation for the garage.

Member Berkely accepted the friendly amendment.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor and Member Guida voting against.

4. **2023-006704-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's*

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 402 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 402 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

402 Don Gaspar Avenue: Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official

Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the “Don Gaspar Casitas” and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the “Don Gaspar Casitas” and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico’s planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned

with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structure at 402 Don Gaspar Avenue will inherently cause that structure to lose its Contributing historic status, staff have determined that an exception is required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed:

(i) Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: To-date, the structures at 402 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being utilized for storage. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently being utilized for storage.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.



Sincerely,

Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 402 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

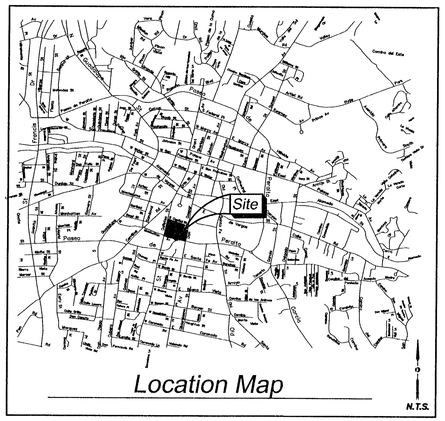
By: _____ 3/20/23
Anna Silva
Print Name Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = BCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35049C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008.
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: Bill Taylor
BILL TAYLOR
ITS: DIRECTOR

Barbara J. Gurule
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 03-17-2012

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY Barbara Gurule MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

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WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STAIE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 10th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM., AND WAS DULY RECORDED IN BOOK 722, PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

Plat of 722001

Tracts A and B, Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

Risana Zaxus 09/10/10
CITY ENGINEER FOR LAND USE DATE

Tamara Baer 8-18-10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

08/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

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THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

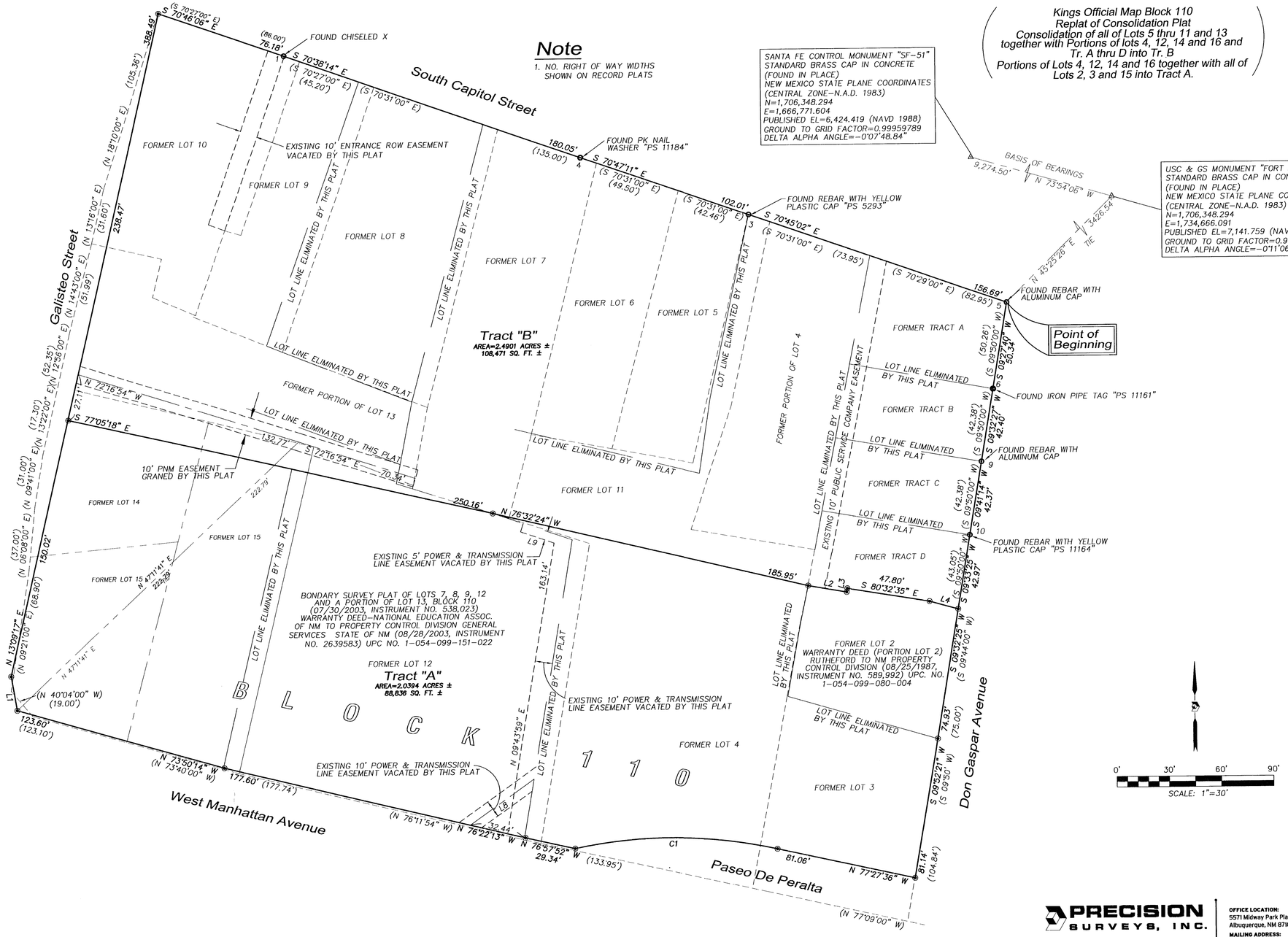
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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New Mexico Main Capitol Campus

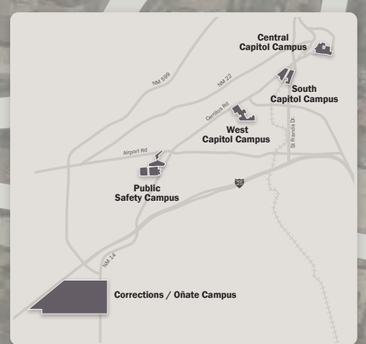
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278

Share of State Owned Facilities in Santa Fe:

27.1%



0' 150' 300' 600'

NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   - 5. 402 Don Gaspar Avenue (casita & garage)
   - 6. 406 Don Gaspar Avenue (casita & garage)
   - 7. 410 Don Gaspar Avenue (casita & garage)
   - 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

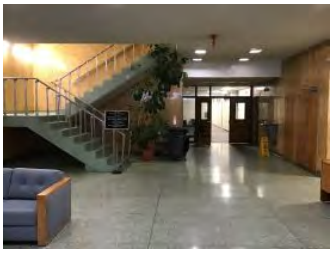
Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

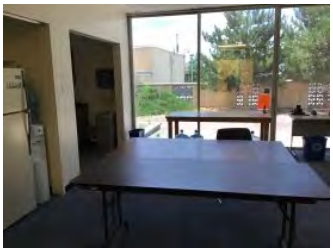
The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

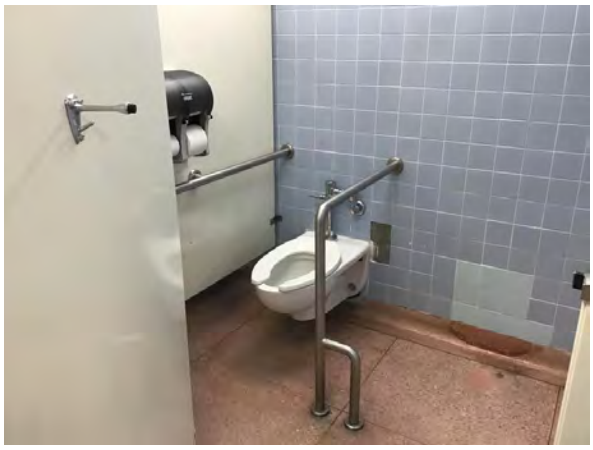
Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

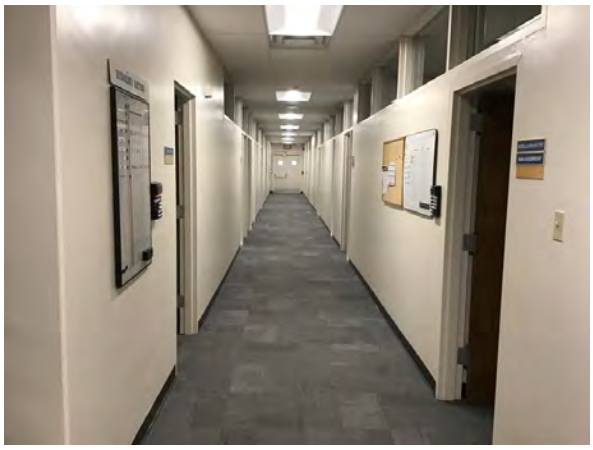
The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 05. **Type 2:** A03.3.	**P/Class:**	2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018		
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

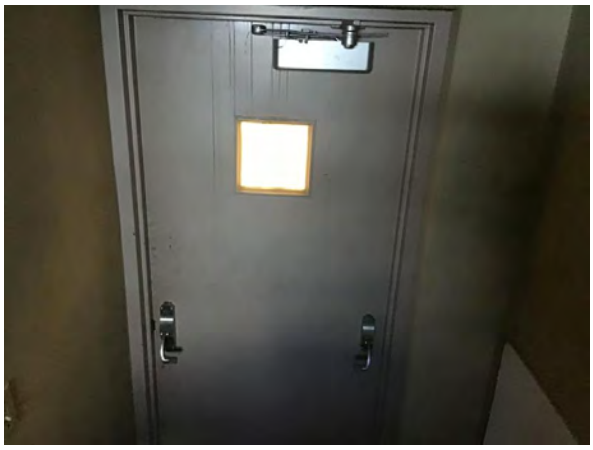
The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties
The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes
No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

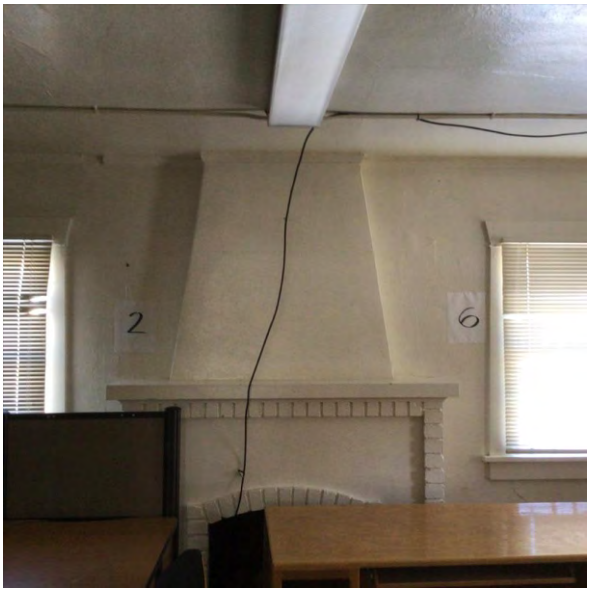
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

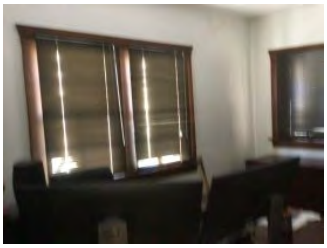
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

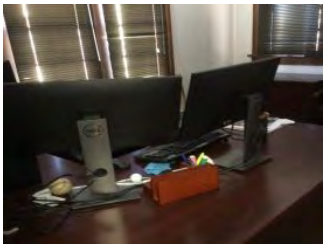
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

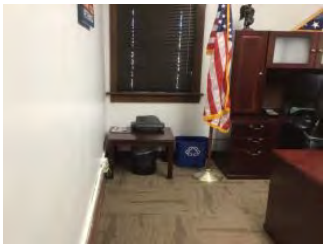
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

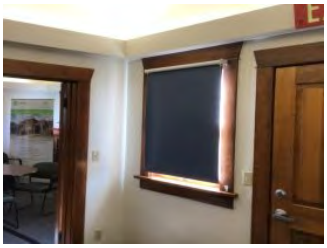
Safety/Security

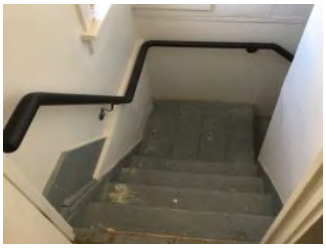
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

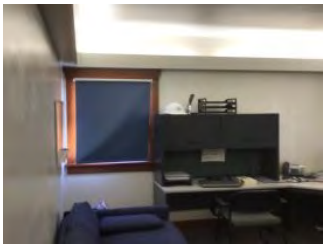
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

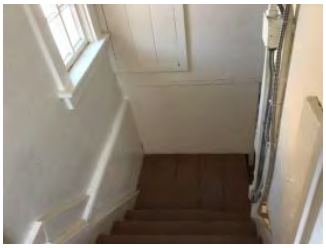
Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

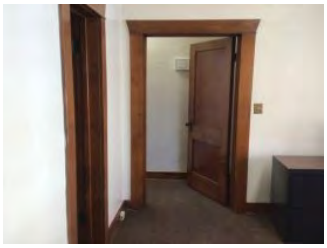
Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.

Project Description

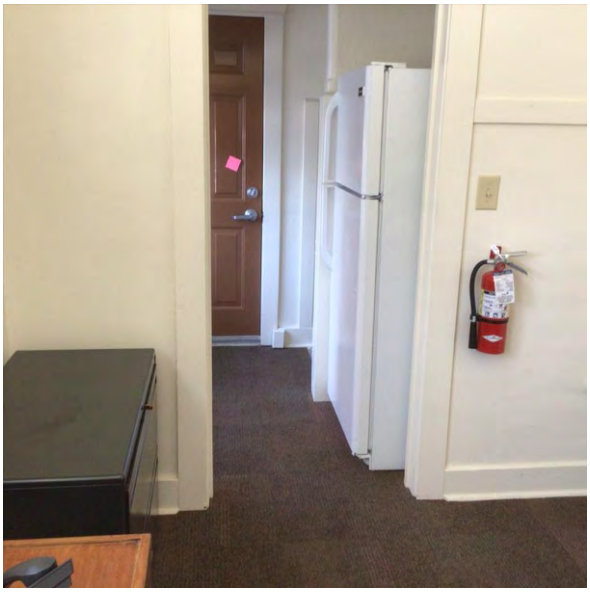
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

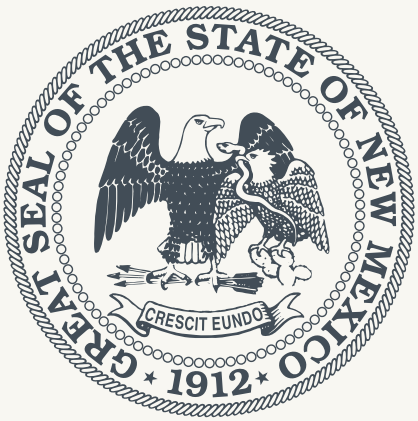
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



402 Don Gaspar Ave – East (Front) Façade



402 Don Gaspar Ave –North Façade



402 Don Gaspar Ave – West Façade



402 Don Gaspar Ave – South Façade



402 Don Gaspar Ave – Garage East Façade



402 Don Gaspar Ave – Garage North Façade



402 Don Gaspar Ave – Garage West Façade



402 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

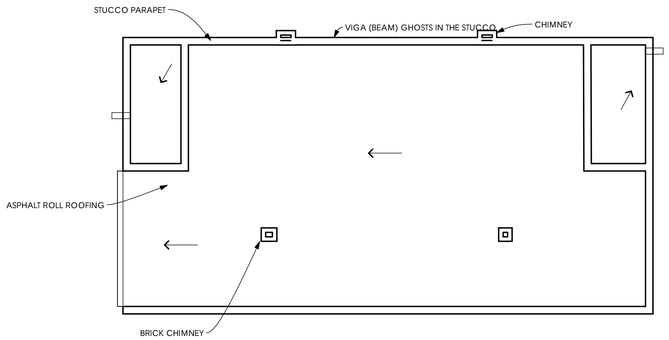
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

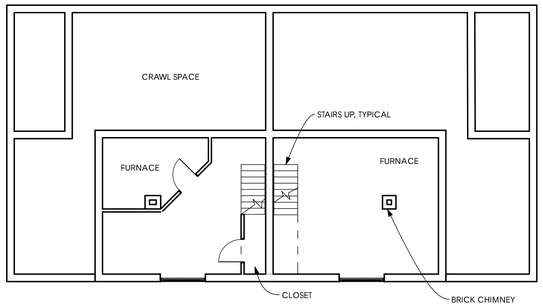
Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

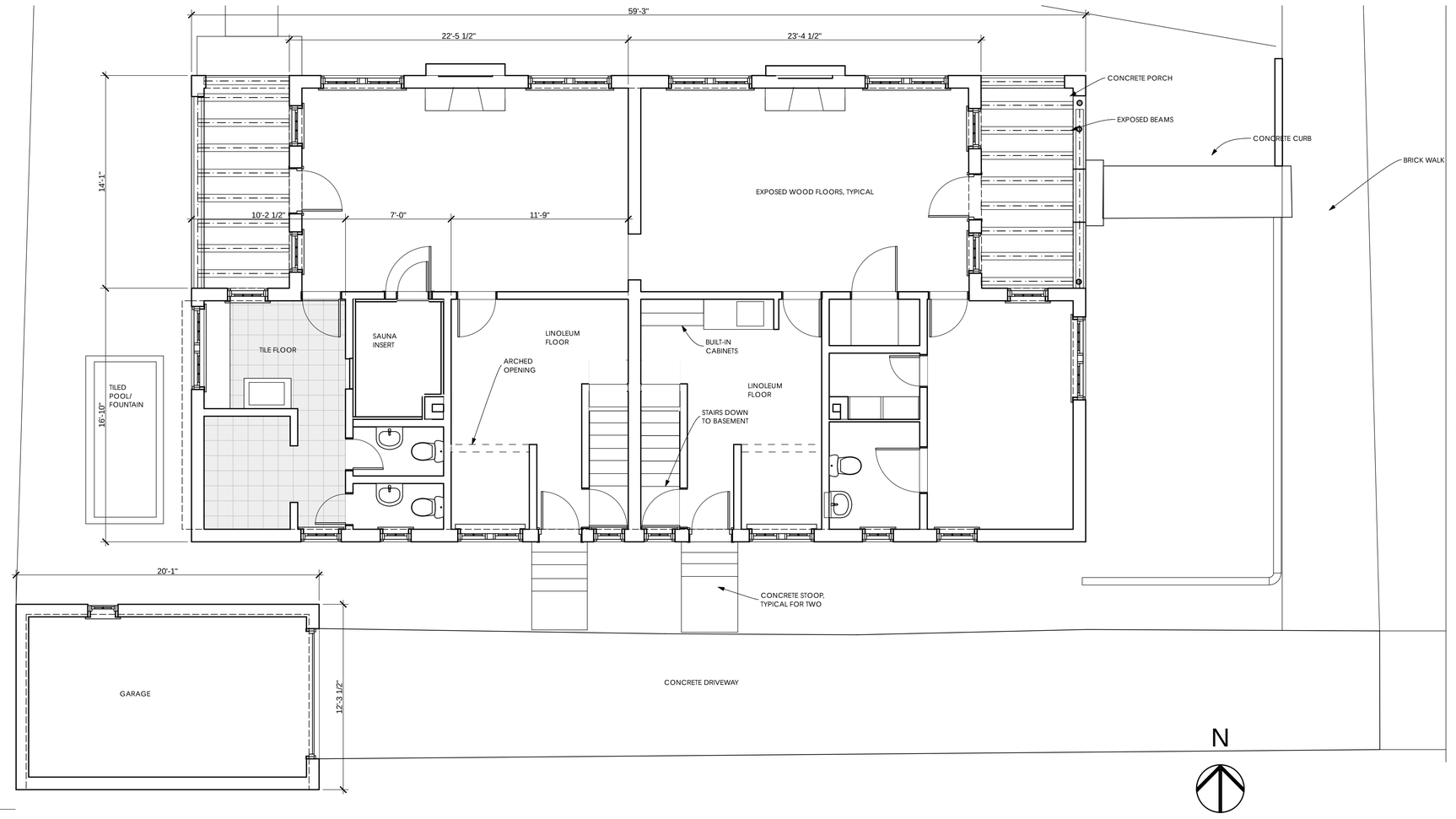
/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

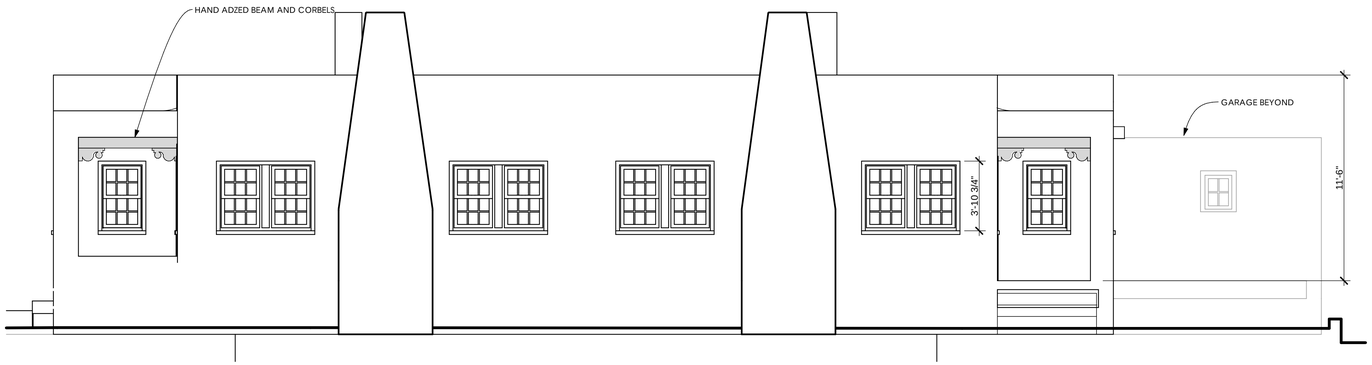
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1 FLOOR PLANS

Plotted On: 7/9/12

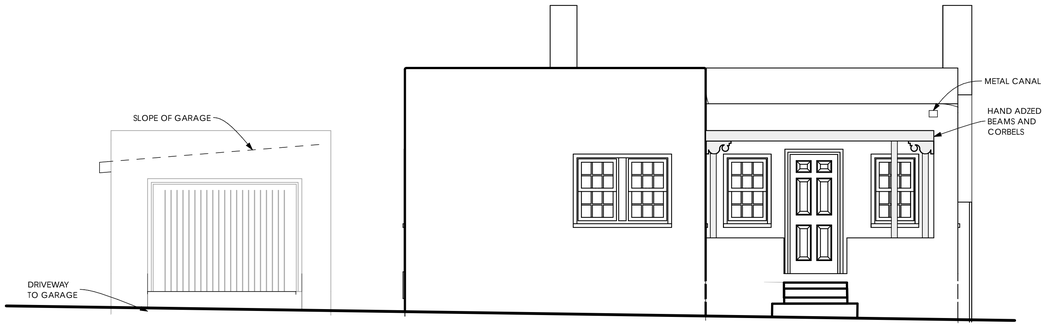
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



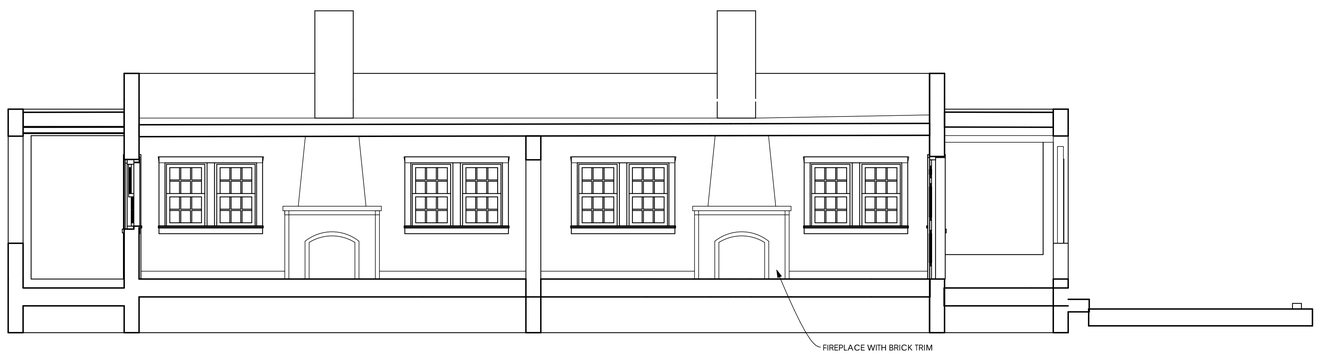
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



Site Plan

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt Architects

Main North Entry

North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

West Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

East Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects



West Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

c. **2023-007592-HDRB. 128 S. Capitol St.** – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 128 S. Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note that there is a section in the Code as it specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The fleet building is of a clear Territorial-Revival style, and the garage is a modernist utilitarian structure. At the May 9, 2023 HDRB, the Board designated these buildings as non-contributing.

Furthermore, the buildings do not contribute to a unique street section along Galisteo Street.

The buildings associated with the fleet functions of the campus do not add to historic associations or historic design qualities that are significant for the Downtown & Eastside Historic District.

At the May 9, 2023 hearing, the Historic Districts Review Board designated these buildings as contributing, with the north elevation and the west courtyard elevations being primary. The HDRB found the north elevation conveys shifted massing and fenestration, the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024 the applicant held a community meeting to discuss the proposed demolition of the subject building as well as all other building demolition requests in the subject block requested in order to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscape, including the four bungalows located to the east of the subject site. It should be noted that the building focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction.

It was made clear that the current applicant is not associated with the new building's design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff recommends approval of the proposed demolition of the fleet and garage buildings at 128 S. Capitol and finds that they do not contribute to a unique street section or streetscape and because they are listed as non-contributing to the Downtown and Eastside Historic District.

d. **2023-007593-HDRB. 130 S. Capitol St.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts and this building was determined to be contributing to the Downtown and Eastside Historic District in May of 2023. Please note that 14-5.2(M) in the Code specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The building at 130 S. Capitol Street represents the evolution of the state government campus.

Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neoclassical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

The Concha Ortiz y Pino building, which was built in 1968, blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthens the modernist approach.

The original footprint of the building remains.

The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

At the May 9, 2023, hearing of the Historic Districts Review Board (HDRB) designated this building as contributing to the Downtown and Eastside Historic District, with the north elevation and the west courtyard elevations being primary. The HDRB designated these elevations as primary because the north elevation conveys shifted massing and fenestration, and the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024, the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, as well as all other building demolition requests in the S. Capitol Street, Don Gaspar Avenue, and Galisteo Street, to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscapes, including the four bungalows located to the east of the subject site. It should be noted that the community meeting focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the Concha Ortiz y Pino Building due to its contributing status and finds the criteria in Section 14-5.2(M)(4) which addresses approval for demolition of historic and landmark structures have not been met.

e. **2023-007595-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and

Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

f. **2023-007596-HDRB. 406 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

g. **2023-007597-HDRB. 410 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the

structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

h. **2023-007598-HDRB. 414 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas

represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:
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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus.

This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

APPLICANT PRESENTATION

Jennifer Jenkins was sworn. She was there on behalf of State of New Mexico General Services Department. She said the formal design has not commenced yet. There was a community meeting that was part of the design process. She shared a presentation entitled *State of New Mexico Executive Office Building Project Demolition Request*, which included the following:

- Applicable Regulations
- Background
- Map of New Mexico Main Capital Campus
- Vicinity Map & Historic District Boundaries
- Existing Site Conditions
- Concept Site Plan for Proposed Executive Office Building
- Exterior Design Concept – North Façade
- Exterior Design Concept -- North Main Entry
- Exterior Design Concept -- East Façade
- Exterior Design Concept – West Façade
- Exterior Design Concept – North Elevation
- Exterior Design Concept – East Elevation
- Exterior Design Concept – West Elevation
- Historic Status Designations
- City Building Inspection Reports – 11/22/22 which recommended demolition of all six buildings

Ms. Jenkins said in December of 2023 there was another inspection report, but the recommendation of demolition was deleted. She noted that nothing changed with the buildings in the year between the first and second inspection reports.

Ms. Jenkins this is not a typical case, and it is recognized that there is a unique set of rules. She said the State is trying to approach this in the most fiscally responsible way with taxpayer dollars. This is not a residential neighborhood anymore it hasn't been a residential neighborhood for decades. They are respectfully requesting approval to remove the structures and replace them with a thoughtfully designed facility to serve the needs of the State of New Mexico and its constituents.

Chair Rios asked Ms. Jenkins to confirm that the applicant wanted to memorialize the bungalows, however, the conceptual design does not do that.

Ms. Jenkins said one of the initial ideas was to do something with the pavement pattern along Don Gaspar and the footprint of where those buildings were located. That is something they are continuing to explore.

Member Bienvenu commented that this project has evolved. There is a unique set of procedures that must be followed. The State has always taken the position that they are not bound by Historic Ordinance, however, in good faith collaboration with the City, the State has agreed to follow, to some extent, the Historic Ordinance of Santa Fe. This project is presented to the Board as a State government complex.

He said the bungalows do have importance; however, he doesn't equate historic importance with contributing status. At this time the casitas have been orphaned in this location because they don't seem to have much to do with the State capital complex. The Concha Ortiz y Pino building is a little more difficult. It's ironic that the Board never would have allowed that building to have been built if it would have had a say. The State did that in the face of the Ordinance which specifically prohibited that design. It would be ironic if now, the Board would prohibit the State from replacing it with a design that conforms to the Ordinance. It would be expensive to renovate the buildings. The conceptual design meets general standards. Generally, something of that monumentality is appropriate. The ideal solution would be a contingent approval of demolition.

Member Guida said there's been a great deal of back and forth. What's not unique is when this Board considers a demolition request. He commended the State for presenting preliminary information. He added that this looks better than what's there. The issue of block front is going to be a key issue.

Member Biedscheid said she can see both sides of this. The former four homes are what's left of what was, there's a tendency of wanting to preserve those. What stands out is that these buildings have been poorly maintained.

PUBLIC HEARING

Those public speakers desiring to speak were sworn in.

Frank Katz, 1300 Canyon, previously sworn said the issue is whether the demolitions can be decided before there is a design plan. The whole process that is going on is before the design phase. There needs to be discussion about the design and cooperative process. He suggested that the Board deny the demolitions and work out what should be done. The State should come forward with a final design before the request for demolitions.

Herbert Lotz, 353 East Alameda, previously sworn, said he agreed with Mr. Katz and agrees that the design should be shown before demolition is approved.

Nicoleta Monroe, 701 Dunlap, previously sworn, said the buildings represent a timeline of architecture. The casitas and Concha Ortiz y Pino building represent a point in time. In proposing to demolish them you take away a valuable characteristic. The statement that they need space needs to be written in a report. If the State wants to rebuild, why don't they rebuild at the College of Santa Fe?

Mark Bertram, 906 Trail Cross Court, previously sworn, said this is egregious. This has been on drawing board for 10 to 12 years. Earlier iterations were a modest 56,000 square feet, now it's almost four times that. He's been involved in several projects in front of this Board. The development of those projects would have been much easier, faster and more profitable if the historic regulations had been ignored. The whole purpose of this district is to preserve our historic fabric even though it does create a burden on developers. In this case, the State is the developer, and the taxpayers are going to pay nearly $1,000 a square foot for this building. He said the size of it is out of scale with the existing streetscape and surrounding neighborhoods. They should be required to follow the same rules as the private sector.

Tom Sprigg, 444 Galisteo, previously sworn, pointed out what happened 12 years ago. He was the president of the Old Santa Fe Association ("OSFA"). In 2012 OSFA said they were not opposed to an executive office building on that site. The State had proposed a 60,000 square foot building. The Board's part is simple, reiterate that these are historic and move the process forward in a collaborative way.

Adam Johnson, 141 Arroyo Hondo Trail, previously sworn, said he is the Executive Director of OSFA. He's against, putting cart before the horse. He agrees with staff's recommendation for denial of demolitions requests.

Randall Bell, 2991 Viaja Pavo Real, previously sworn, said he is the President of OFSA. He said it is important to reiterate that there is a collaborative process. The City and development parties are working together. The collaboration in statute involves other parties. There was an informational hearing in January with many public comments. He asked to see the underlying evidence that they are using to try to justify this. This is

premature, there is a process for collaborative meetings on this to try to develop an actual real proposed design. The applicant has failed to follow that procedure, so he asked the Board to please deny the uh application.

Elisa Bertram, 820 Don Cubero, previously sworn, asked the Board to deny these requests. She said this block of Don Cubero is extremely important to the fabric of that neighborhood and not to mention the proposed building is far larger than anything around except for the State capital. This building will drive 700 to 1,000 new people into that neighborhood a day. She didn't think that they're considering Wood Gormely Elementary School just up the street with young children walking home from school every day. She didn't think they're considering a lot of these living and breathing neighborhoods that surround it. Unfortunately, people who live in the neighborhoods have kids and jobs and are unable to come to these meetings to speak out in opposition. There are a lot of young people in the neighborhood and they against this proposed project.

Francesca Bonci, 1030 W. Houghton, previously sworn, said she came here from Long Island, New York. When she saw the picture of the building, she thought she was back in Long Island. She asked if the State really needs 56,000 square feet to house government employees. What's going to happen to those empty buildings that will be vacated. She understands developers ask for the moon, this is the moon.

Raymond Herrera, 379 Hillside, was sworn. In his 79 years of living in Santa Fe he has seen the expansion of the capital from the PERA building to where it is now. A major part of historic part of Santa Fe was lost. It needs to be figured out at some point how not allow the State to do these things. When the PERA building was built his great grandfather's grave was disturbed. He asked, how many buildings are empty around town and if this building really needed.

John Eddy, previously sworn, said he appreciated everything that's been said. The elephant in the room is that state has been practicing demolition by neglect. These homes were owned by Santa Fe people. These four buildings are history, they are speaking to the capital. He urged the Board to deny most of the requests. They need to get to the negotiating table so that there can be a creative design that maintains these historic homes because they're the last part of the fabric of history on that block.

Stefanie Beninato, previously sworn, said she agreed with many of the speakers. There are ways to incorporate those bungalows into the larger complex. She loves the Concha Ortiz y Pino building. Giving the state conditional approval is rewarding them. They should be incorporated into a design.

BOARD DISCUSSION/ACTION

Chair Rios said in reflecting everyone's feelings, she feels the buildings should not be demolished because all the buildings that are preserved tell a story they are a reflection of time and place. They were there before the capital buildings were there. Those buildings could be incorporated into the capital complex. If the buildings were not preserved, they would not be here. She gave the example of the Cathedral and the Palace of the Governors. These buildings should be honored and stand on their own merits. The buildings are part of Santa Fe's legacy.

Member Aguilar Medrano thanked all the members of the public for coming out this evening. The feedback is helpful. She wouldn't feel comfortable approving demolition of the buildings. She said she would assume and hope that the State has gone through an analysis of their office spaces in Santa Fe. Unfortunately, there was none of that in the packet. She wouldn't be comfortable approving the demolition of some of our contributing buildings without seeing some of that analysis done. She also hoped that rather than this thorough study of what the street facades of this building would look like, it would have been more helpful to do a massing study. If the bungalows were approved to be demolished there's an opportunity missed, the block isn't responding to this at all.

Member Guida said preservation in Santa Fe is most specifically pointed to the historic districts. All buildings are a recognition of a place in time. There could be an argument that preservation instinct pushes back. Santa Fe is a living city and a growing city. Community functionality must be developed. Any argument for preserving these very marginal examples of historic buildings must be balanced against the functional argument for making them into office space and against the economic development and against the relative important contribution to the downtown and eastside historic district. The second point is about process, he doesn't feel like the State is circumventing the process. The applicant has shown good faith.

Member Bienvenu appreciated all the comments. The general policy issue is whether the State needs the building. He would assume the State is acting in good faith. The general feeling is not to demolish the buildings, he said he respected that opinion. That's why he proposed that demolition be considered first. Another general concern is the desire to have a collaborative process. A blanket denial would take the City out of the process.

Member Biedscheid said this state capital outlay project is different from others that the Board has heard in the past because it involves demolition. She agrees with most of the comments about process. However, as an at-large member of the Board her role is to amplify the concerns of the public and the stakeholder groups in the preservation community. She's heard that if the Board approves the demolition, the general feeling is that the Board would preclude the opportunity to provide input in a collaborative process with input from preservation minded community members. She didn't want the public to feel like they had missed that opportunity because of the Board's vote. If the Board denies

demolition, that can be appealed and then the Governing Body will be able to approve the demolition.

MOTION: In Case 2023-007592-HDRB, 128 S. Capitol St., Member Aguilar Medrano moved to approve the application as submitted which aligns with staff's recommendation which approves the demolition of the non-contributing building. The motion was seconded by Member Biedscheid

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

MOTION: In Case 2023-007593-HDRB, 130 S. Capitol St., Member Guida moved that the Board approve demolition noting that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. Member Bienvenu seconded the motion with a friendly amendment that approval is contingent upon the City and the State reaching agreement through the collaborative process set forth in 14-5.2(M) and Section 3-22-6 for design of a replacement building.

Member Guida accepted as friendly.

VOTE: The motion passed by (3-2) roll call vote with Members Guida, Mather, and Bienvenu voting in favor and Members Aguilar Medrano and Biedscheid voting against.

MOTION: In Case 2023-007595-HDRB, 402 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition, consistent with staff's recommendation that the approval criteria for demolition have not been met. The motion was seconded by Member Aguilar Medrano

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Guida moved that demolition request be approved, finding that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration

of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. He added that the demolition requests be contingent upon an approved design for the replacement building. Member Bienvenu seconded the motion with a friendly amendment that the demolition is contingent upon the State and the City reaching agreement on a final design of a replacement building pursuant to the State statute and the City ordinance.

Member Guida accepted the friendly amendment.

VOTE: The motion failed by (2-3) roll call vote with Members Bienvenu and Guida voting in favor and Members Aguilar Medrano, Biedscheid and Mather voting against.

Chair Rios entertained a new motion.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition consistent with staff's recommendation and determination that the criteria have not been met for demolition. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007597-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007598-HDRB, 414 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=fF7ZEywAor0 (1:23:13 – 3:41:37)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

None

11. NEXT MEETING: Tuesday, April 9, 2024

12. ADJOURN

MOTION: Member Guida moved, seconded by Member Biedscheid to adjourn the meeting at 9:18 p.m.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

_____
Cecilia Rios, Chair

Exhibit 1 -- 3/26/24 Historic Districts Review Board



FRONT PERSPECTIVE 126 & 128 CAMINO SANTIAGO



REAR PERSPECTIVE 126 & 128 CAMINO SANTIAGO

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53750 **Address of Property**: 402 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 **Address of Property**:402 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 **Address of Property:** 402 DON GASPAR AVENUE	**NMCRIS #** 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE **Are associated properties eligible for listing**? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



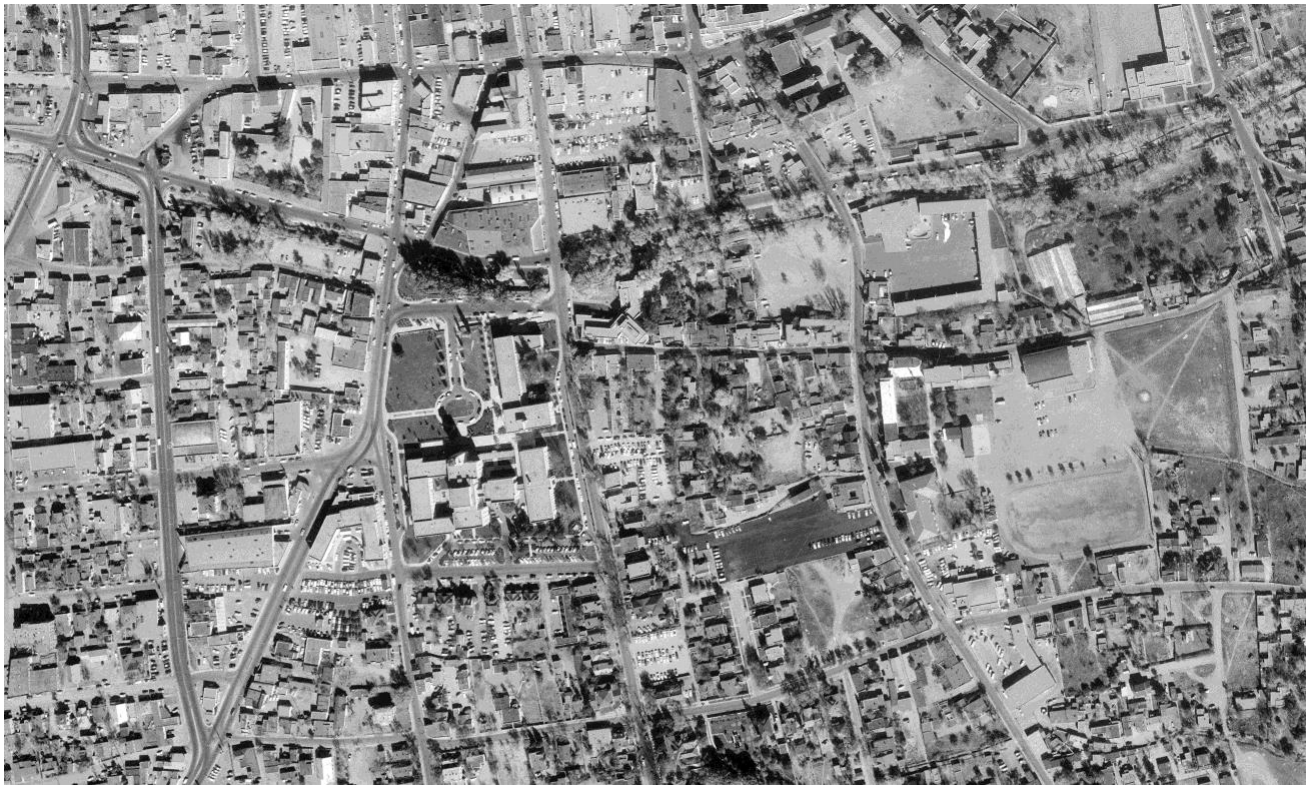
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



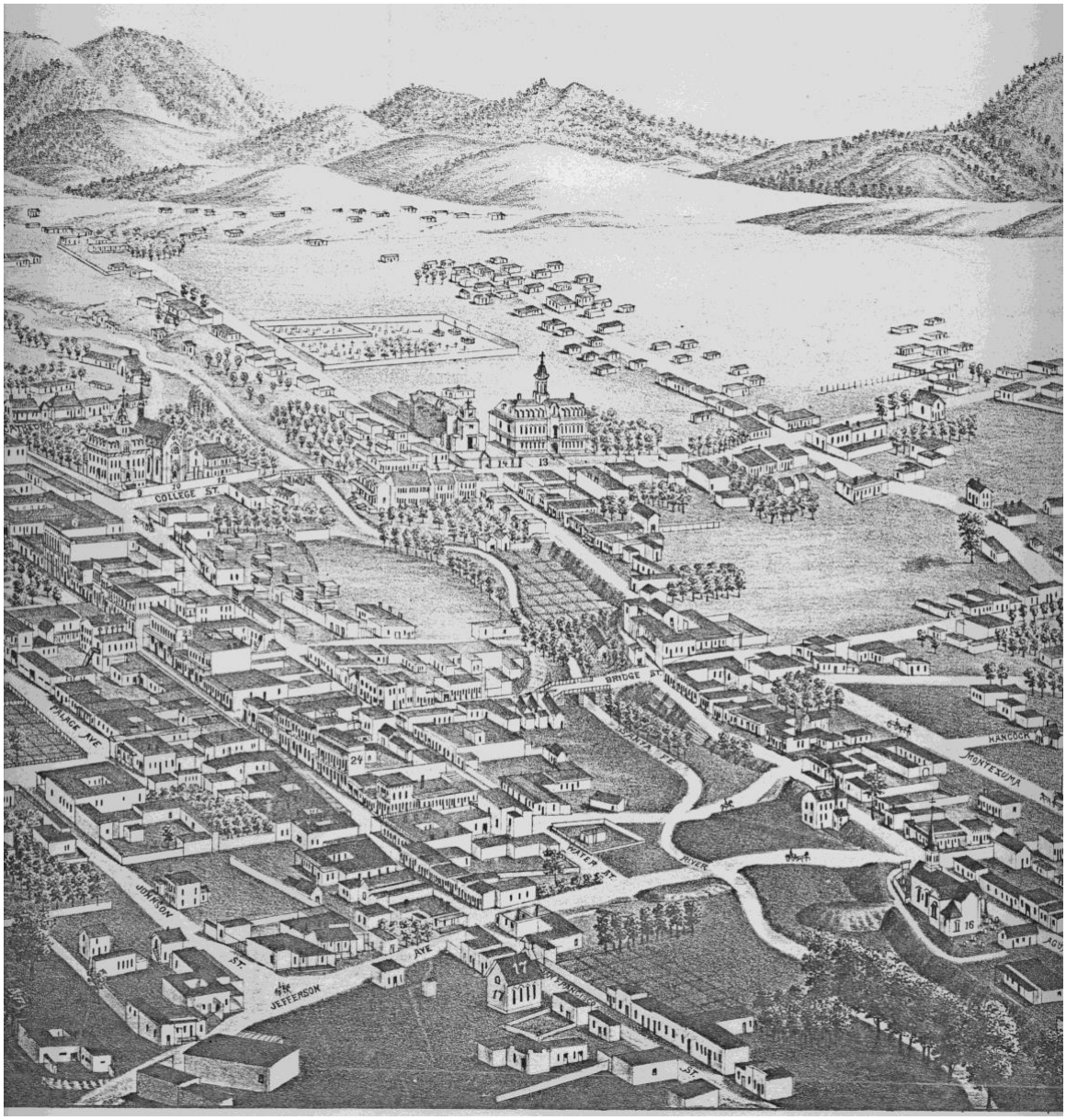
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



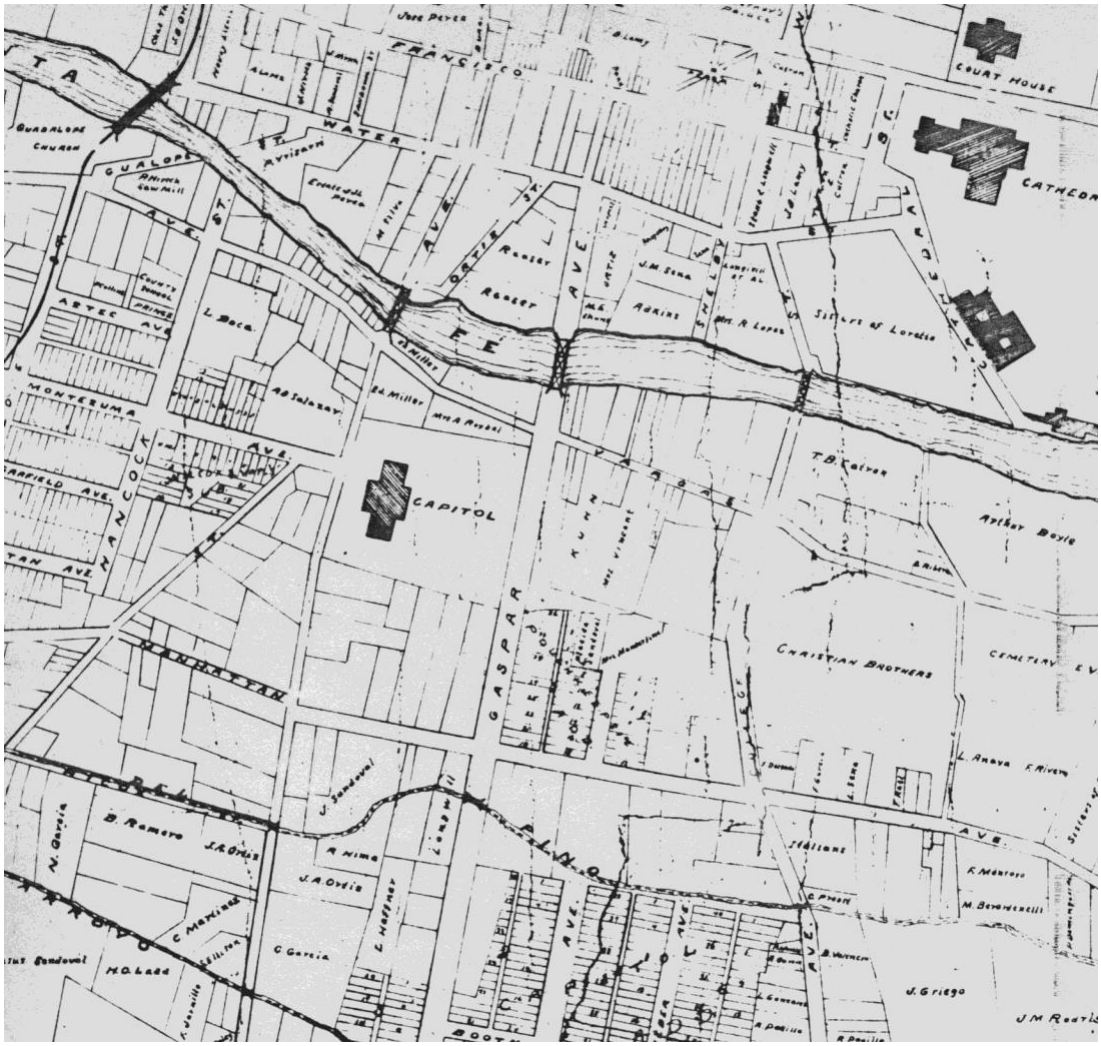
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



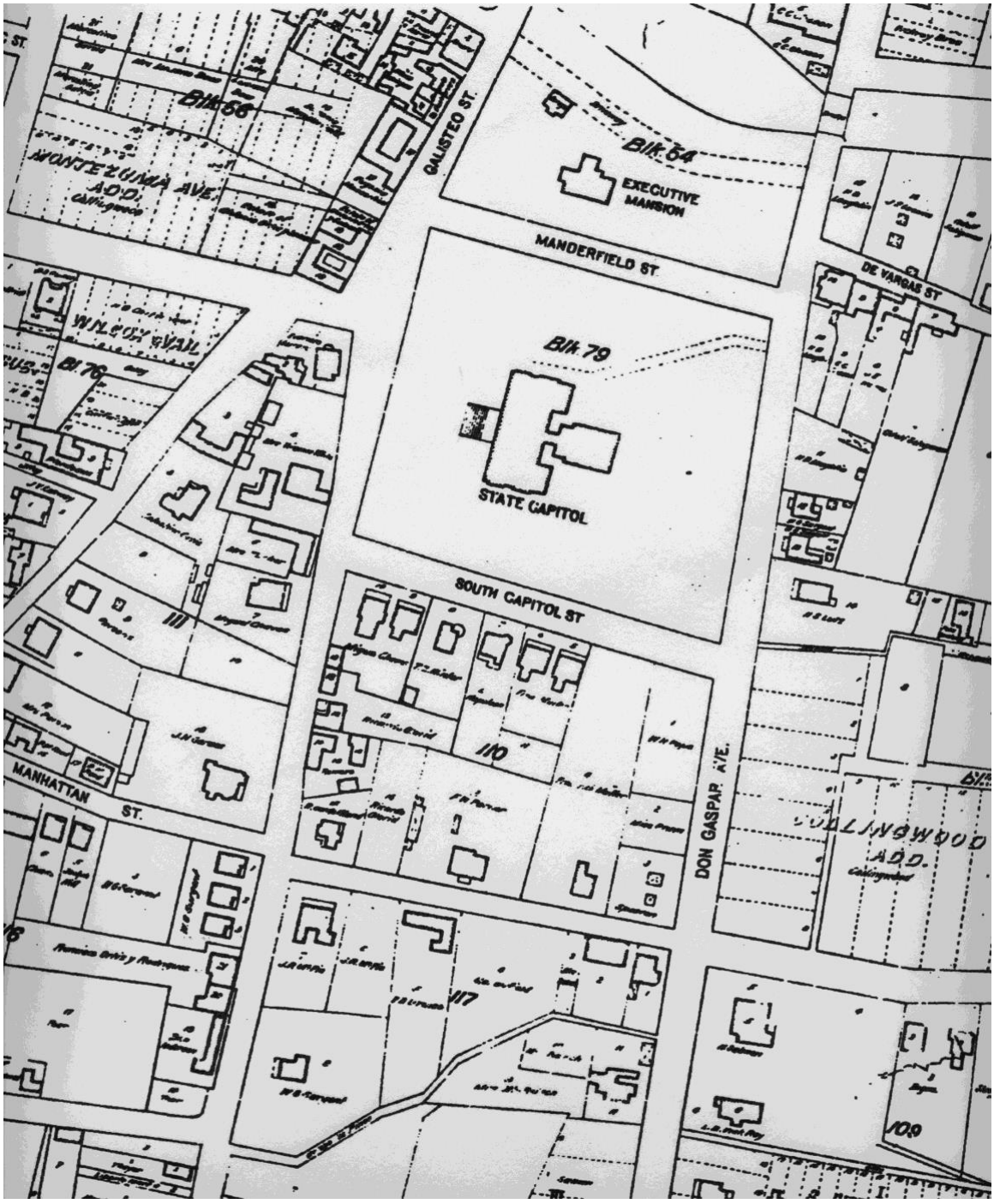
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



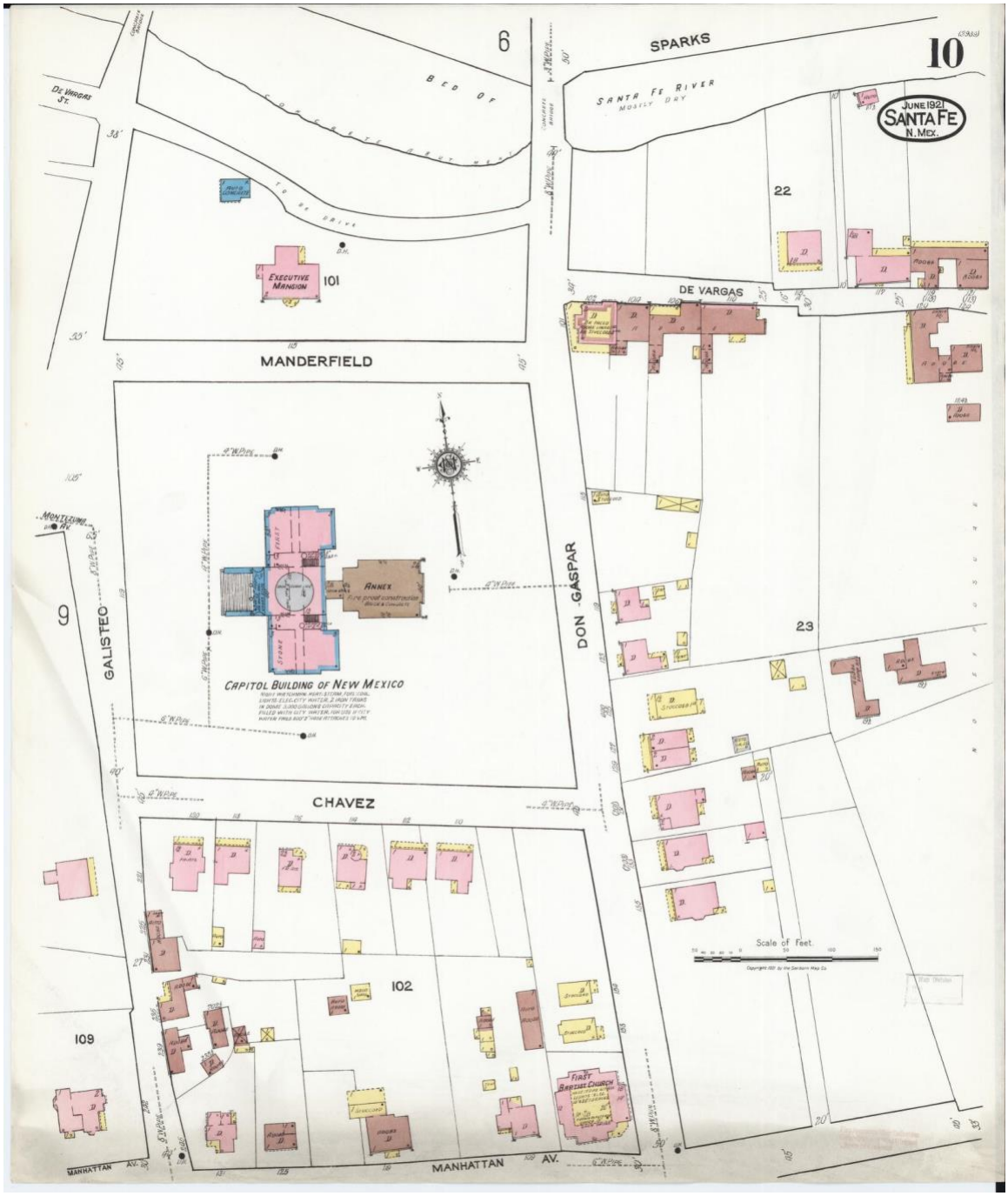
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



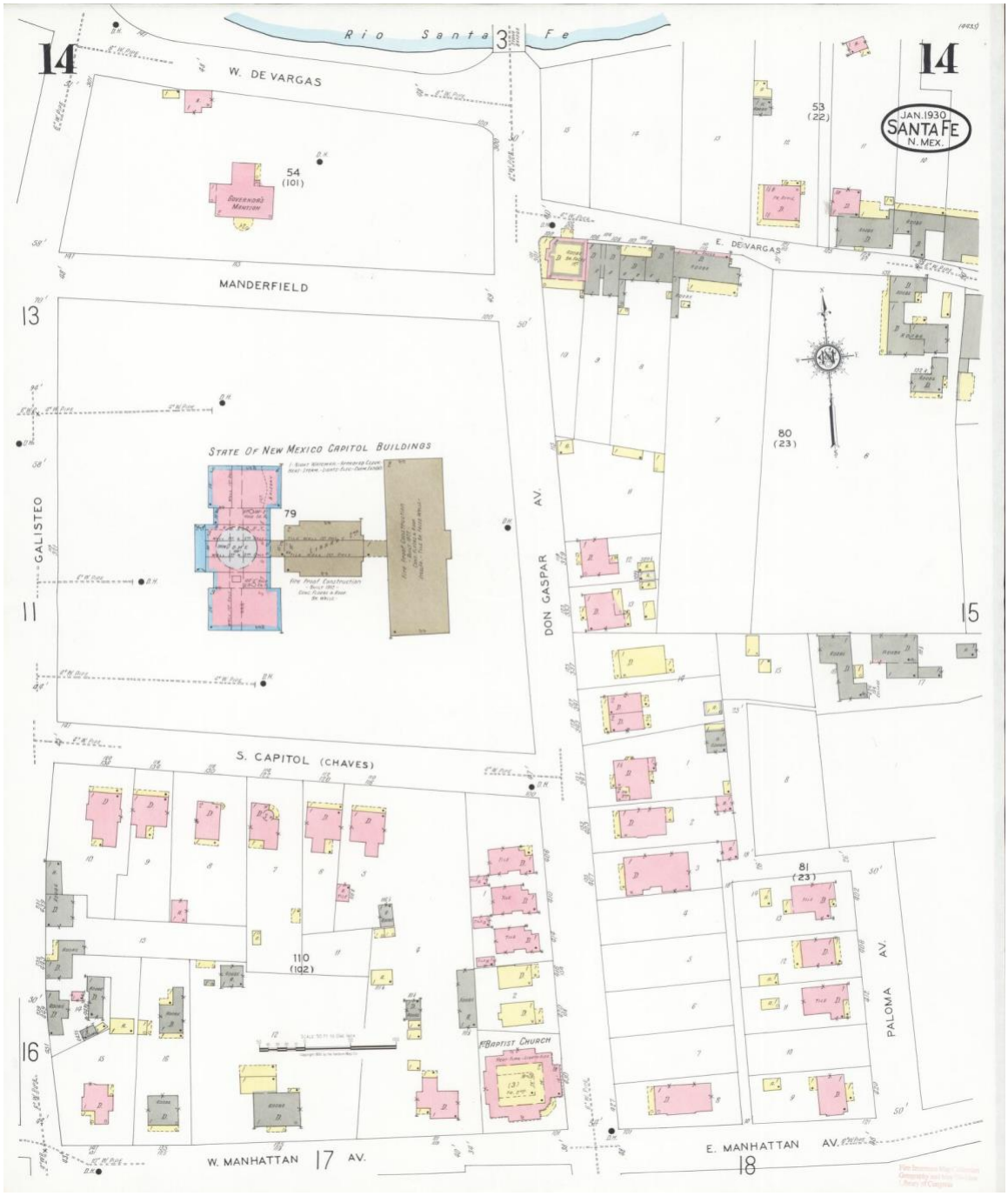
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

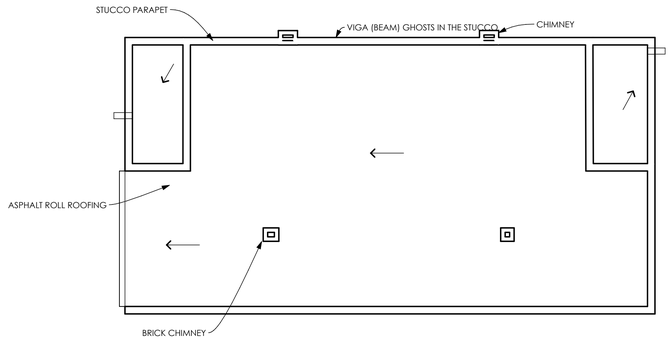


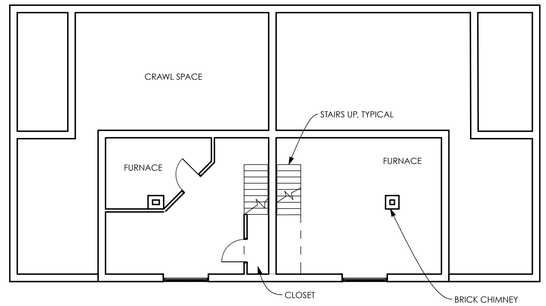
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



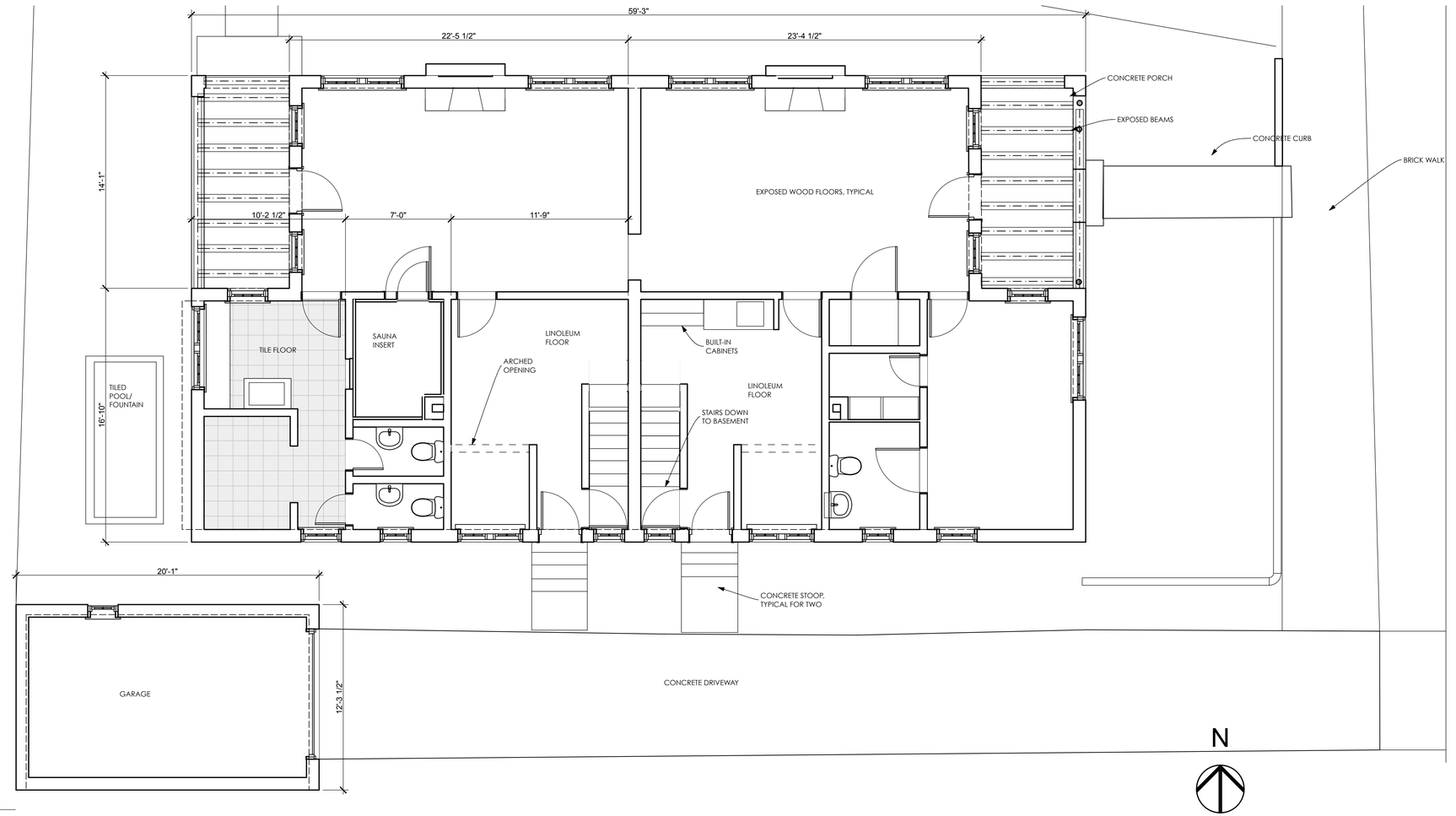
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

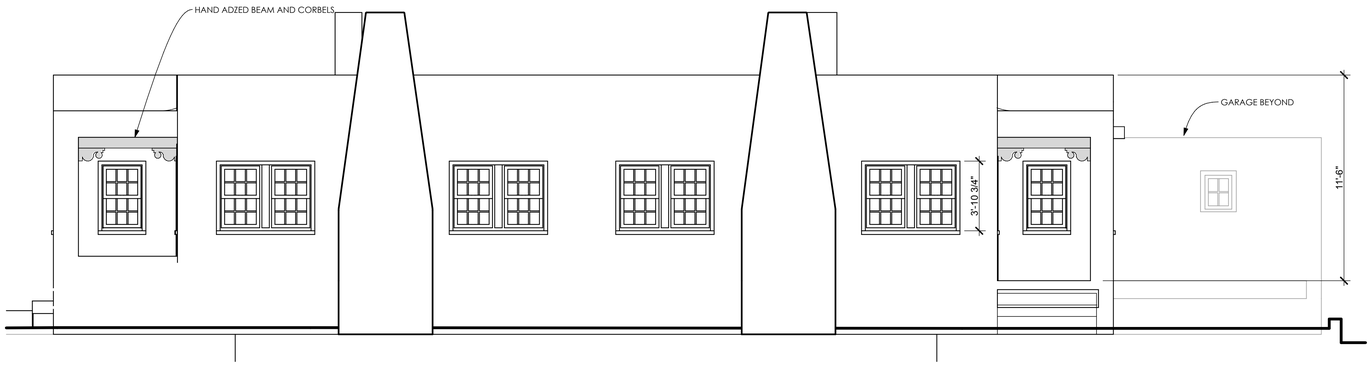
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1 FLOOR PLANS

Plotted On: 7/9/12

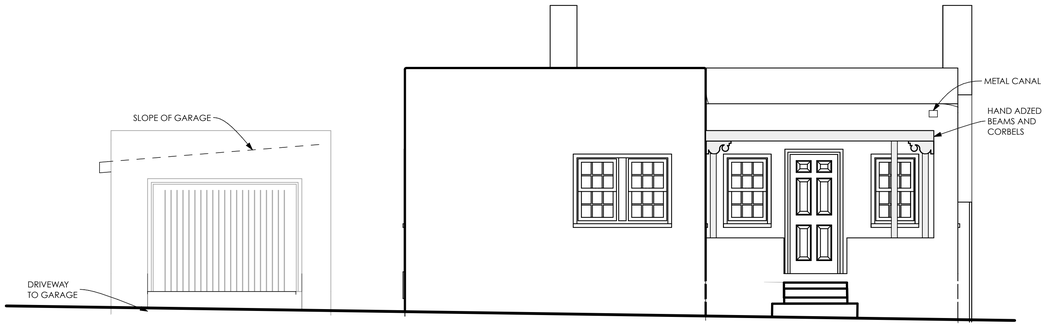
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



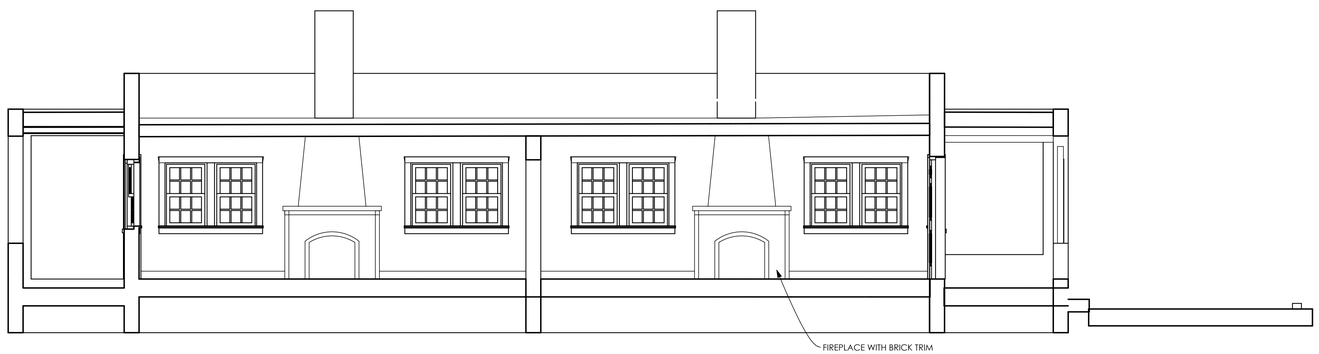
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 **Address of Property**: 406 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI #	NMCRIS # 152221
Address of Property: 406 DON GASPAR AVENUE	

G. Doorways

☐N/A	**Number of Doorways**: 2					
Type:	☒One-leaf	☐Two-leaf				
Style:	☒Panel	☐Diagonal Plank	☐Dutch	☐Plain	☐Vertical Plank	☐French
☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4						
☐Sidelights - number and configuration		☐Transom				
Material:	☐Aluminum	☒Wood	☐Steel	☐Metal	☐Fiberglass	☐Vinyl
☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



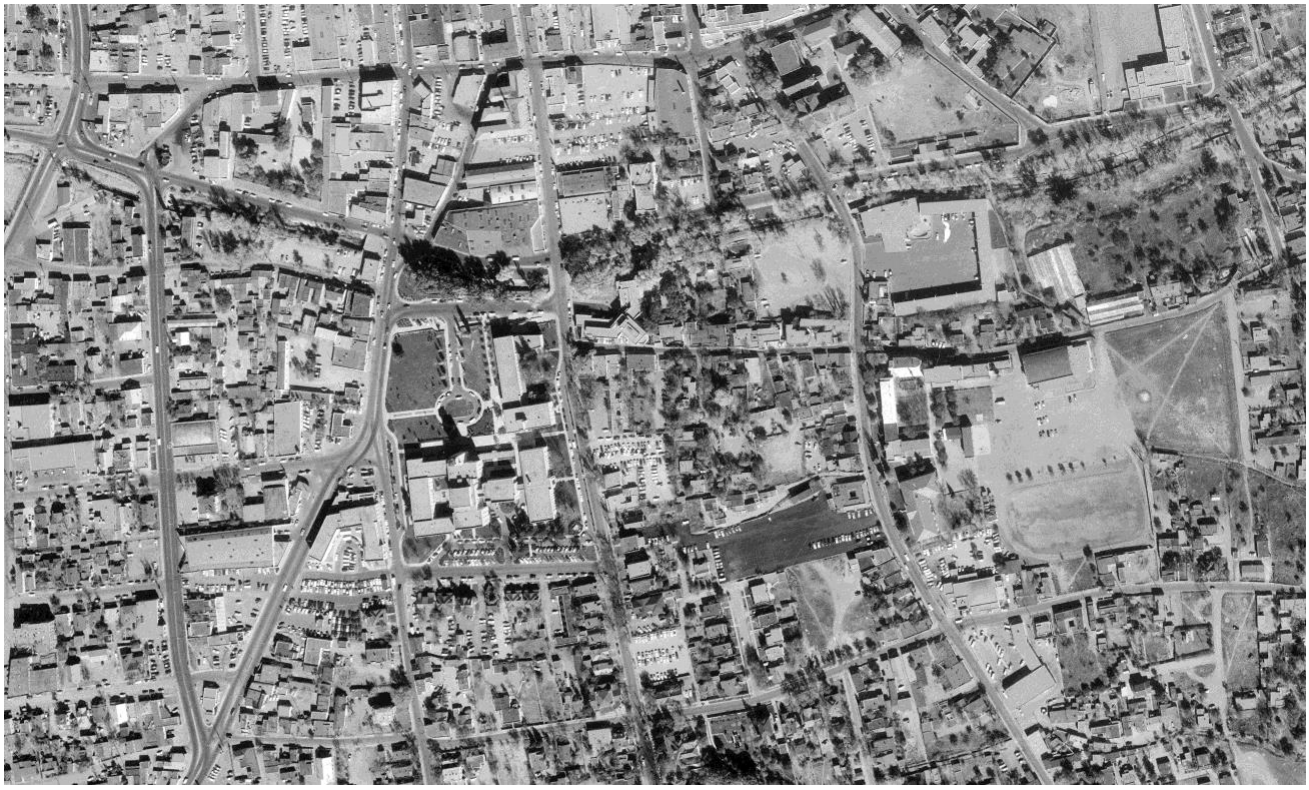
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



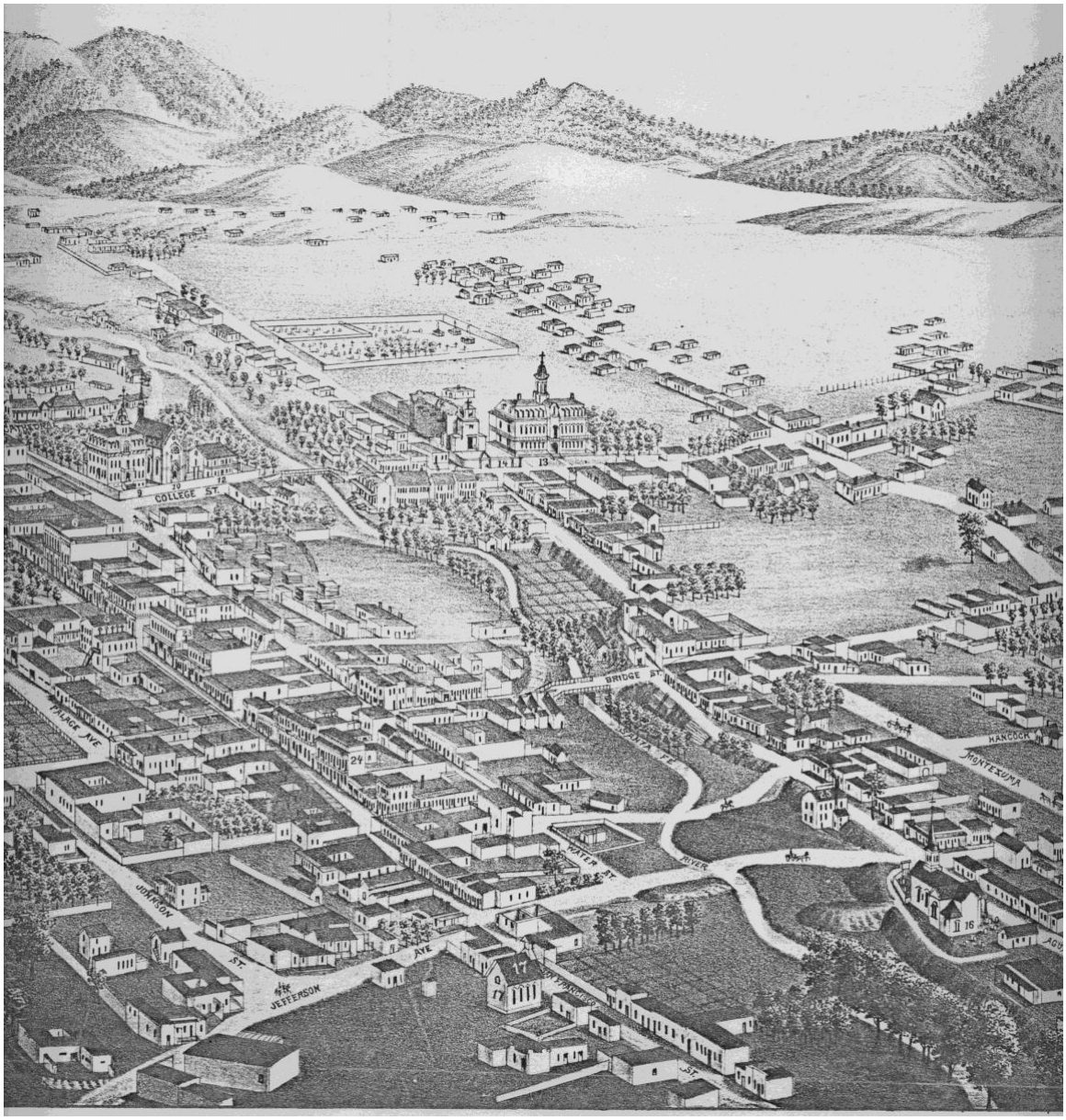
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



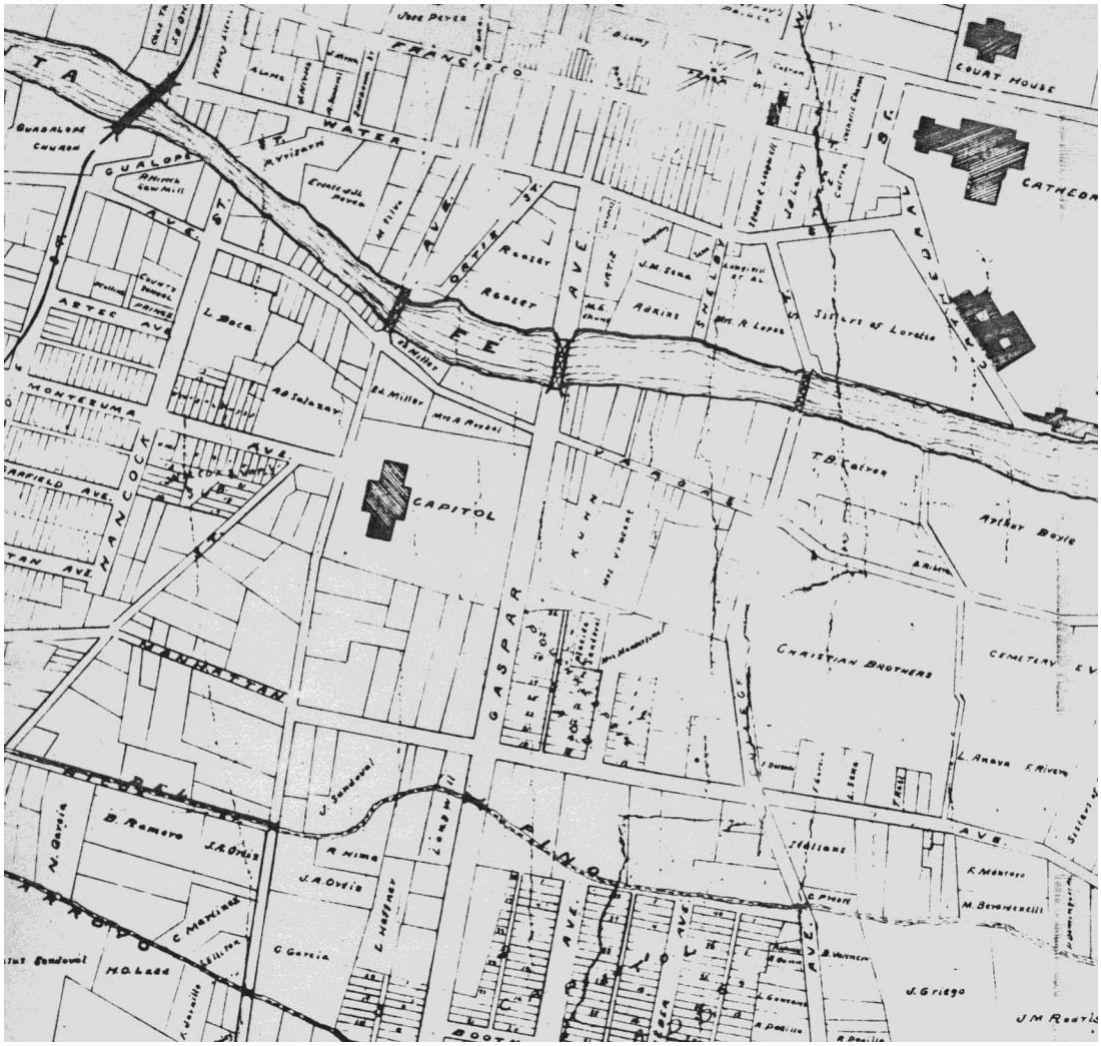
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

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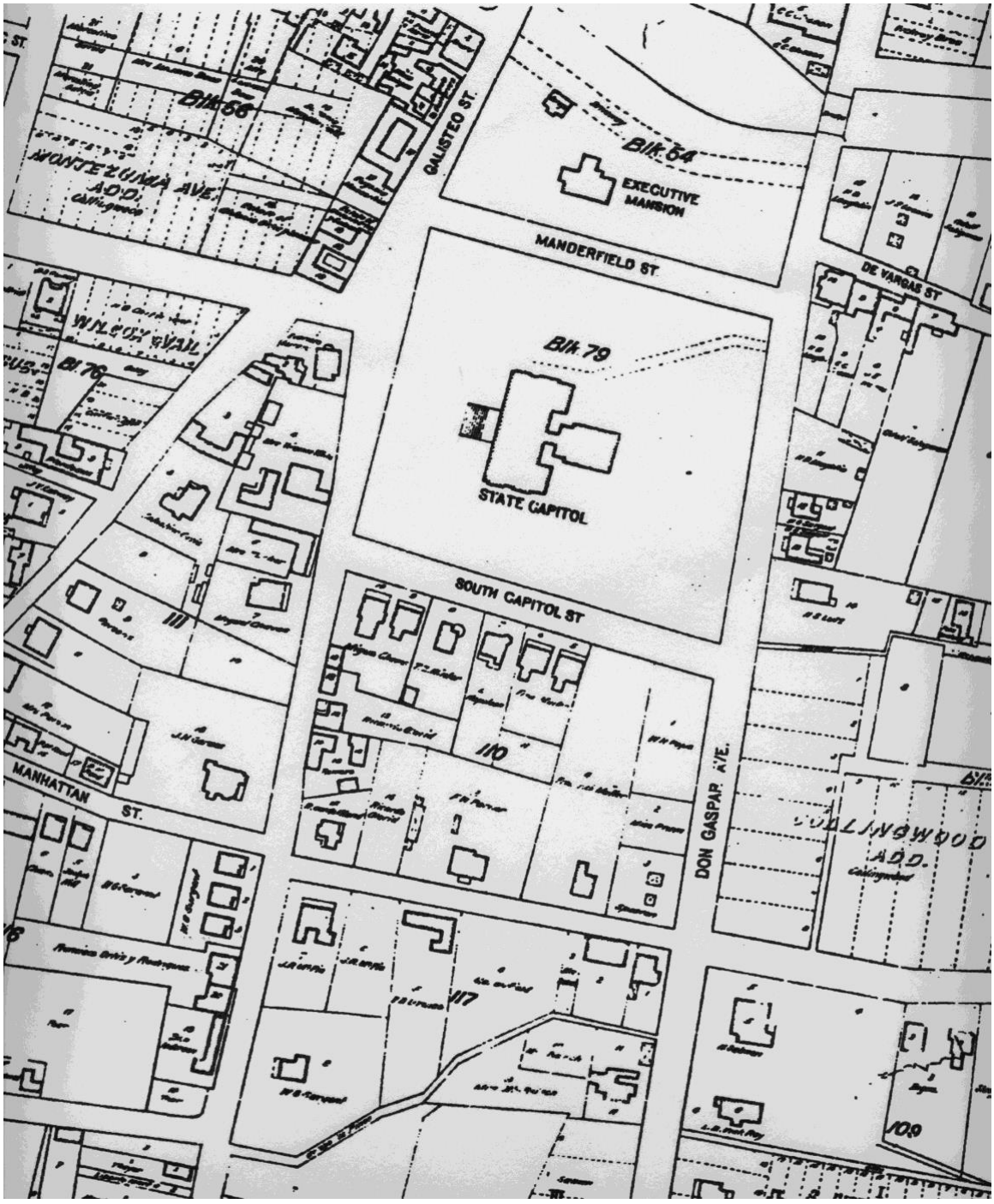

1912 KINGS MAP

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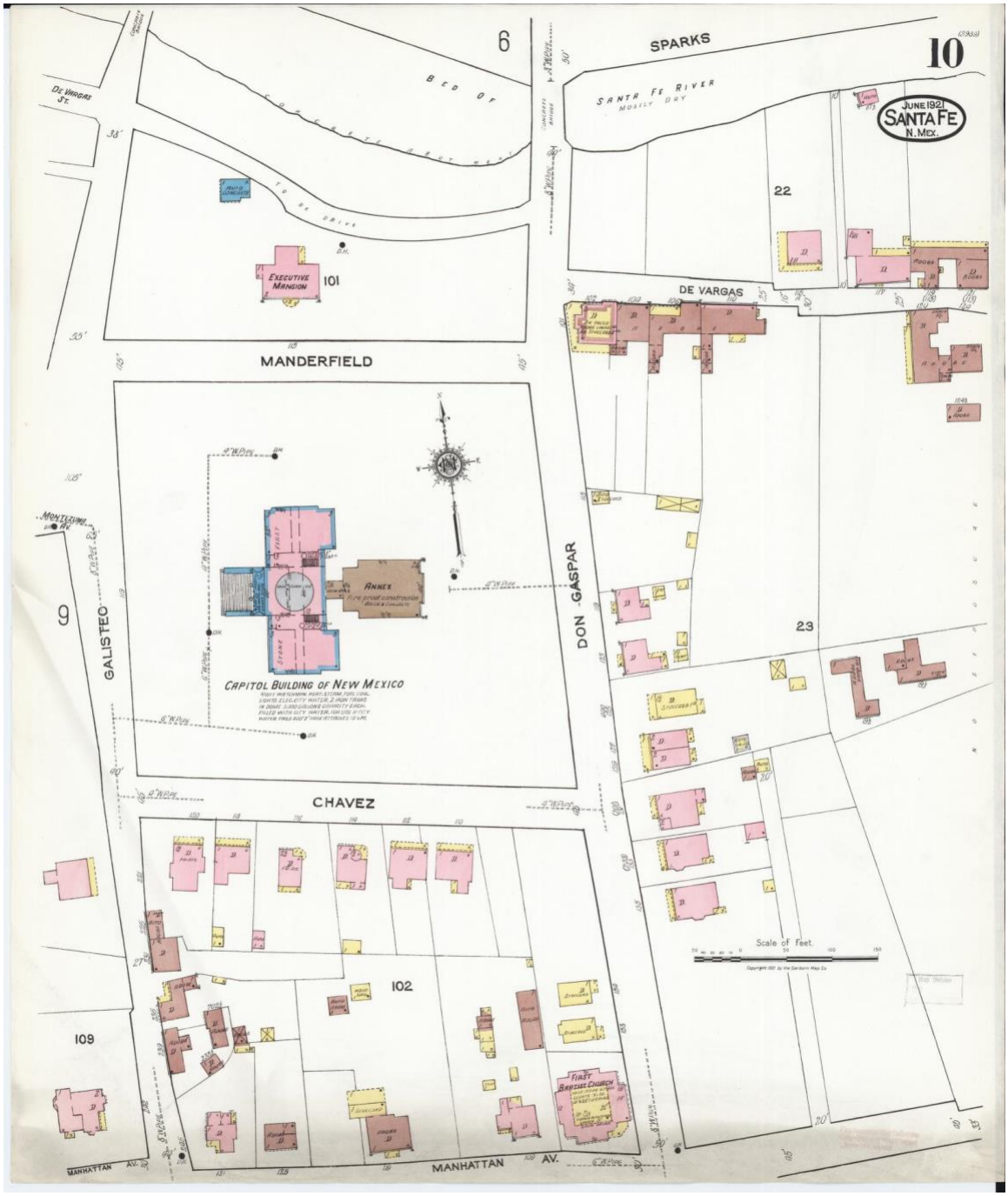

Sanborn Map, 1921

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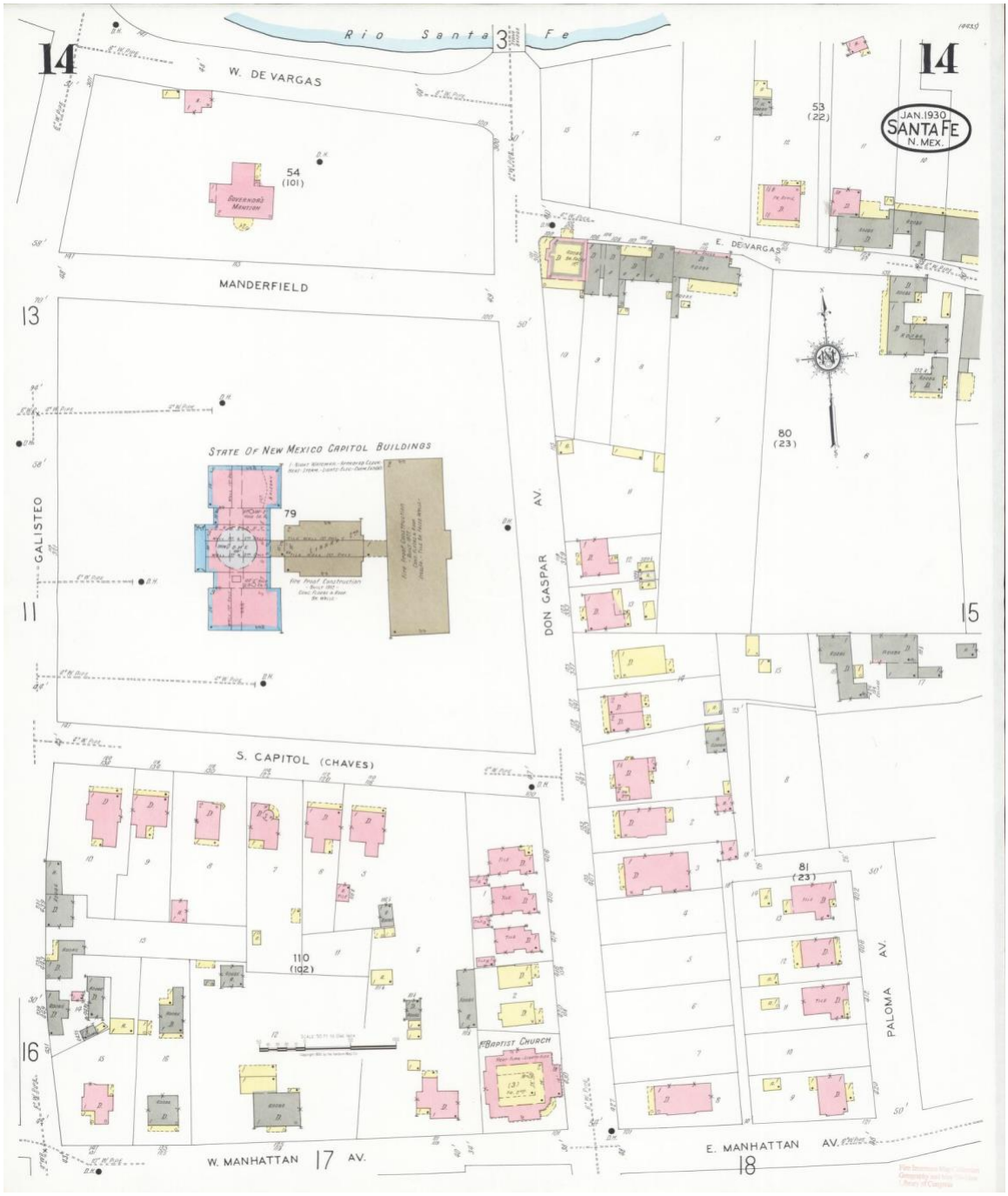
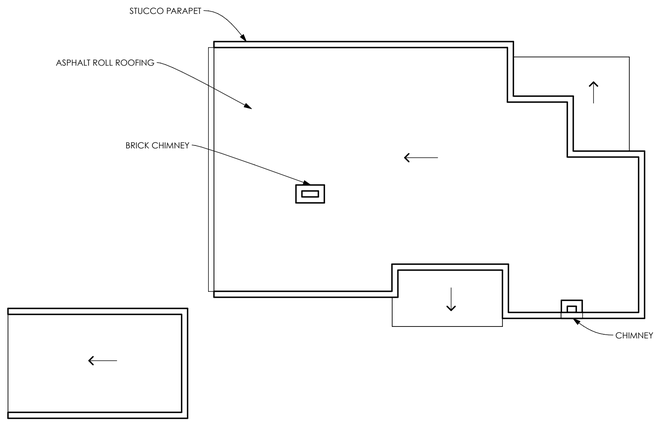
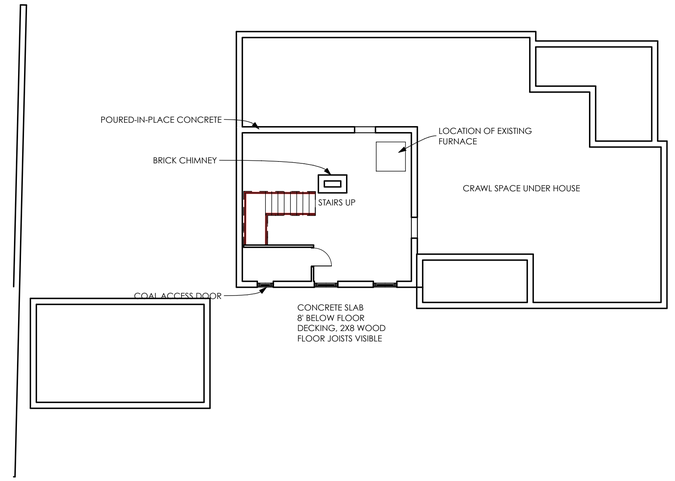


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



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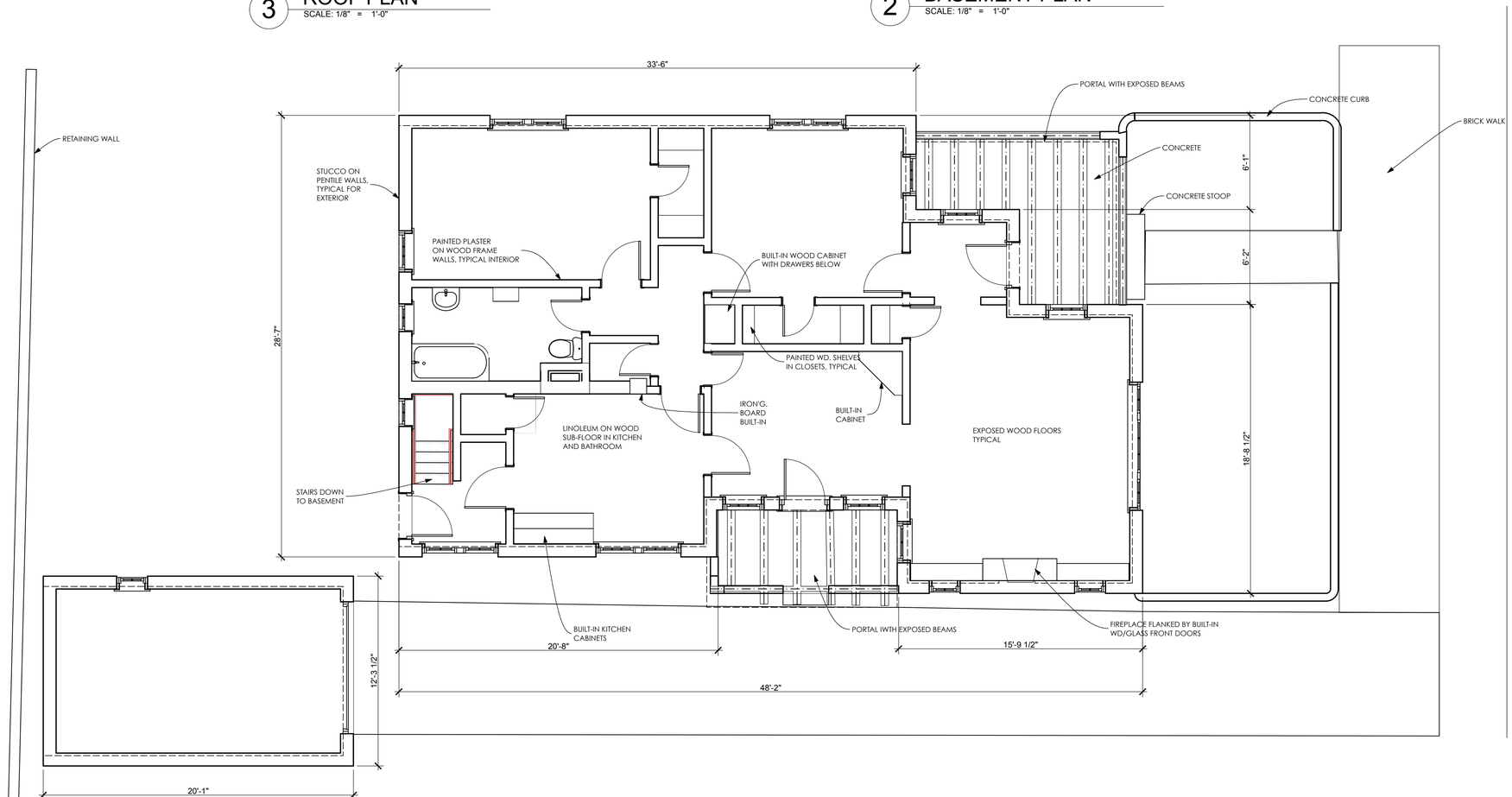

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

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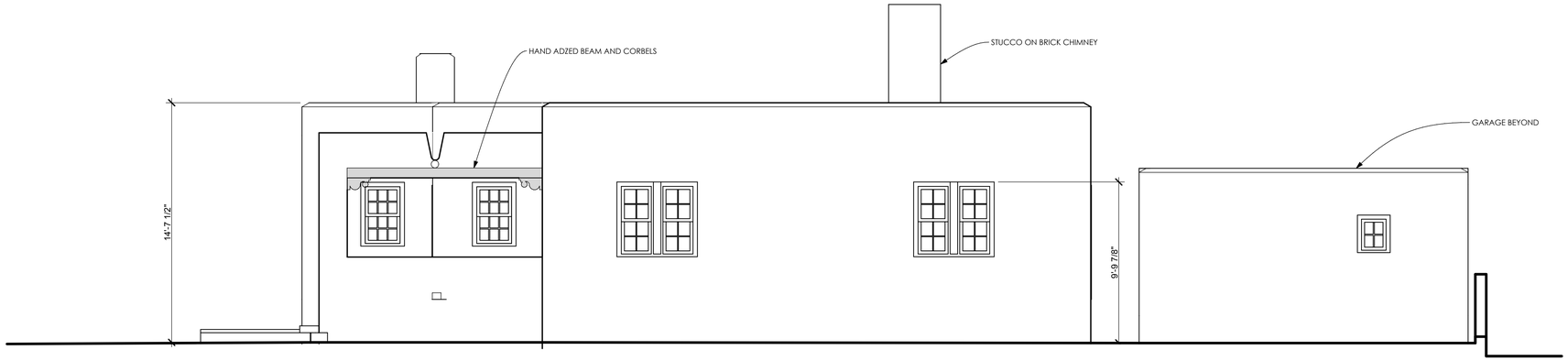
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



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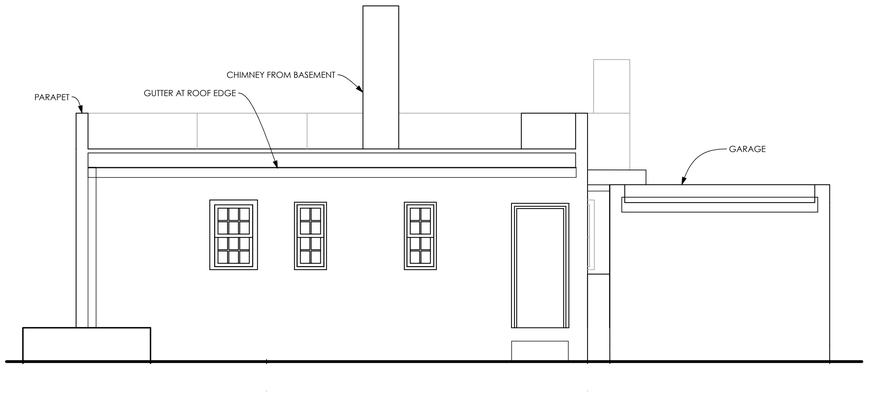

4 WEST ELEVATION
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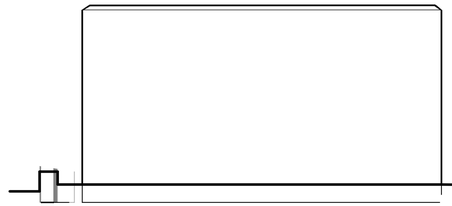
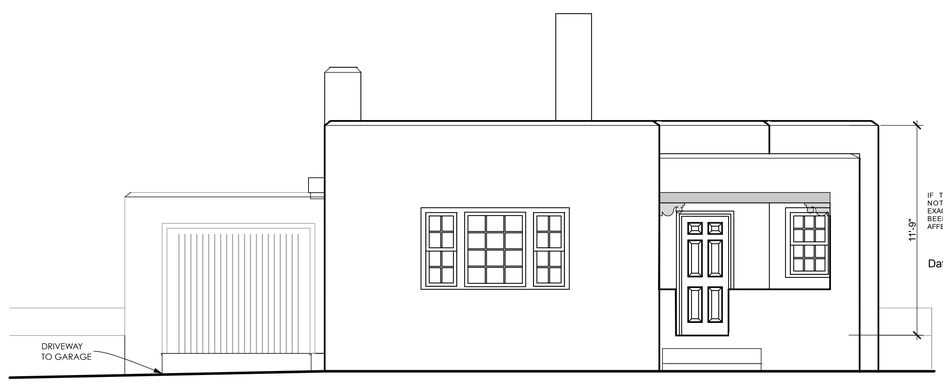


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

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SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☐ Yes ☒ No
Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:
National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53814 Address of Property:410 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3						
Type: ☒One-leaf ☐Two-leaf						
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom						
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE
Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



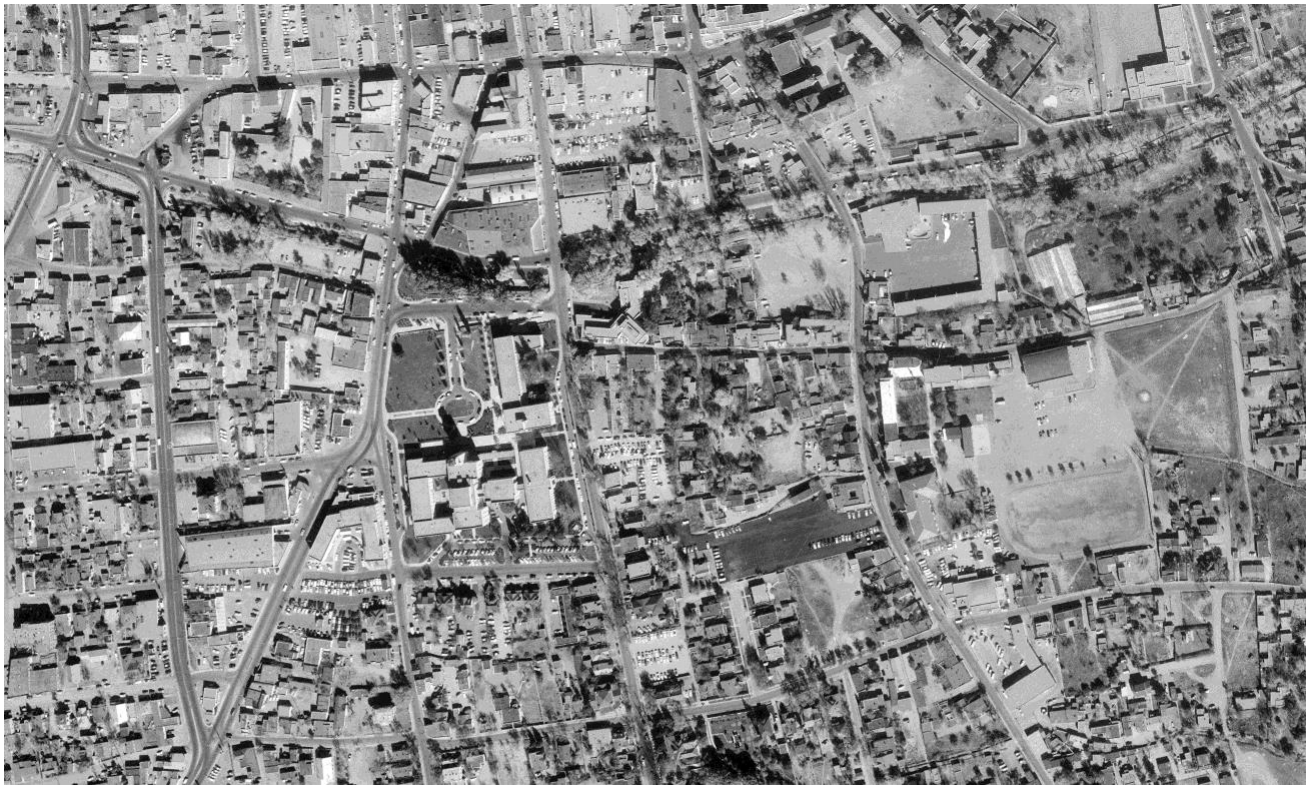
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



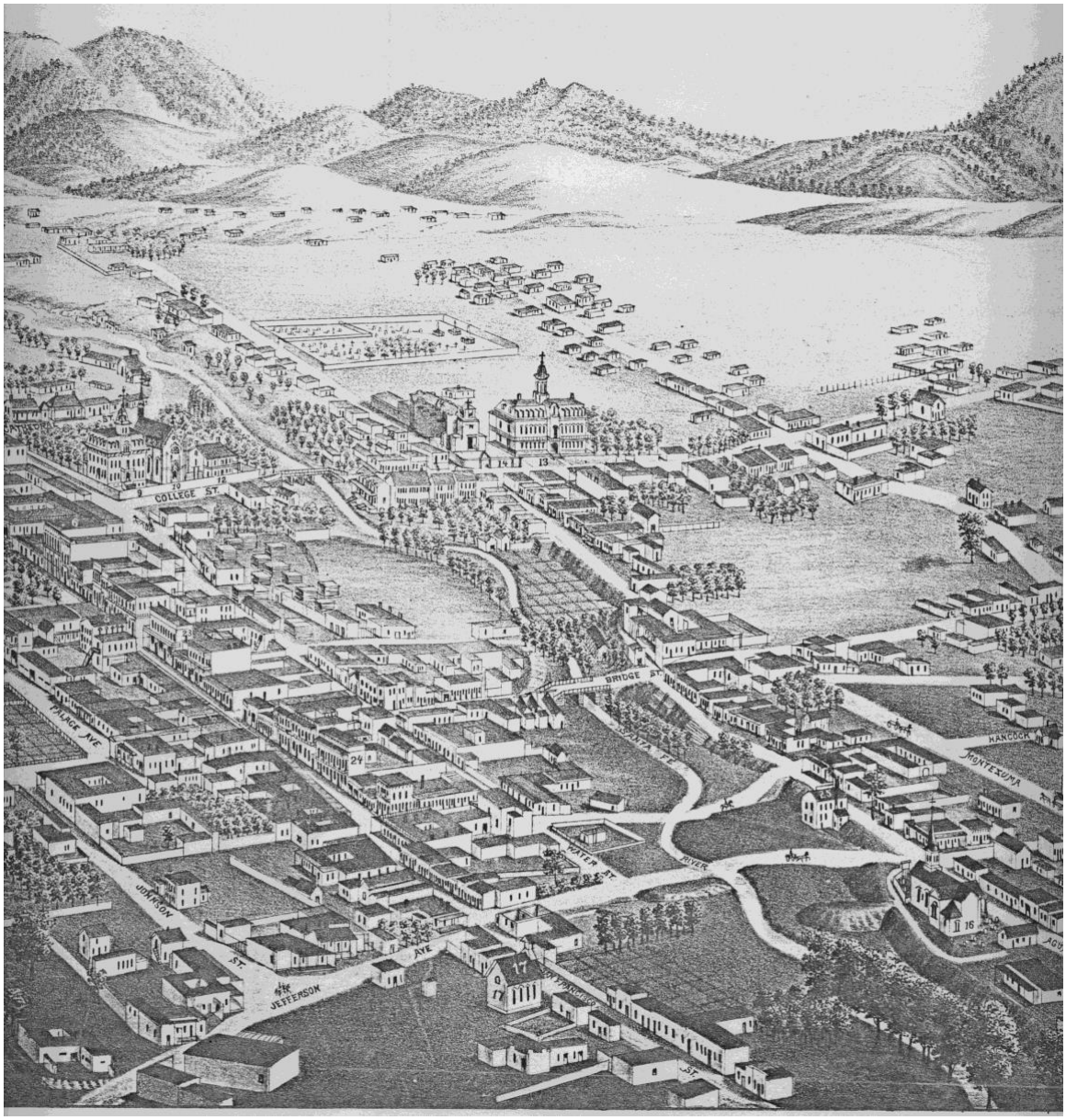
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



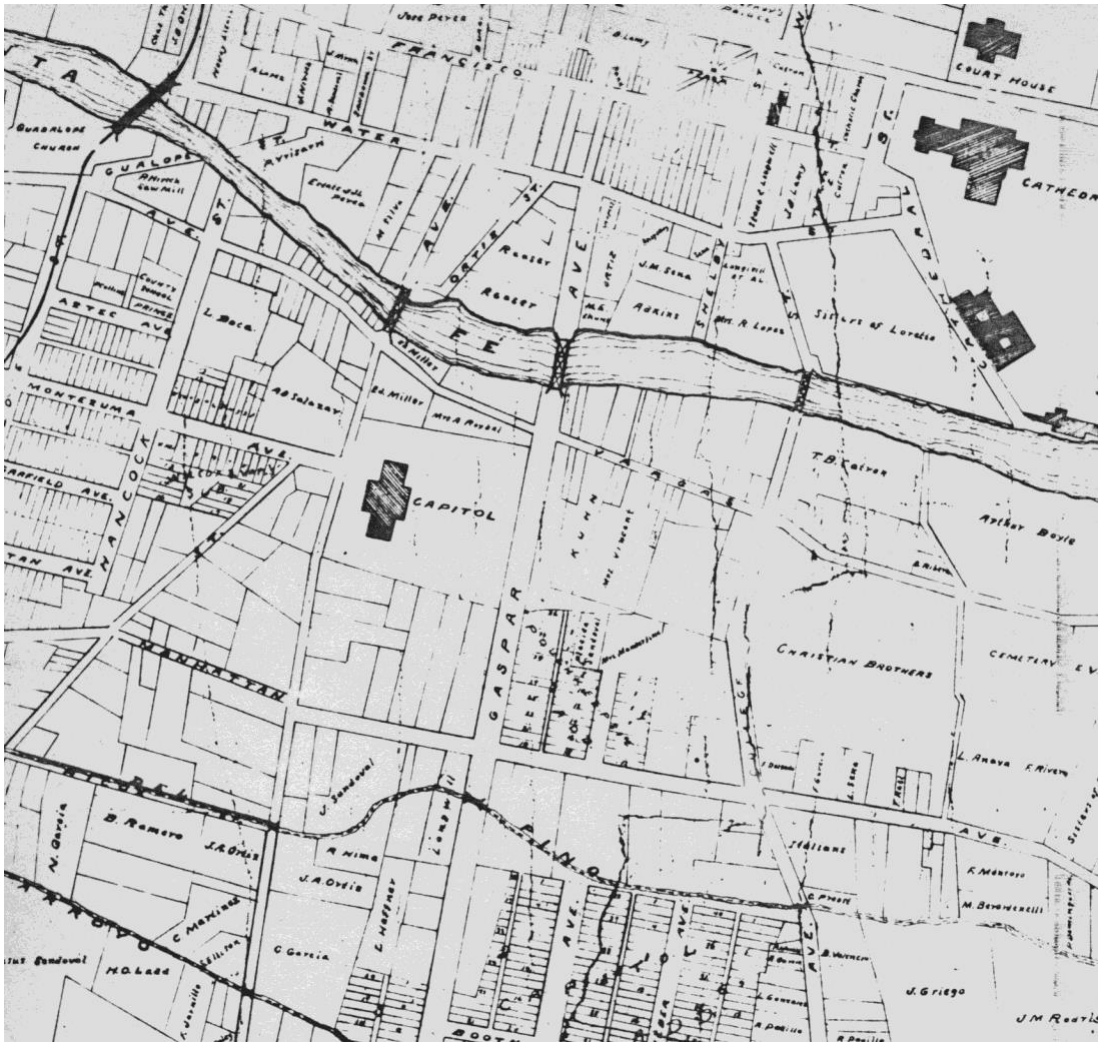
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



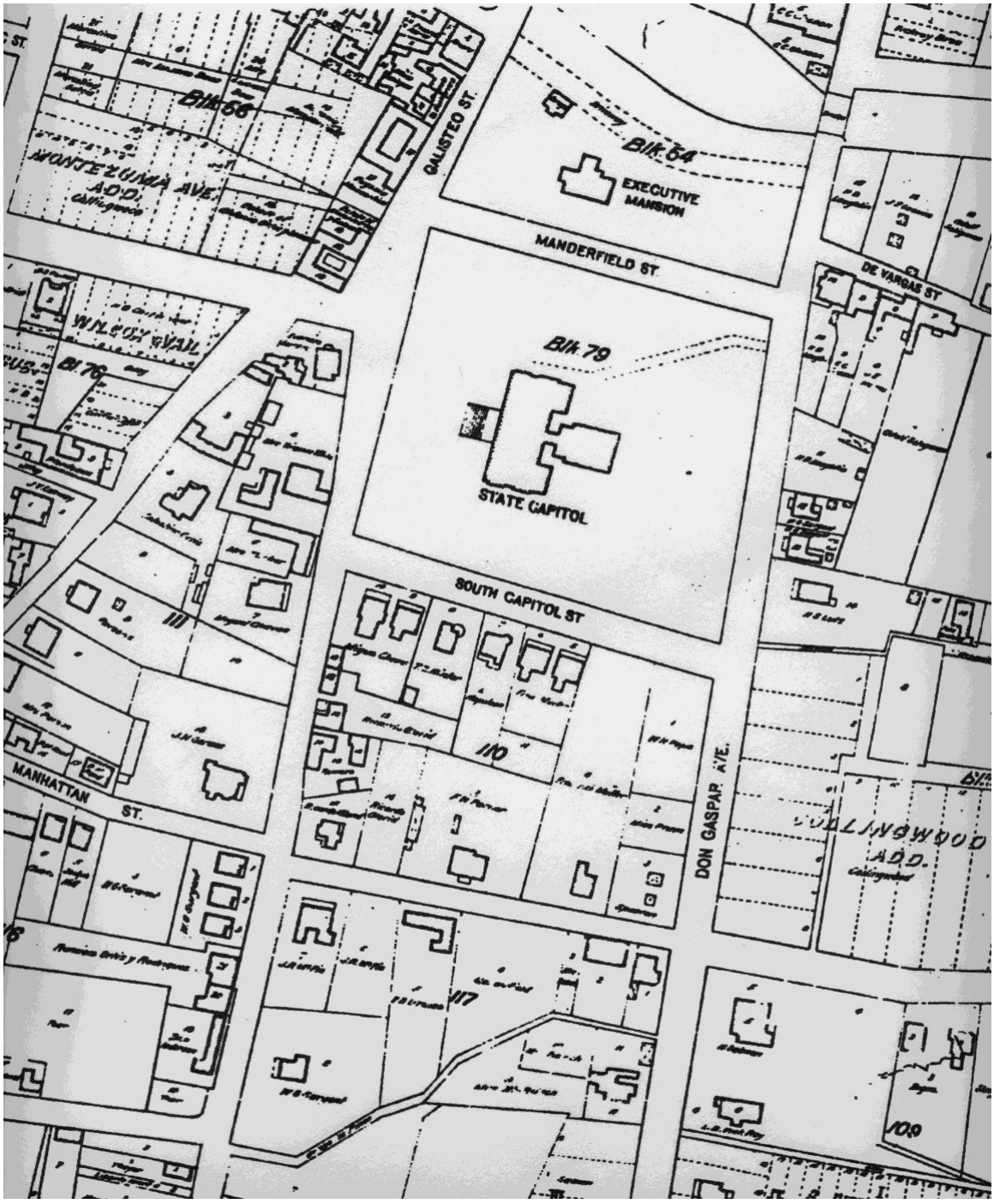
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



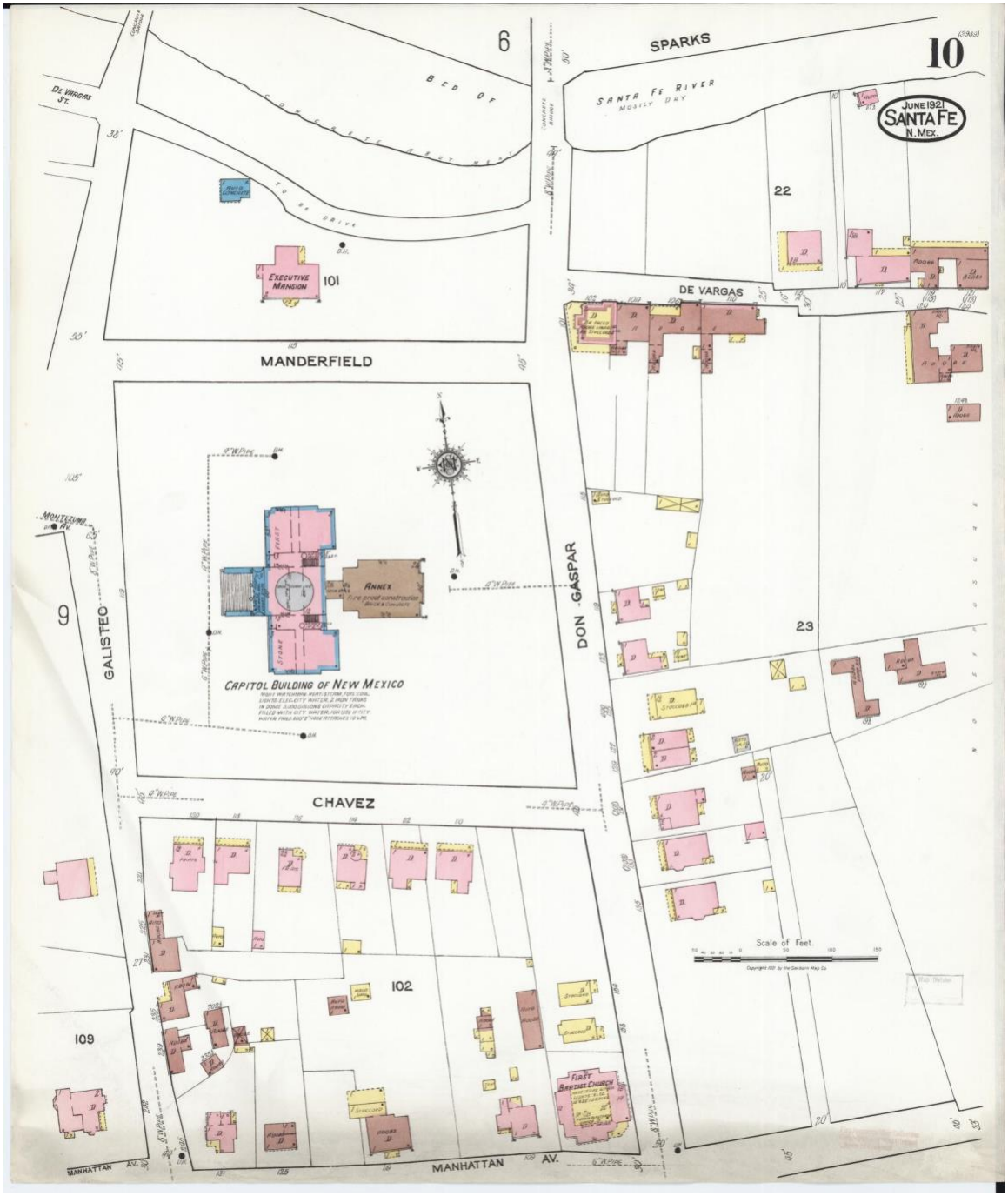
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



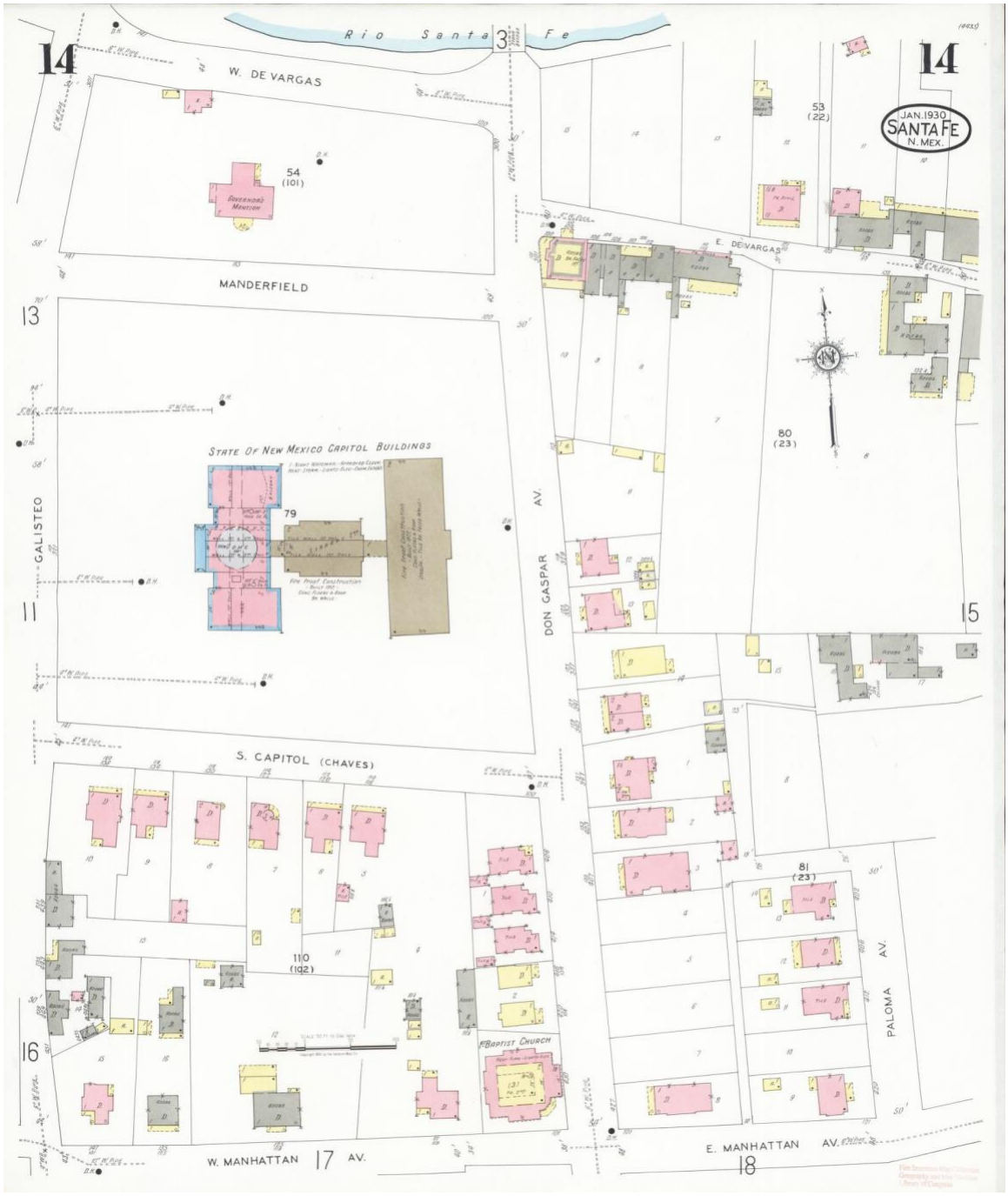
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

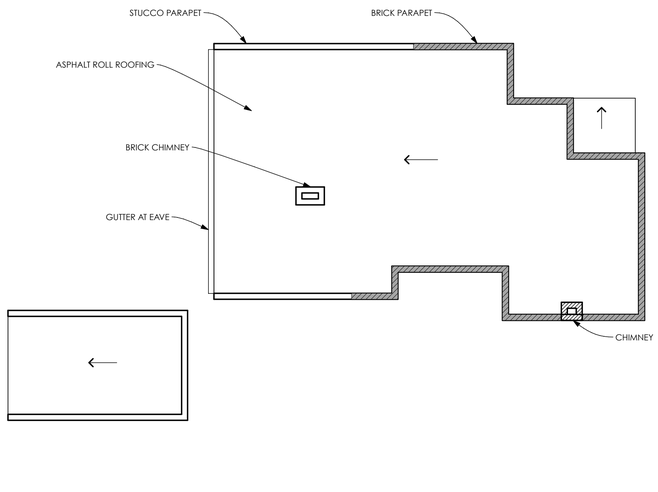


Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS

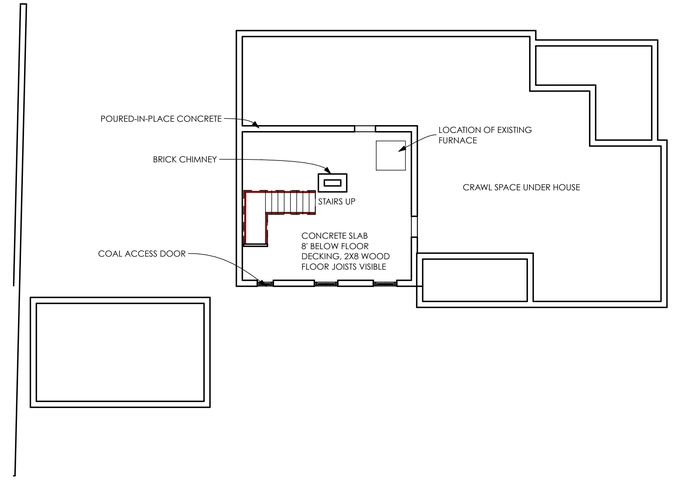


Sanborn map, 1930



3 ROOF PLAN

SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

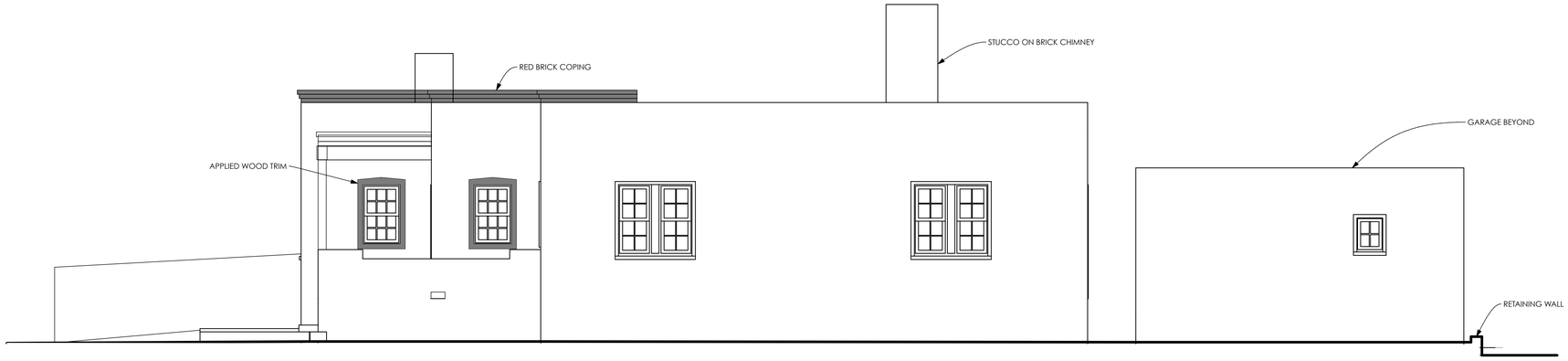
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

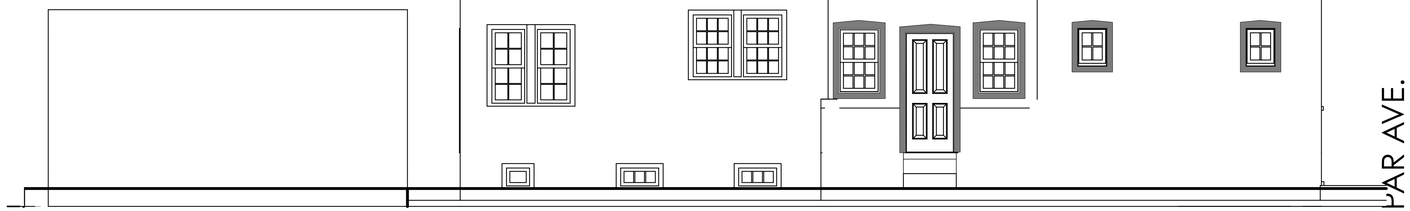
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



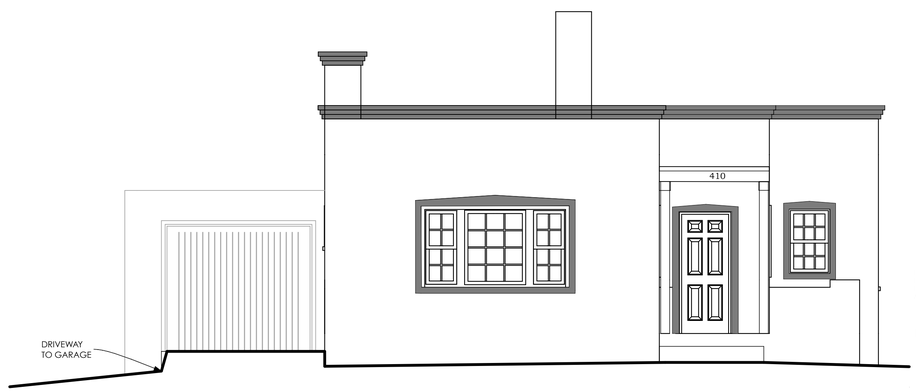
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53815 **Address of Property**: 414 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 **Address of Property**:414 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

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1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



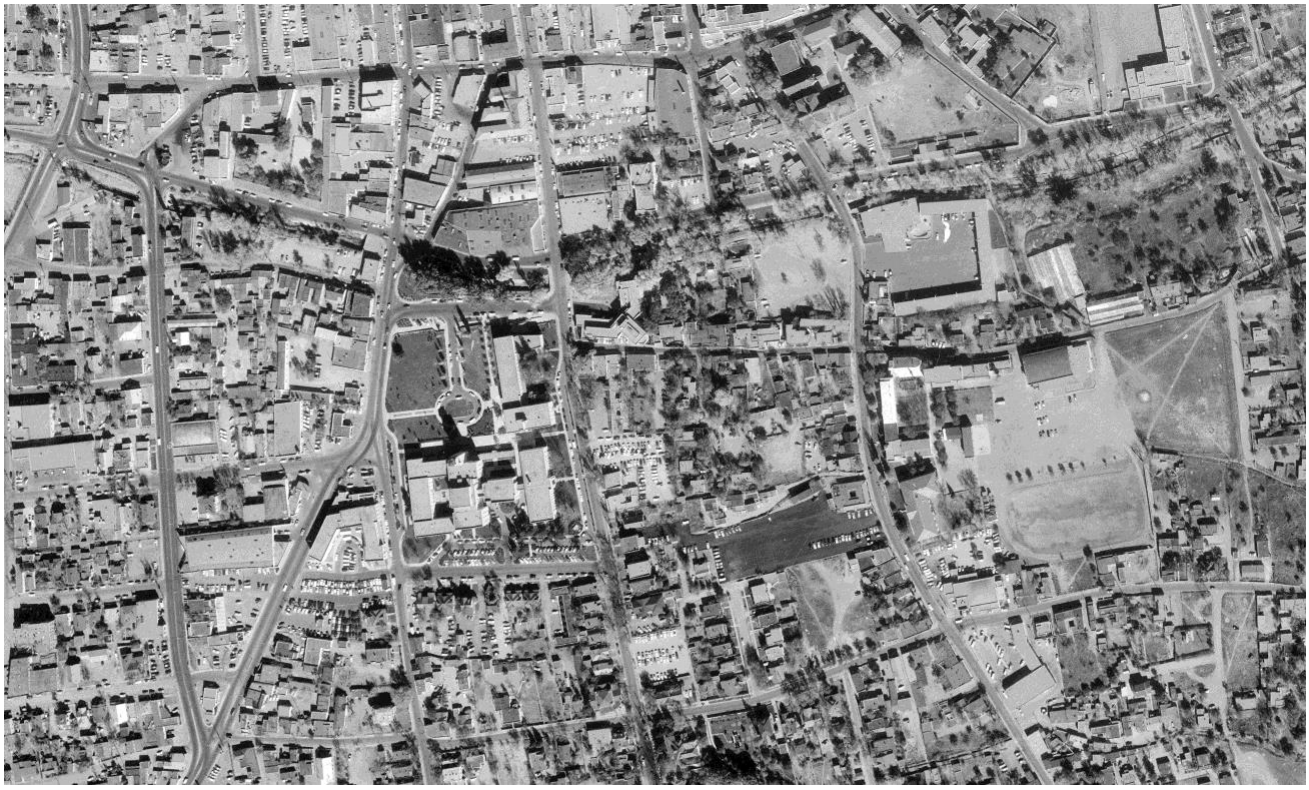
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



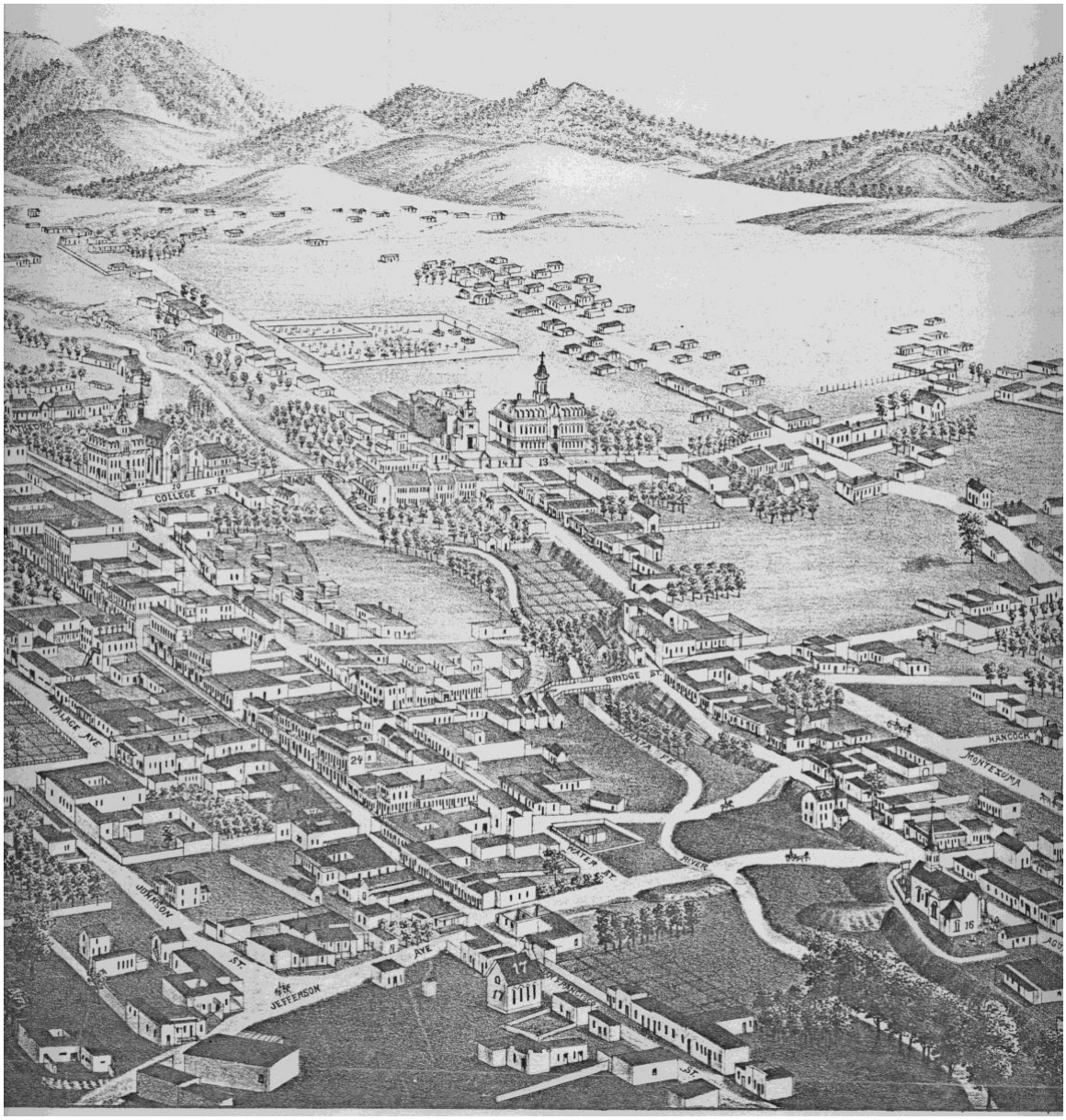
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



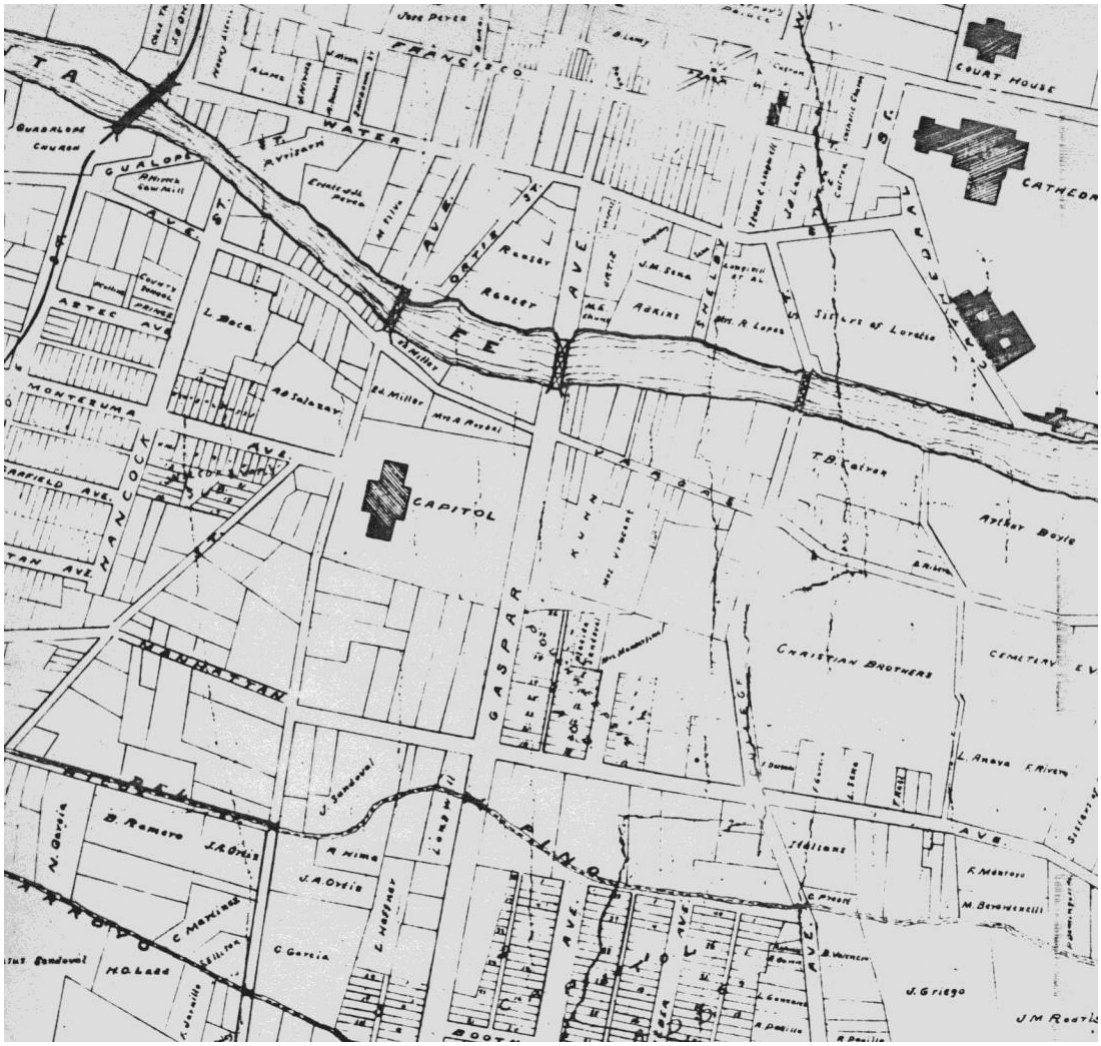
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



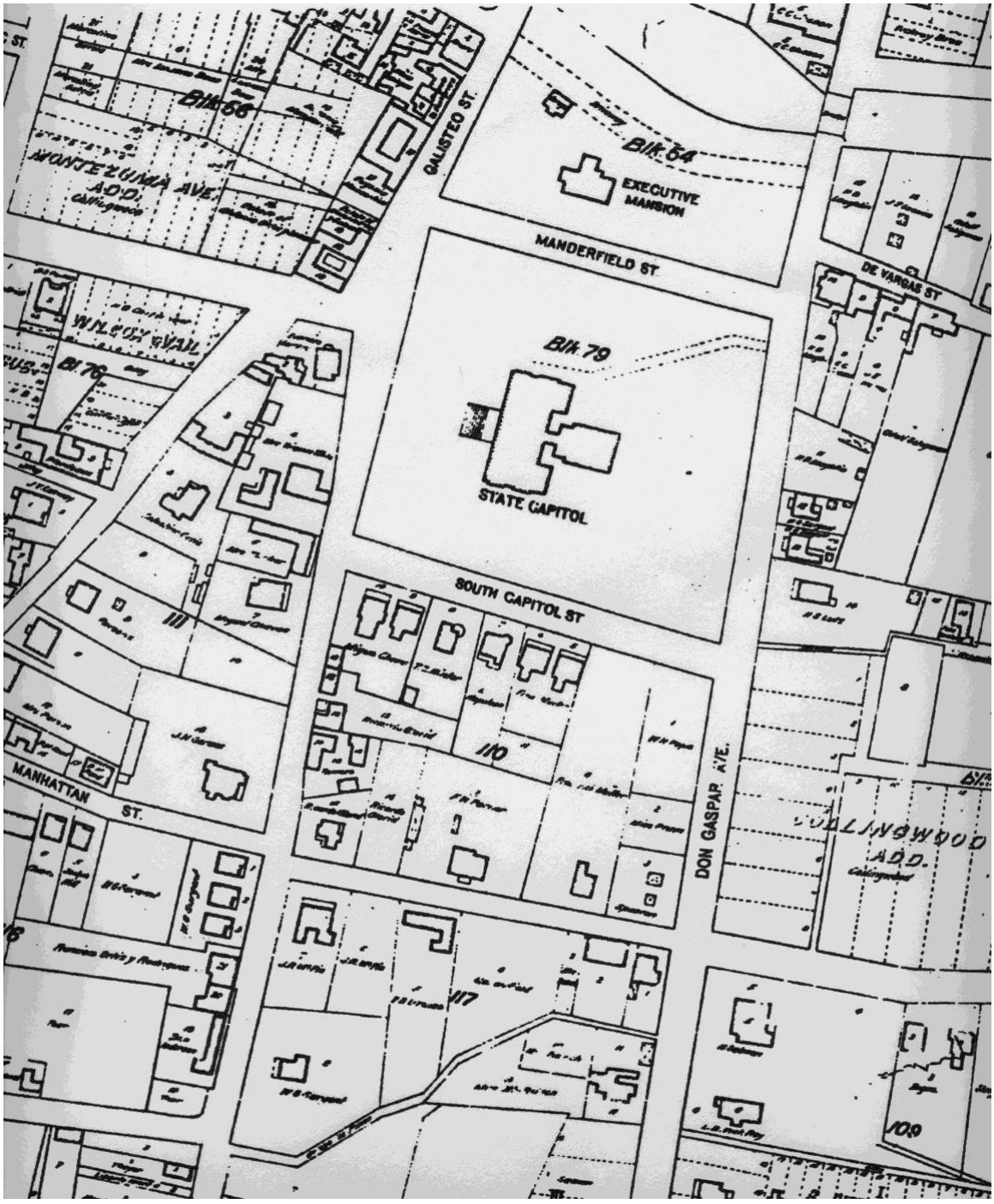
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



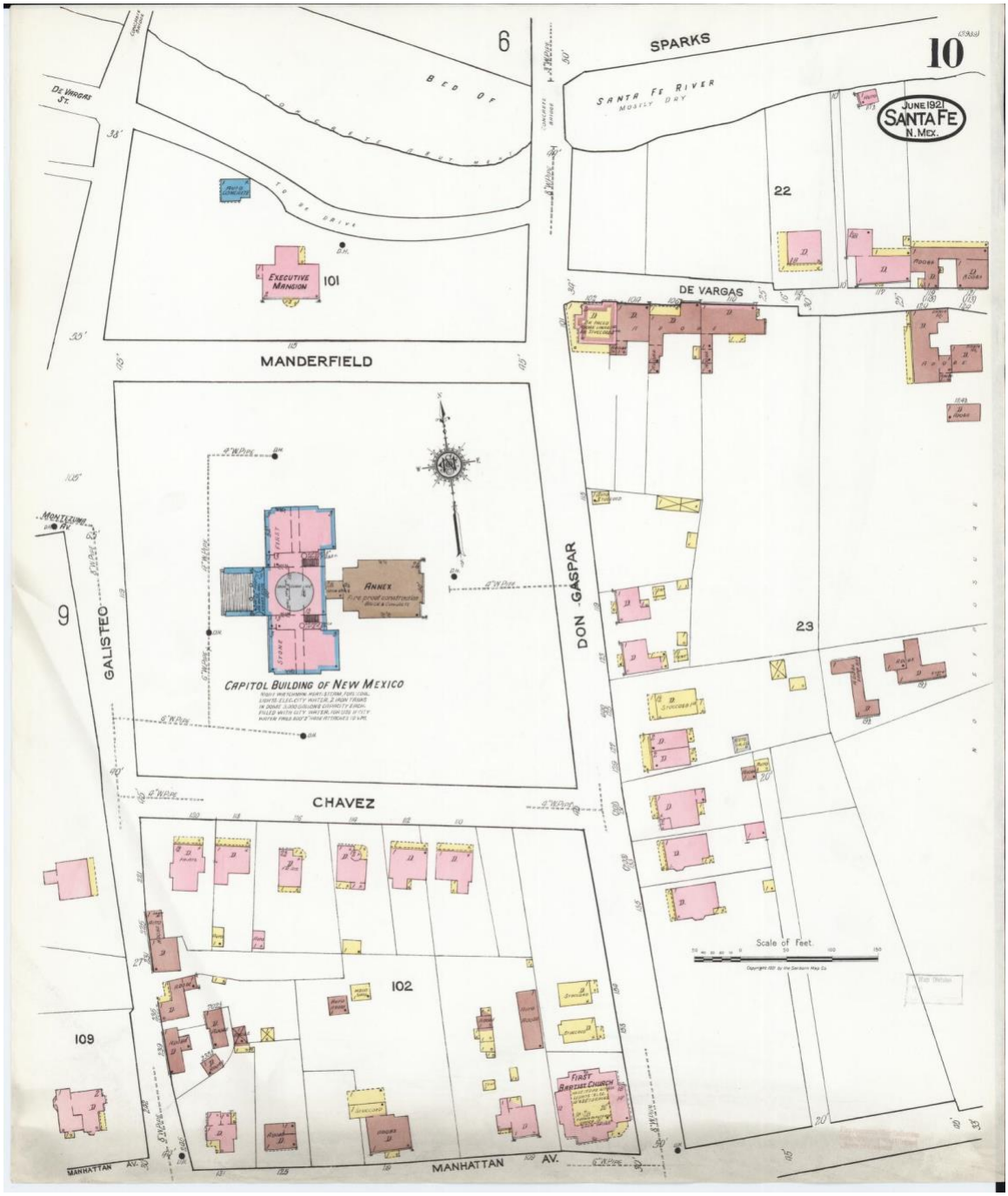
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



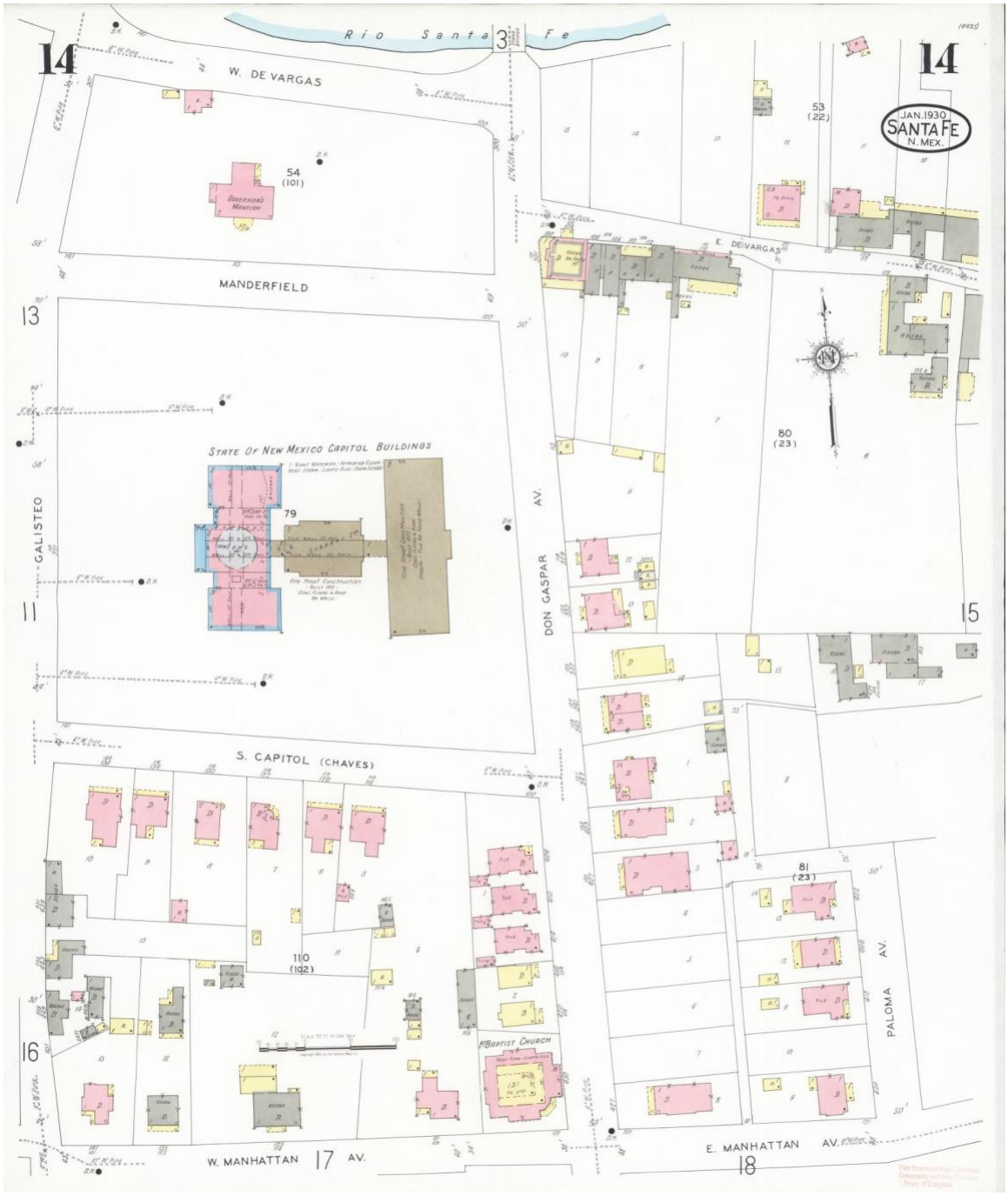
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

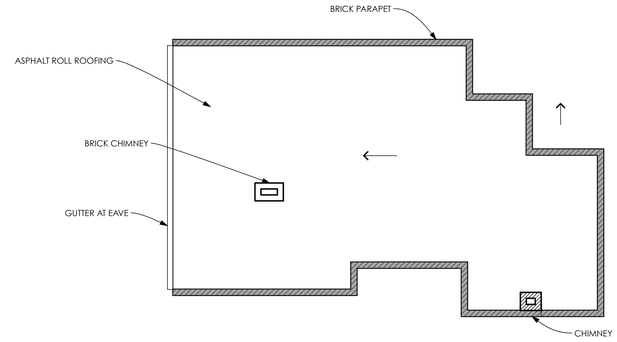


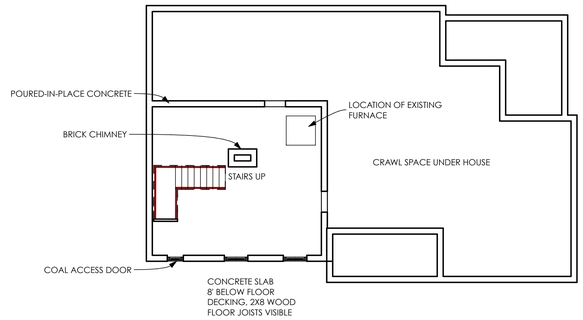
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



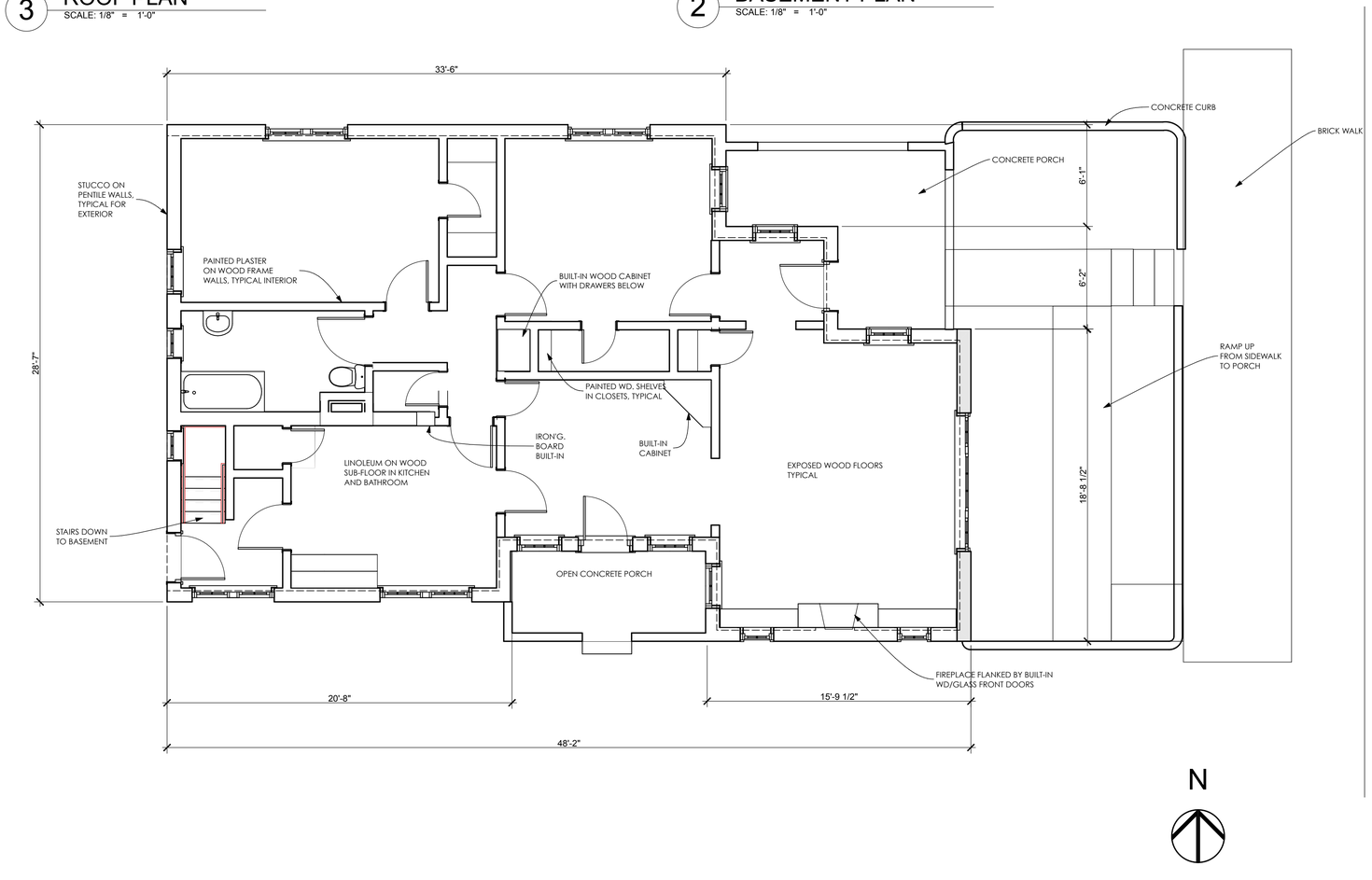


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

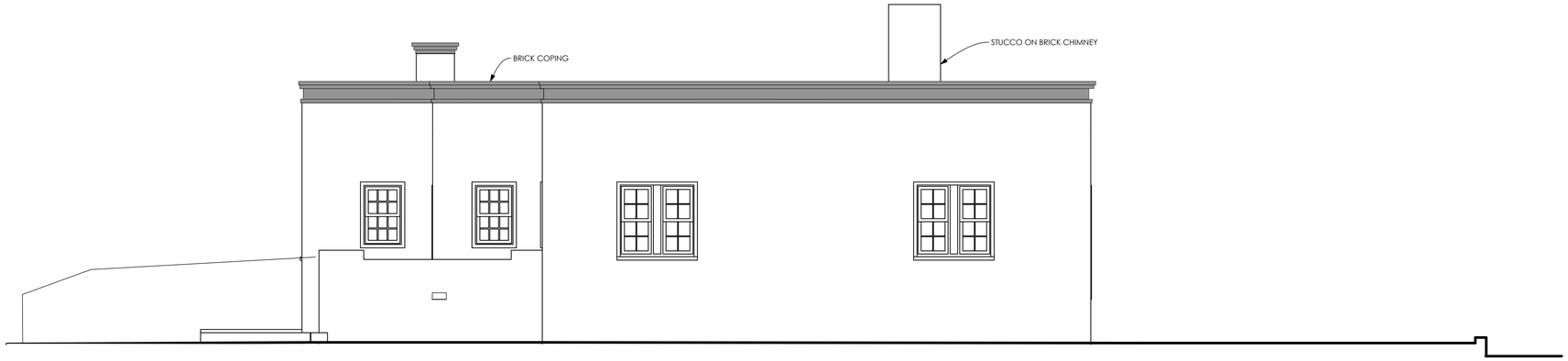
414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

FLOOR PLANS

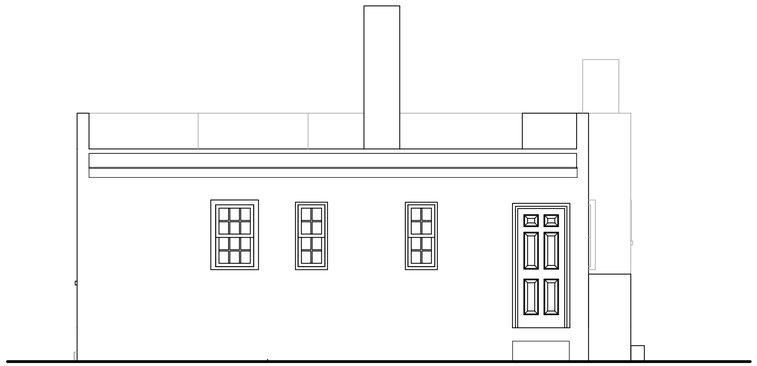
A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



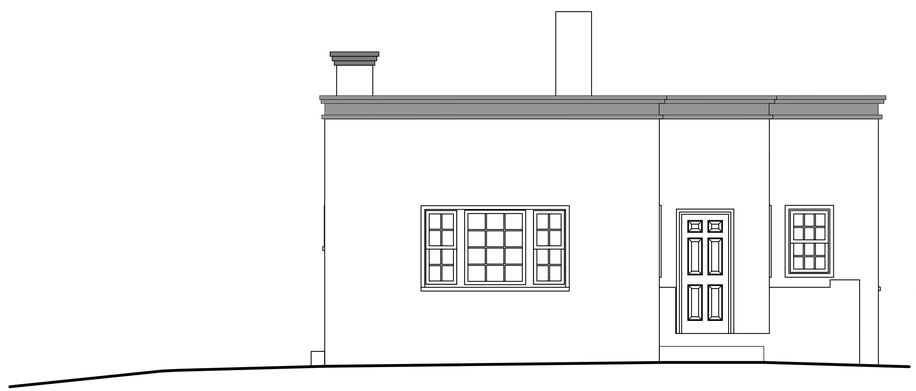
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION





402 Don Gaspar Ave – East (Front) Façade



402 Don Gaspar Ave –North Façade



402 Don Gaspar Ave – West Façade



402 Don Gaspar Ave – South Façade



402 Don Gaspar Ave – Garage East Façade



402 Don Gaspar Ave – Garage North Façade



402 Don Gaspar Ave – Garage West Façade



402 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

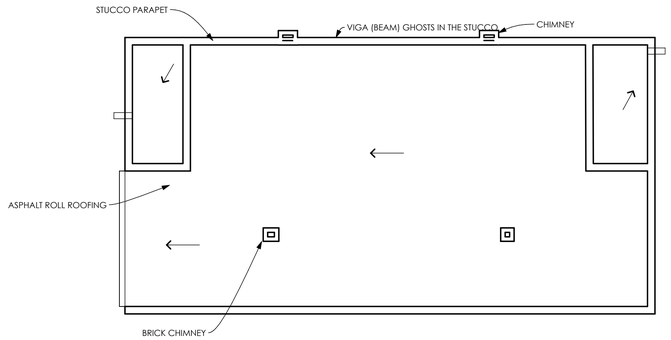
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

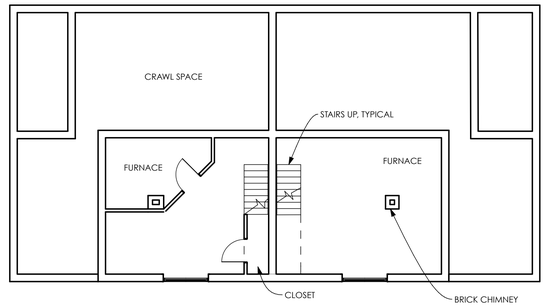
Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

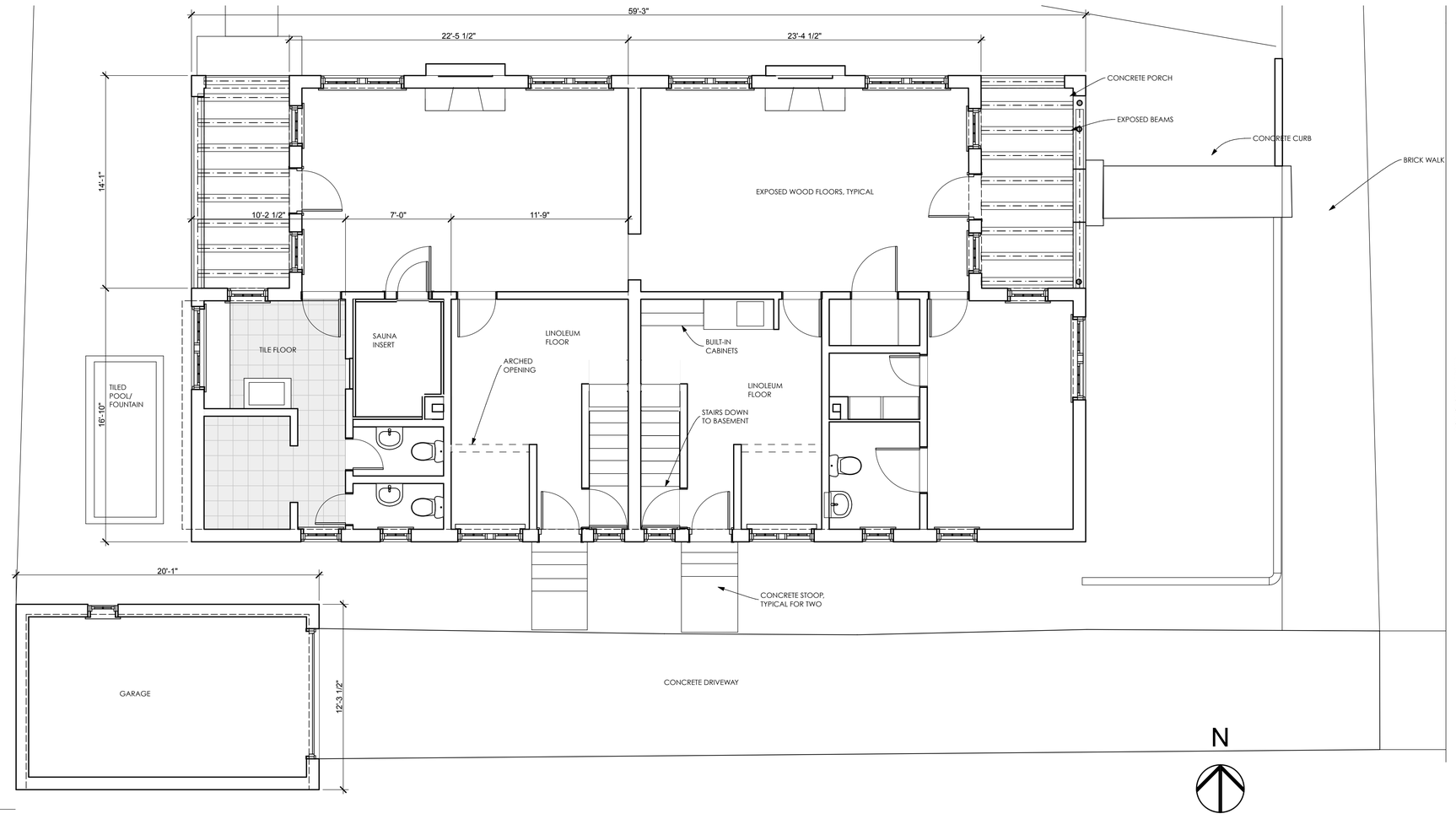
/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

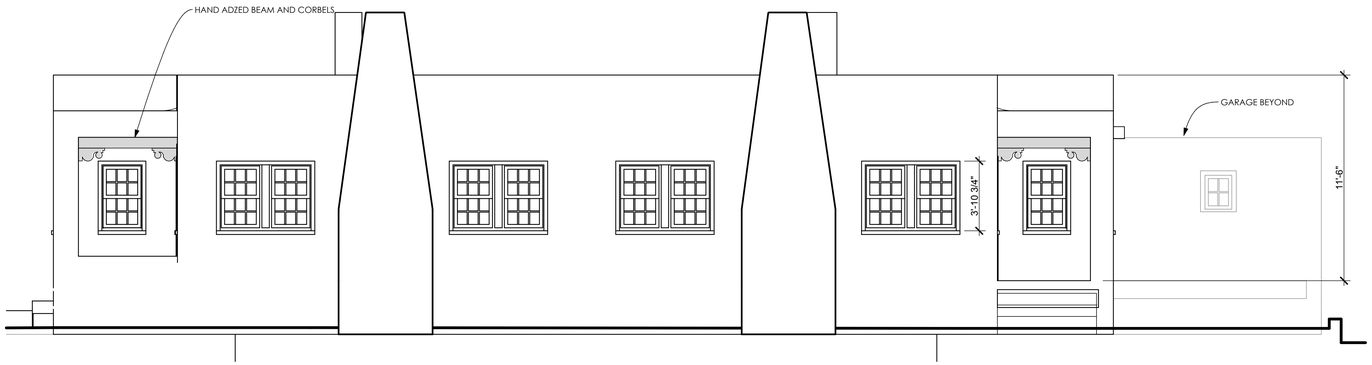
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1 FLOOR PLANS

Plotted On: 7/9/12

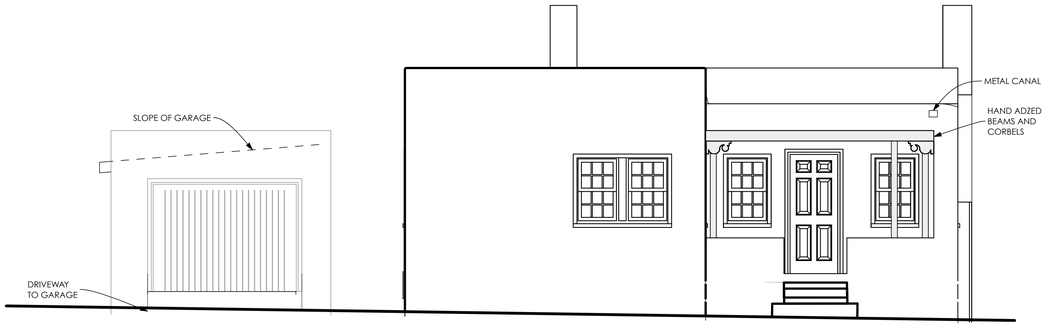
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



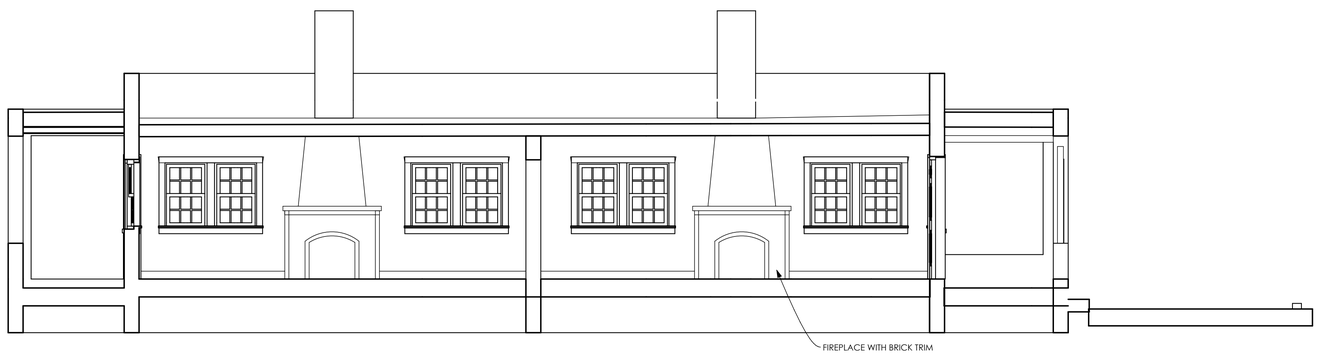
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico Executive Office Building Project
Application to Demolish Existing Structures at 402 Don Gaspar Avenue

Dear Amanda:

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of the existing structures located at 402 Don Gaspar Avenue (casita and garage) for consideration by the HDRB on December 9, 2025. As requested by staff, exceptions are requested to demolish buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023. The procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition application. An application for design review of the proposed Executive Office Building accompanies this request.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing	N/A
	Garage	c. 1970-1981	Non- Contributing	N/A
	Yard Wall	c. 1970-1981	Non- Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Address	**Structure**	**Demolition Approved**
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being "disagreement as to demolition". Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City's position, the State terminated the proceedings of the state-local government review board on June 26, 2024 and subsequently initiated the design process. The design is complete and the application for design approval accompanies this request.

Historical Summary

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below is a summary statement of the history of the buildings for which demolition is proposed.

Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single- story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south.

Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and design plans have been provided.

The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the

structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below for each Contributing structure on the subject property:

Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale

and style with the other buildings within the Capitol Complex.

In support of this request, the following documentation is submitted herewith for your reference:

- HDRB Application Form
- State of New Mexico Authorization Letter
- HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- Photos – 402 Don Gaspar Avenue
- Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- Main Capitol Campus Map & Existing Site Plan
- Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- Long-Range Strategic Space Master Plan, 2021 – Excerpts

Please let me know if you have any questions or require any additional information.

Sincerely,



Jennifer Jenkins, Principal
JenkinsGavin, Inc.

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

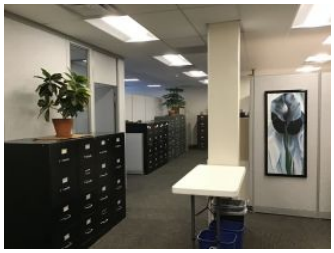
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:** A03.3.	**P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018		
Category:	4.	**Type 1:**	06.	**Type 2:**	B02. **P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 06. **Type 2:** B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

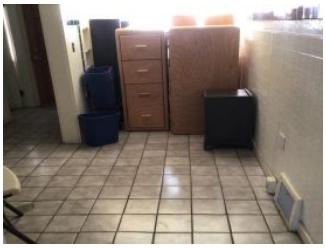
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

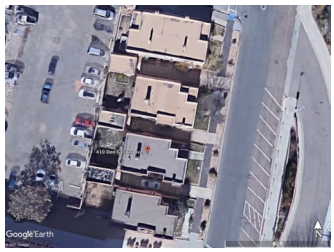
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

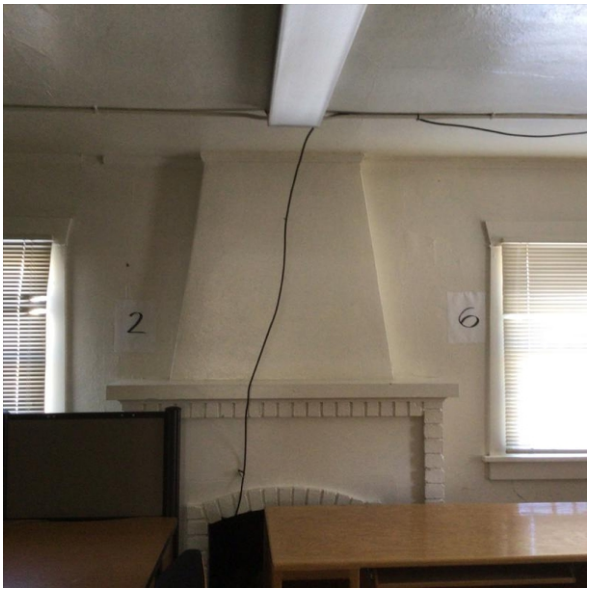
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

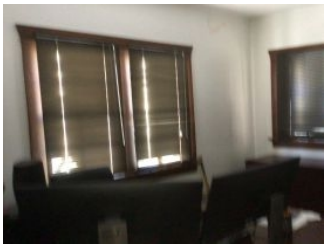
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

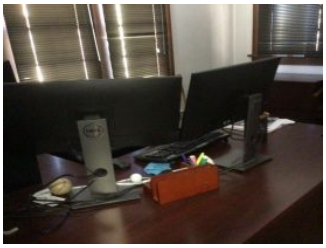
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

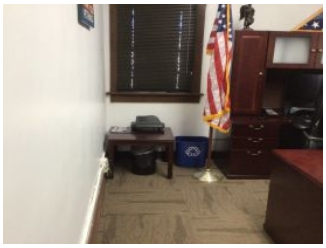
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

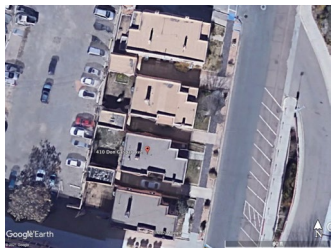
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

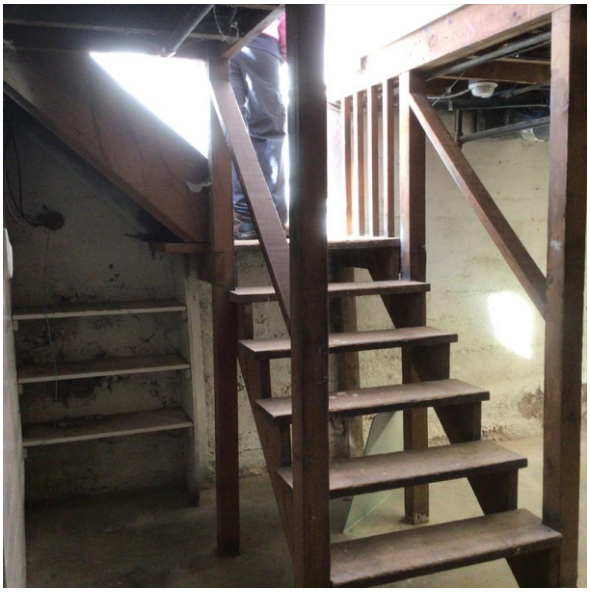
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





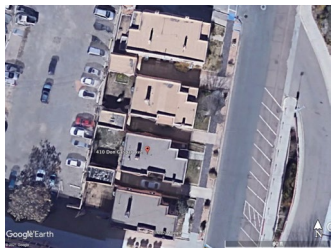
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

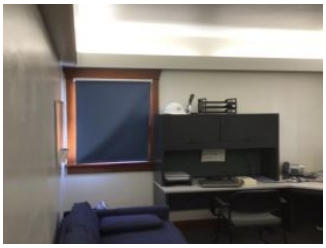
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

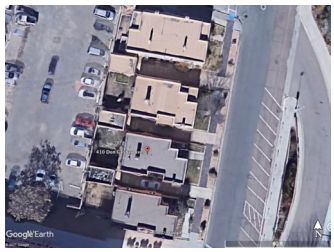
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

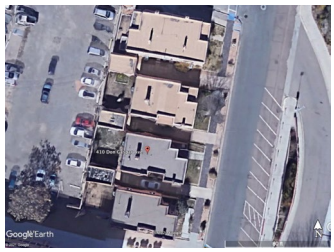
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

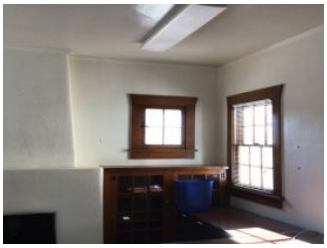
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

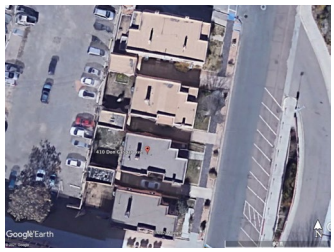
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:**	B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05. **Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05. **Type 2:** A03.3.	**P/Class:**	3.

Project Description

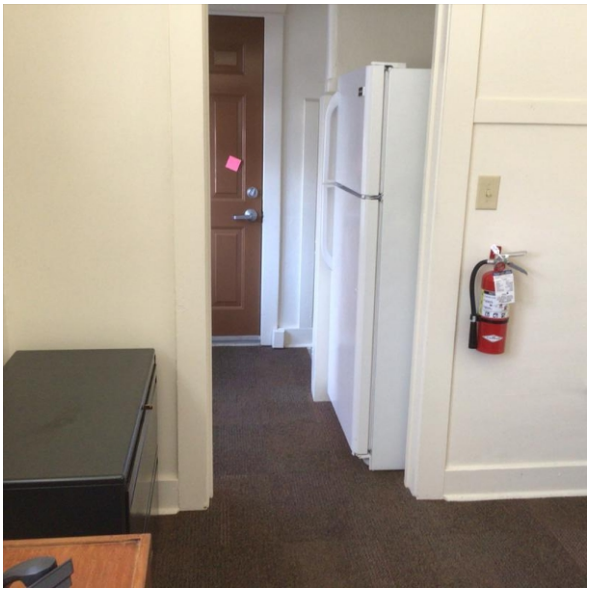
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

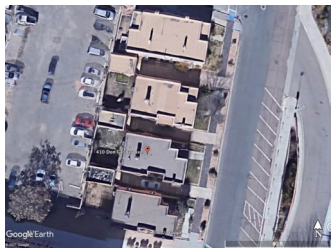
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

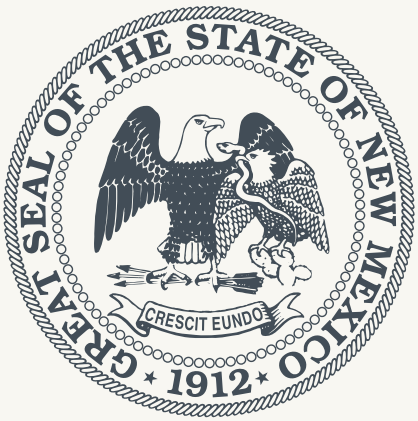
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

---

2023-007596-HDRB. 406 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 5/9/23 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:

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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

406 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state

office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(A) Summary of Procedure

1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .

(B) Hearing Required

1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.
2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .

(D) Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

(E) Appeals

1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
    a. Whether the structure is of historical importance;
    b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
    c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
    a. The historical importance of the structure; and
    b. The state of repair and structural stability of the structure.

14-5.2(A)(1) GENERAL PURPOSE

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Section 14-5.2(M) State Capital Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose
a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures
a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain

unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible

façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If

there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

people could afford to live downtown. They tell a history of the organic mixed-use downtown, that they don't have now. She said preserving a 200,000 square-foot office building would be preservation in favor of more State office space when they already have too much. She asked that the Board reopen the case at 130 on the Concha Building because they failed to designate the primary facades.

BOARD DISCUSSION:

Chair Rios asked about the primary facades.

Ms. Lamboy said they should reopen 130 S. Capitol and designate primary facades.

Member Bienvenu said the last time the Board upgraded to contributing they designated the primary facades. That is an oversight that can be corrected. He asked staff's recommendation for this case for the primary façades in the event it is designated contributing.

Ms. Lamboy said the two street facades, the north and east elevations, are important to the streetscape.

MOTION: In 2023-006703-HDRB, 402 Don Gaspar Ave., Member Berkely moved to designate the structure as contributing and its garage to be retained as contributing, and the north and east elevations on the house be designated the primary façades. Member Bienvenu seconded the motion with a friendly amendment that the east elevation be included as primary designation for the garage.

Member Berkely accepted the friendly amendment.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor and Member Guida voting against.

4. **2023-006704-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's*

historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 406 Don Gaspar Ave was constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 406 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Spanish Pueblo Revival Style. This includes the use of stucco as well as wooden lintels with corbels on the portals on the east and south elevations. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.
The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 406 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. East and south elevations as primary facades.

Member Guida asked if staff could continue the presentation of their staff reports for the other two cases and the Board vote on all three cases at once, after one public comment.

Attorney Ruybalid said as long as there is a separate motion and separate vote on each property.

Ms. Lamboy said that was fine, but the public comments need to be sure to identify if they are commenting on a particular structure. She continued her presentation.

5. **2023-006705-HDRB. 410 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for The State of New Mexico, owner, requests a historic building downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional step back on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 414 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping.

The front façade has less architectural detail and is not as articulated as the façade of the buildings to the north.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 414 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

PUBLIC HEARING:

David Rasch said he is speaking for all six buildings, each with a garage. He said it is unbelievable that Code does not use the terms Spanish Revival, Spanish Territorial or Territorial. The Code uses Old Santa Fe and Recent Santa Fe style. He said John Gaw Meem in 1975 is the modern movement and these are pentile adobe buildings. They are exact examples of Recent Santa Fe style in Pueblo Spanish Revival and Territorial Revival. He said again, he does not recommend significant.

Tom Spray, previously sworn, said the effort by the State in 2012 was put on the area where the casitas were located, including the empty parking lot. At the time OSFA said they were not against the office building and requested a massing study. They wanted to see if a 60,000 square-foot building would fit there. They have an exceptional office building in which the State has won awards for preservation. It was a win-win. He urged the Board to adopt all of staff's recommendations for all six structures.

John Eddy, previously sworn, urged the Board to accept staff's recommendation all six buildings to be significant, but making the first building contributing, locks them into being consistent with the other buildings. He said the four buildings are very related, like children born to a mother at the same time. They should be treated consistently. He said the Board unfortunately, set a precedent which he preferred had been significant.

Adam Johnson, previously sworn, said these are interesting when looking at them one by one. They have different stylistic features but the same footprint. He thought it worth consideration how significant status would play into that.

Stefanie Beninato, previously sworn, said the Board should follow staff recommendations for significant status on the casitas and contributing for the garages. The buildings are different and were built at different time periods by different builders. On the backside, the windows are characteristic of a time when windows were varied in height. She thought the back could be designated primary, but the duplex doesn't merit that. She reminded them it is important to preserve the downtown history. Until 1940 everyone lived within two miles of downtown. The residents were artists or worked in hospitality who were able to live downtown. She thought that important to help give this status.

BOARD DISCUSSION:

Member Guida was troubled that the four properties would likely be designated as contributing. He said he mentioned the 2012 case tonight because he thought those designations, specifically the significant designation, was made out of fear of development, not good preservation practice. He thought the comments this evening are motivated by the same fear of change and new construction, and preferring what is here now. Possibly that is because the ordinance is ambiguous. That opens up space to voice and use the ordinance for that and to prevent development. He pointed out that all of the efforts of Santa Fe style through the 1990s, was about design. It was not a historic preservation ordinance, it was a historical styles movement and a style control exercise about design, placemaking and creating a unique place and identity for Santa Fe. He said he agrees with some in the public who stated that it is the reason Santa Fe is unique. He said when he looks at this from the site, the ground, an aerial etc., he is confounded by the design. In any other context of discussion on good urban design, this is a ridiculous move. He said he is frustrated at this aspect of supposed historic preservation being used as a weapon. It is at odds with good design and what they set out to do and that they did successfully through 1990s. He said he does not support any arguments about the historic status of the structures. He said this seems very misguided.

Chair Rios said she was on the Board in 2012. She believed they obviously had discussion and Board members, including herself, felt the buildings should be significant. She felt that decision was from a preservation standpoint not as a "weaponized" aspect.

Member Berkley said for the record she is not making these motions because she is afraid of the potential building. She thought Member Guida had mischaracterized some intentions. She said she is of a clear mind and if all four of these were presented as one piece, she would consider them as primary.

MOTION: In 2023-006704-HDRB. 406 Don Gaspar Ave., Member Berkley moved to designate the house as contributing and maintain the garage as contributing and designate the east and south as primary for the house and the east façade as primary for the garage. Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano and Berkley voting in favor and Member Guida voting against.

MOTION: In 2023-006705-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to downgrade the status of the main building to contributing and maintain the garage status as contributing and to designate as primary façades, the east and south for the house and the east façade as primary for the garage. Member Berkley seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Aguilar Medrano, Berkley and Bienvenu voting in favor and Member Guida voting against.

MOTION: In 2023-006706-HDRB. 414 Don Gaspar Ave., Member Berkley moved to downgrade the status of the house to contributing and maintain the garage status as contributing and designate the east and south as the primary façades for the house and the east façade as primary for the garage. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano, and Berkley voting in favor and Member Guida voting against.

Ms. Jenkins asked if they will revisit the primary façades for 130 S. Capitol. She asked if appropriate to have confirmed the yard walls on 128 S. Capitol will also be a noncontributing designation.

Ms. Lamboy confirmed with Attorney Ruybalid that it would not be an issue regarding notice although not specifically included in the caption. She said she would address that in the discussion of primary facades.

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006709-HDRB, 130 South Capital, Member Bienvenu moved to reopen the case for the purpose of the designation of primary facades. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Aguilar Medrano, Berkley and Guida voting in favor and none voting against.

Ms. Lamboy said staff's opinion is that the elevations facing S. Capitol Street, north, should be considered as primary. The courtyard was an important feature as outlined in the drawings. Staff recommends the west elevation be considered primary. For the yard wall abutting the parking area, staff recommends designation as primary as it is a stylistic modernist movement design.

Member Guida confirmed that staff recommended for primary the entirety of the north façade, the west courtyard facing elevation and the entirety of the courtyard yard wall.

PUBLIC COMMENT

David Rasch, previously sworn, said the Concha building modernist quality is not preserved with one façade. The east and west façade are minimally fenestrated creating the massive two ends in a highly window dominated north and south, and east façade on the interior courtyard. The character defining features on the building are not just the fenestrated façades, they are east and west as well. They are significantly different and give a different quality of the building. If the north façade were mimicked on the west and east façade, the building would be very different.

Chair Rios asked if he was indicating the west should be included. She said staff indicated north and west and the yard wall.

Mr. Rasch said he would designate east and north of the main building, but he didn’t know about the interior courtyard. Either east or west of the massing is character defining of the building, it is not just fenestrations.

Ms. Lamboy confirmed Mr. Rasch referenced the east elevation left of the flagpole.

Mr. Eddy, previously sworn, said he agreed with Mr. Rasch.

MOTION: In 2023-006709-HDRB, 130 South Capitol Street, Member Guida said the motion has been reopened to designate the following primary elevations: the north elevation, finding that it adequately conveys the shifted massing and fenestration and the entry of the building; the west courtyard facing elevation because of its design features and relationship to the designed courtyard, and the entirety of the courtyard enclosed yard wall.

Member Bienvenu asked if Member Guida had deliberately not included the east elevation.

Member Guida said the east elevation is unremarkable. The west elevation has vertical elements, and the courtyard entry is a defining characteristic of the building. He thought given the restrictions working within, or near, primary façades, they should be able to maintain the massing and all of the character defining features of the building with the façades as designated.

Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members, Berkley, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida moved to reopen the case to clarify the yard walls as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

Ms. Lamboy said on the yard wall shown in front of the building, it stands alone and does not contribute to the character of the district, and she isn't sure when the wall was built. The primary property was built in 1961 and finished in 1969 and may be historic, but staff recommends designation as noncontributing.

Ms. Jenkins said her records indicate the wall was [built] around 1981.

Ms. Lamboy said the cut-out in the yard wall indicates a traffic triangle for site which was not used prior to 1980, so it is consistent that it is a newer addition.

PUBLIC COMMENT

Ms. Beninato said it should not be contributing, but she wondered what would be visible to the public if removed.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida said adding to the Board's previous designation of the building as noncontributing, he moved to designate the yard wall of the property as noncontributing as well. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, May 23, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 8:20 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (4-0) roll call vote with Members, Berkley, Bienvenu, Guida and Aguilar Medrano

Submitted by:

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

SS001.PM5 - 7/95

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 **Address of Property**: 406 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI # Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 2					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE **Are associated properties eligible for listing**? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



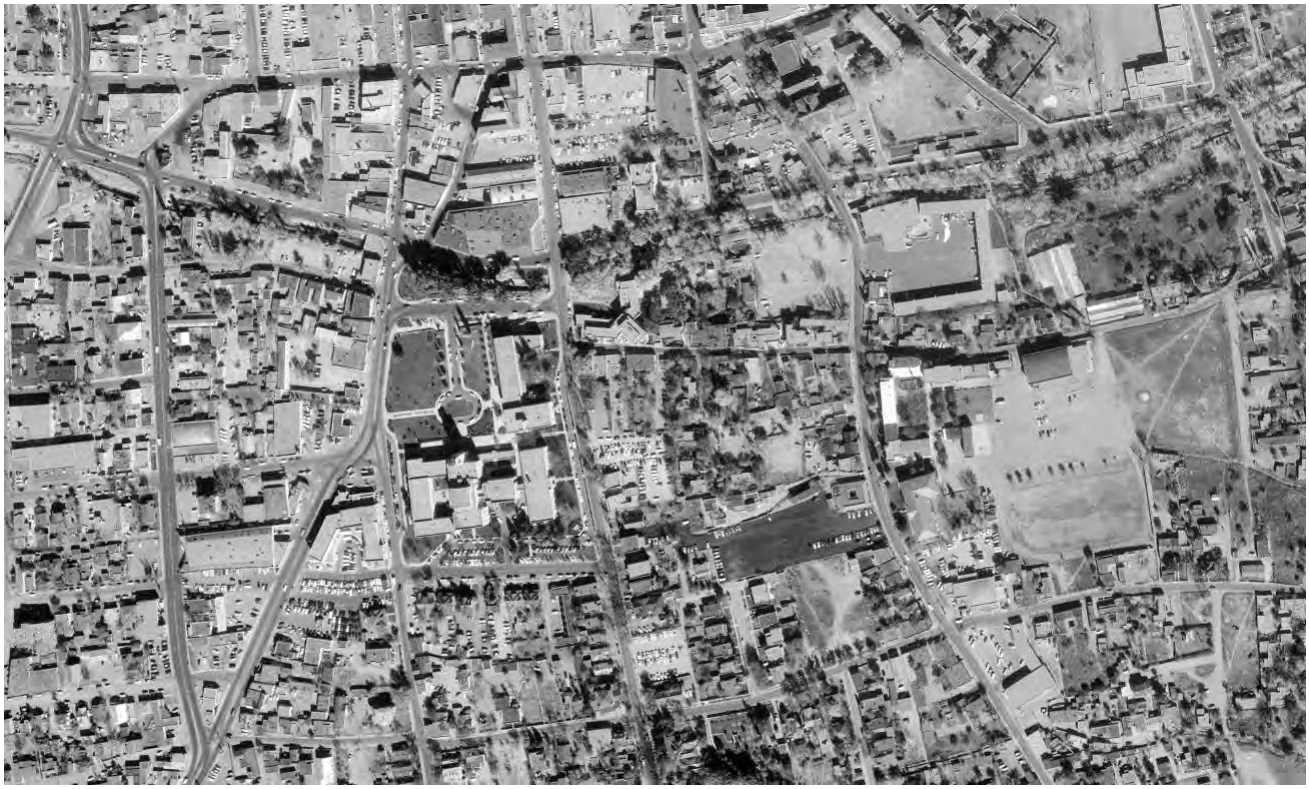
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



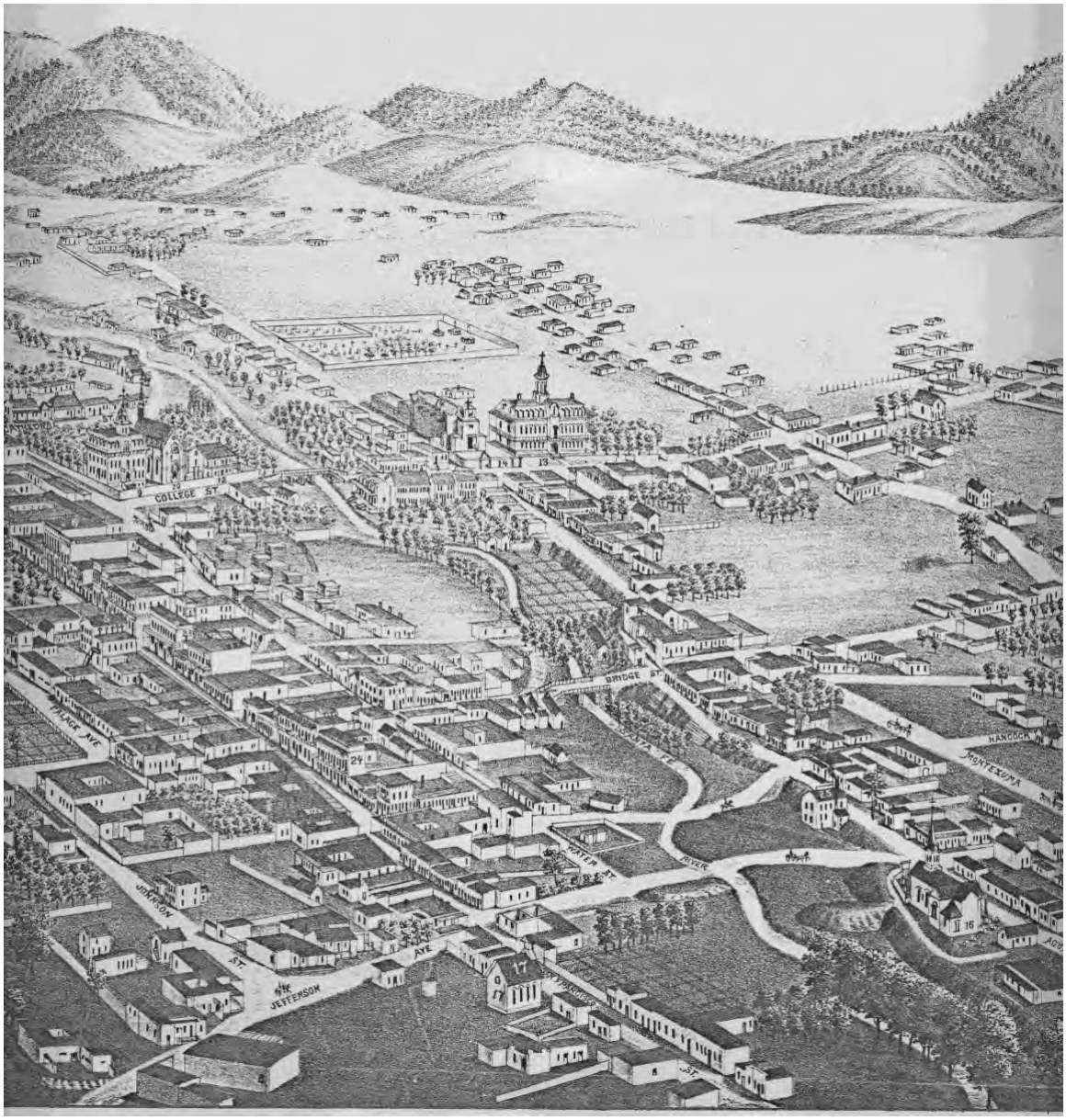
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



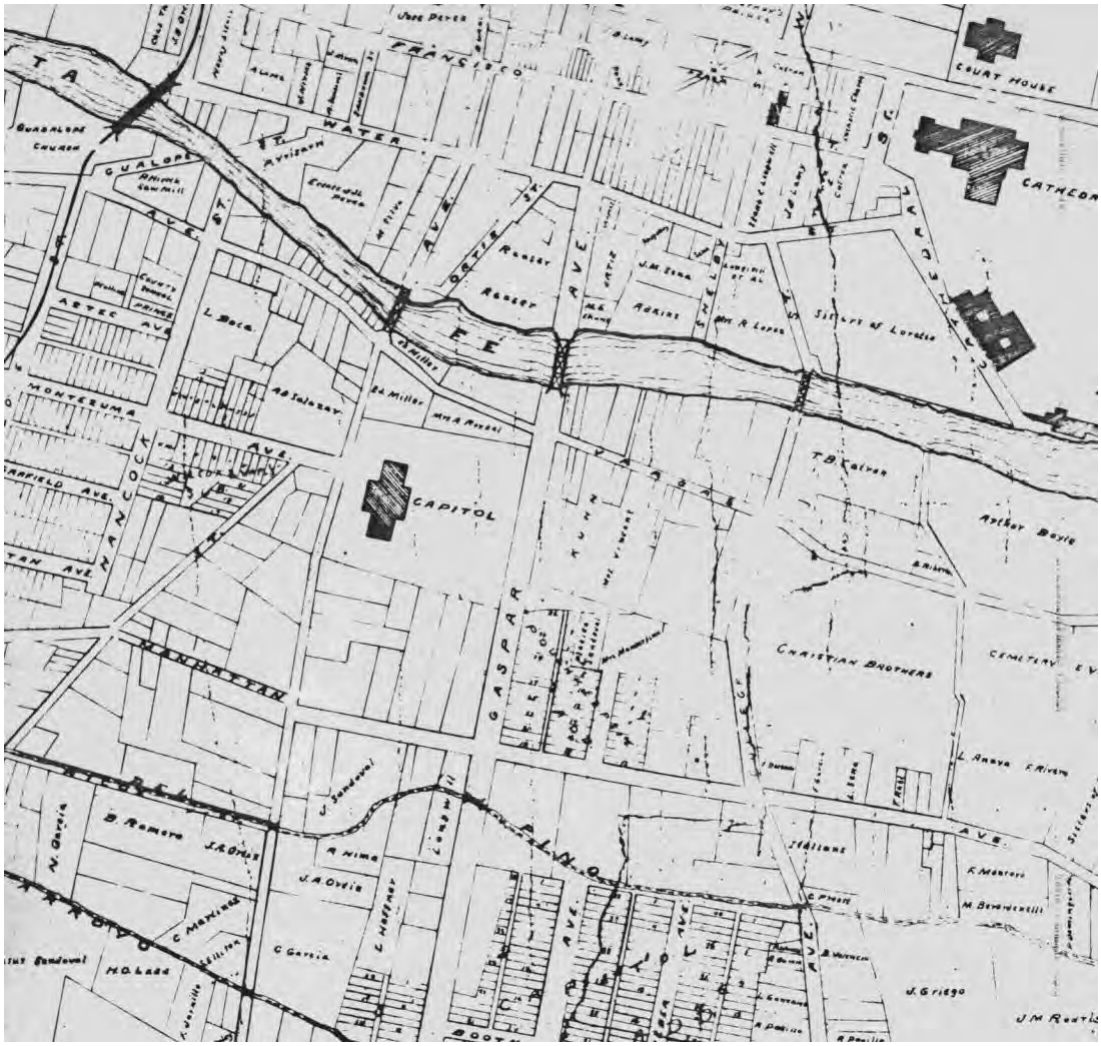
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



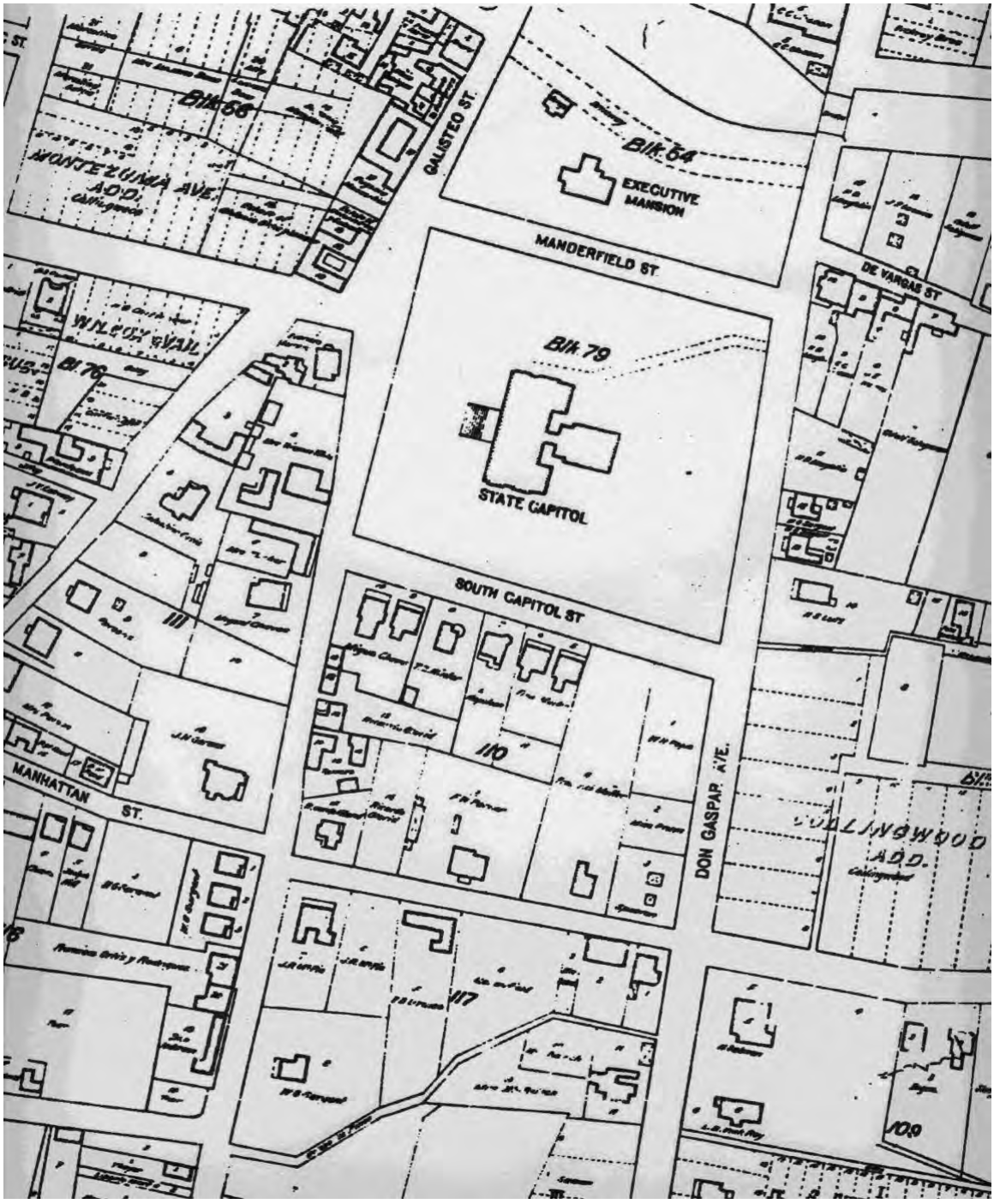
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



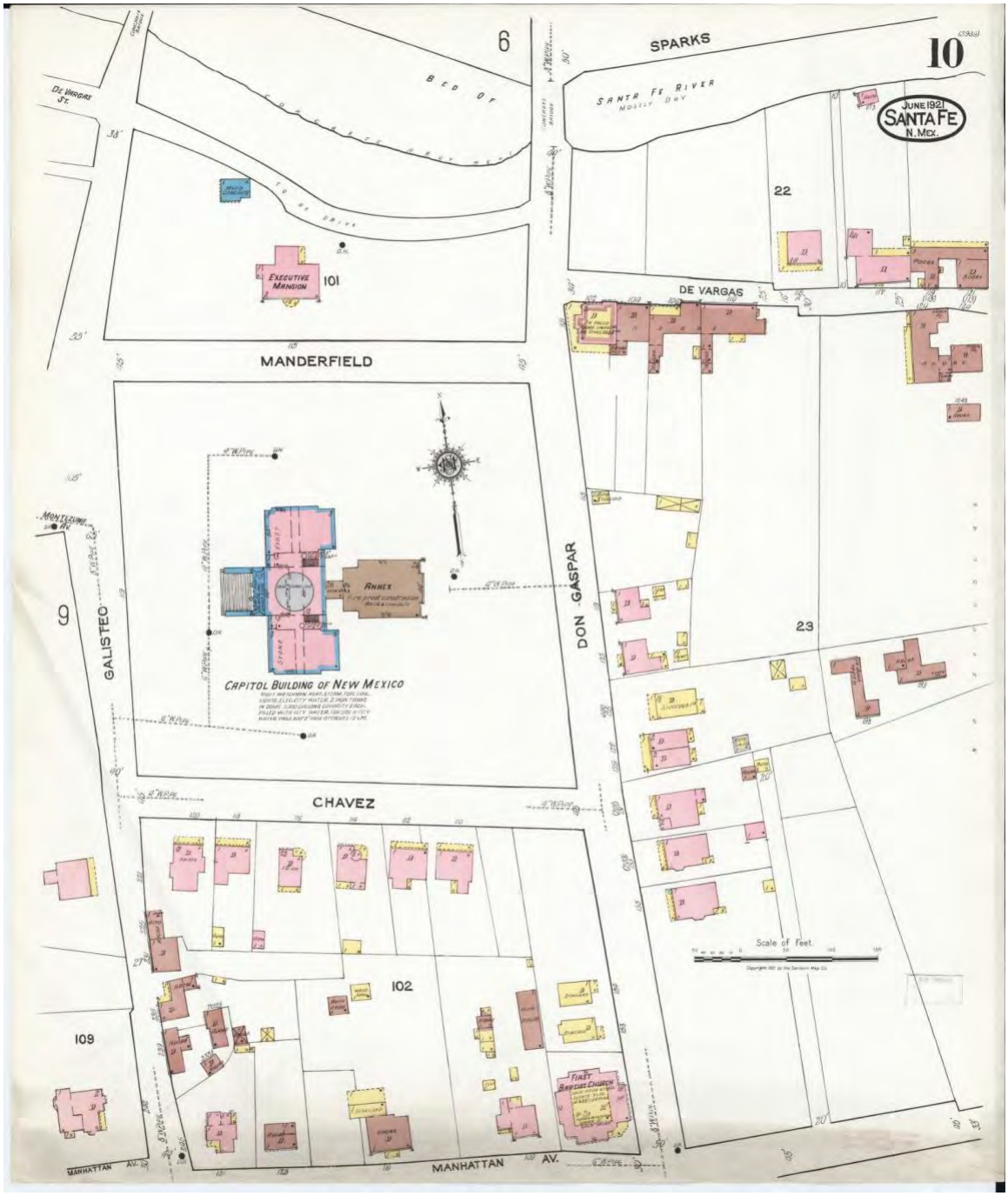
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

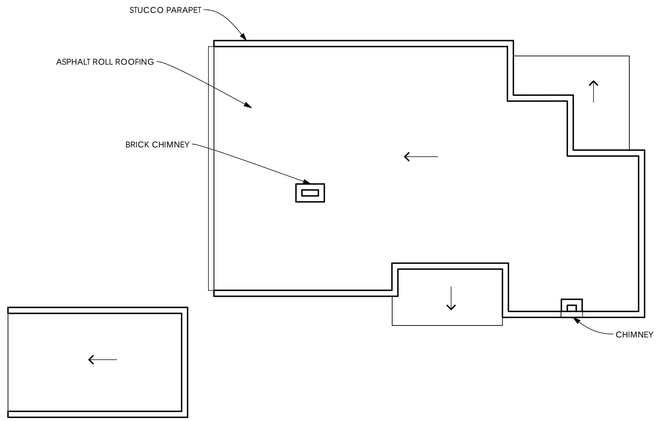


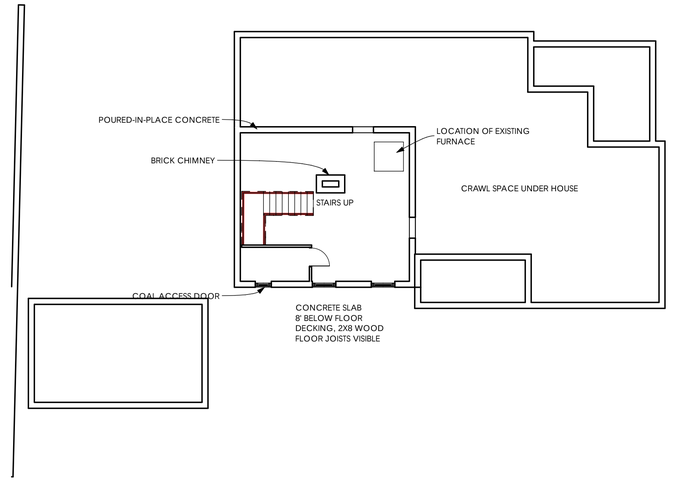
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



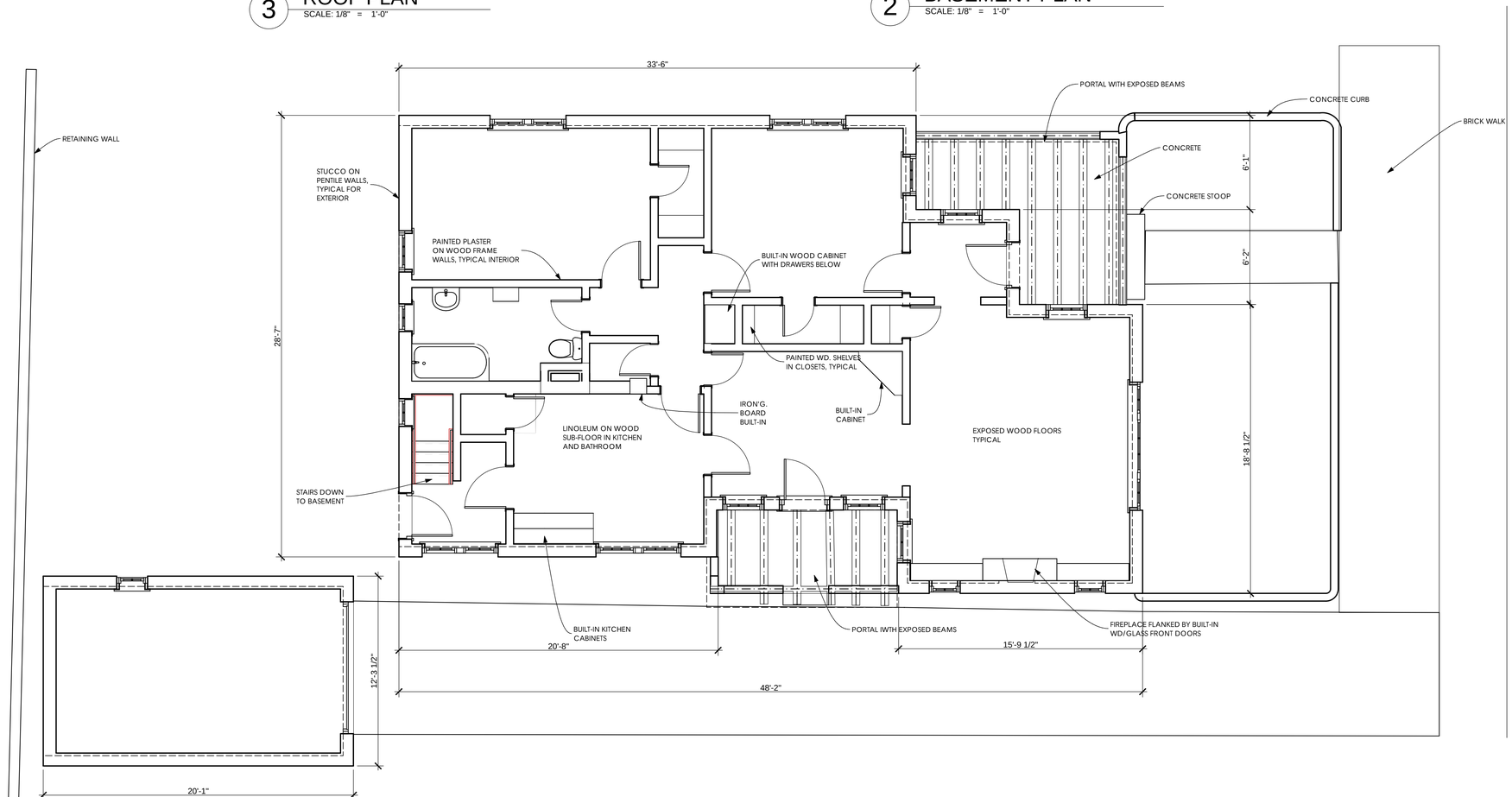
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

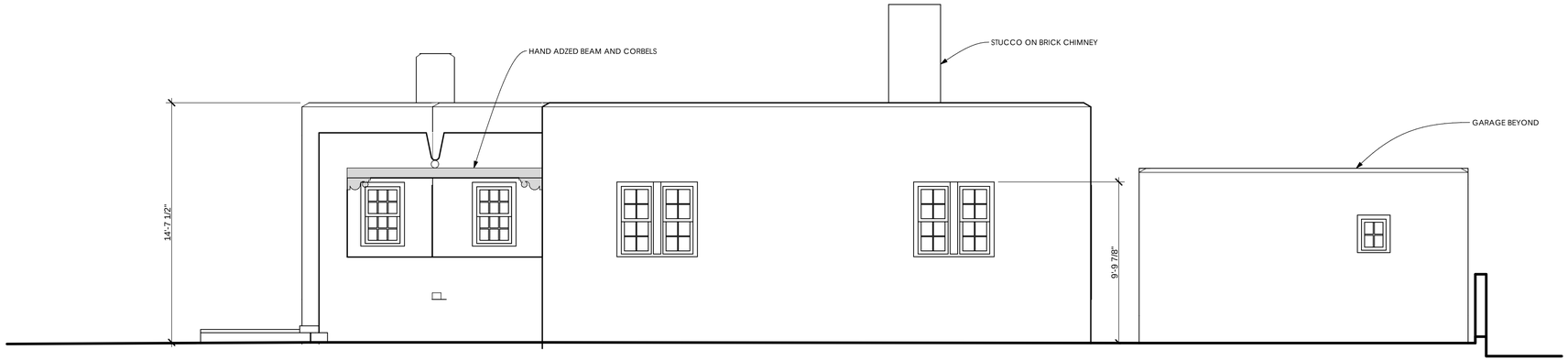
Date: 7/9/12

A 1.1

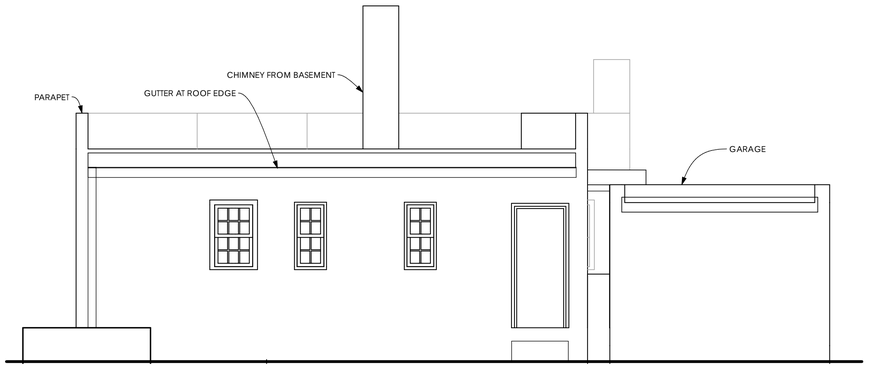
FLOOR PLANS

Plotted On: 7/9/12

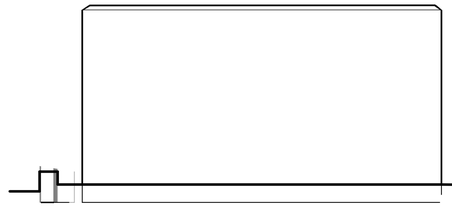
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



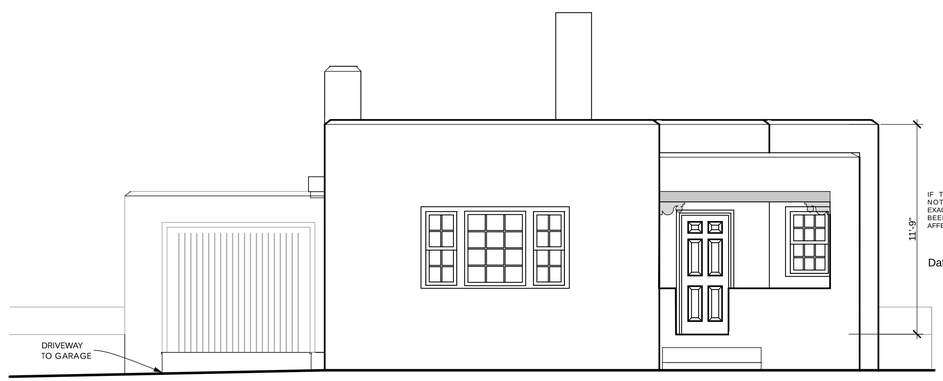
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 406 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 406 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

406 Don Gaspar Avenue: Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief

Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can

easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with

traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structures at 406 Don Gaspar Avenue will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: To-date, the structures at 406 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being occupied and operational. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager

Attachments:
1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 406 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 406 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

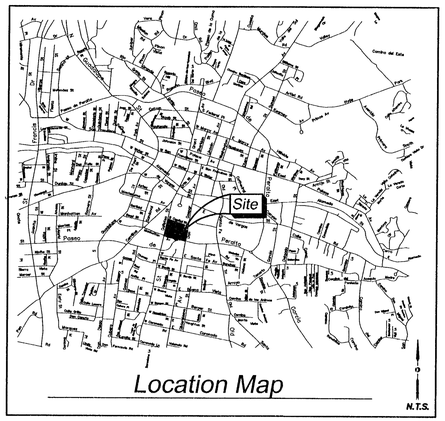
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = BCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35049C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008.
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: Bill Taylor
BILL TAYLOR
ITS: DIRECTOR

Barbara J. Gurule
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 03-17-2012

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY Barbara Gurule MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STAIE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 10th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM., AND WAS DULY RECORDED IN BOOK 722, PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

Risana Zaxus 09/10/10
CITY ENGINEER FOR LAND USE DATE

Tamara Baer 8-18-10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

08/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110

Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE–HUNDRED–TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE–FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

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BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672–55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE–NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26"E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

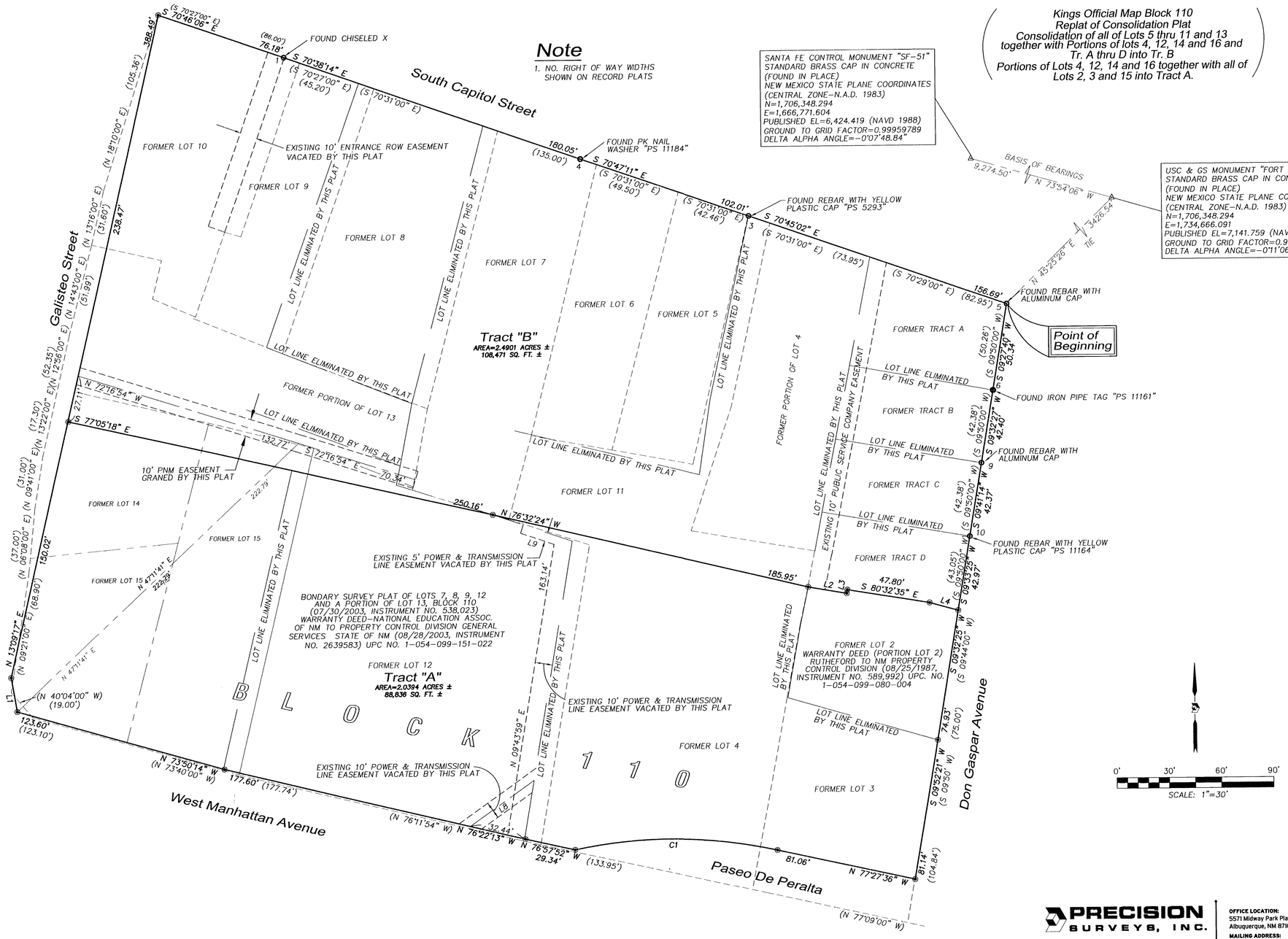
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

New Mexico Main Capitol Campus

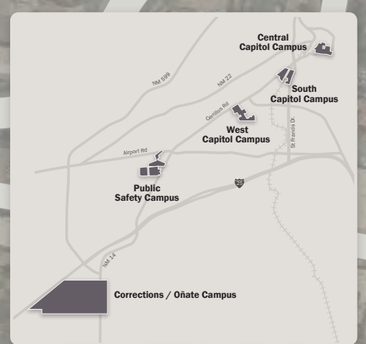
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278

Share of State Owned Facilities in Santa Fe:

27.1%



0' 150' 300' 600'

NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   - 5. 402 Don Gaspar Avenue (casita & garage)
   - 6. 406 Don Gaspar Avenue (casita & garage)
   - 7. 410 Don Gaspar Avenue (casita & garage)
   - 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

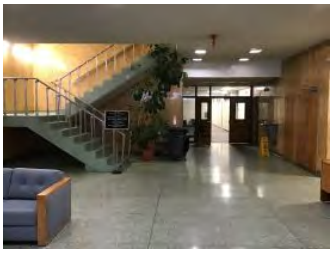
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

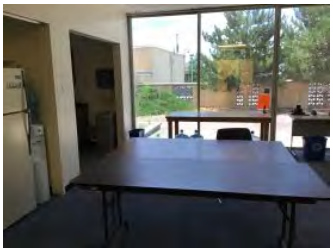
The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

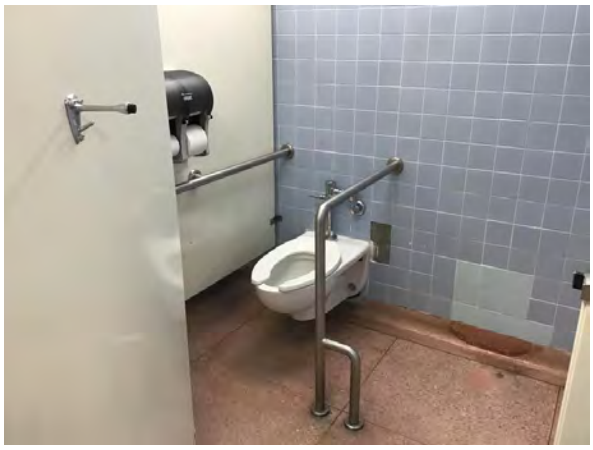
Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

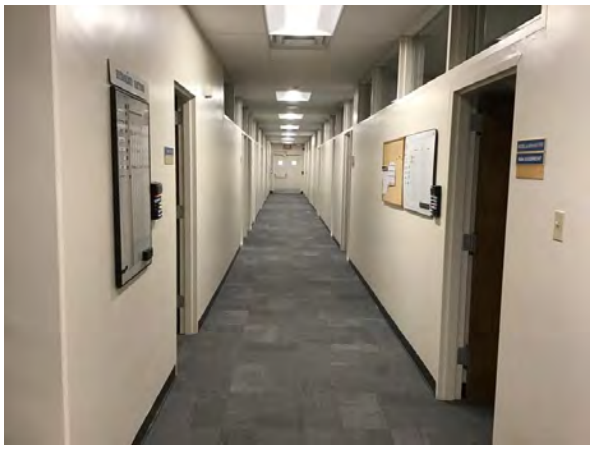
The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

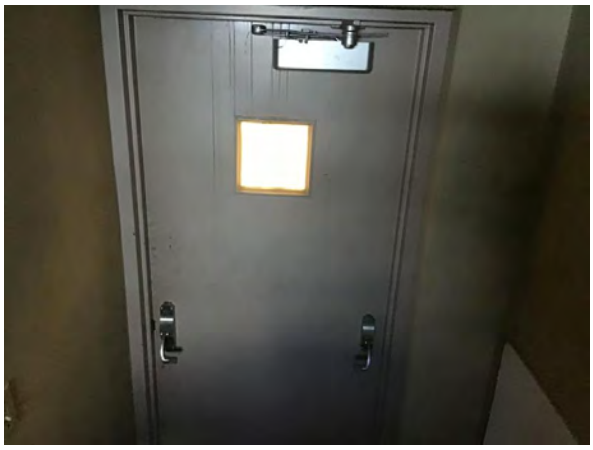
The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties
The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes
No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

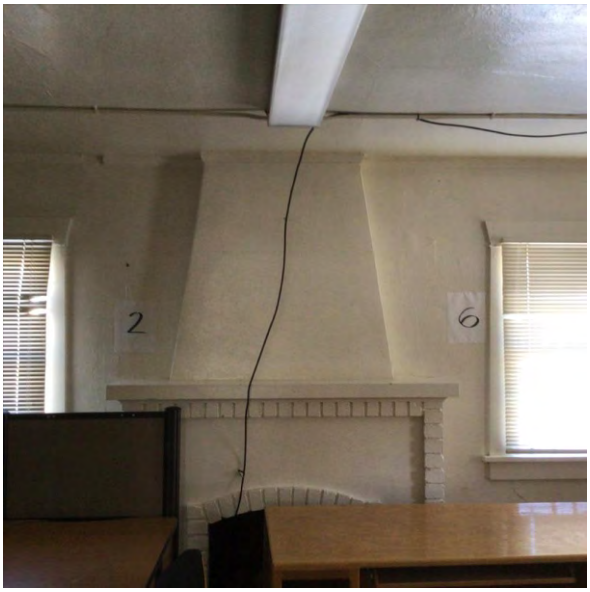
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

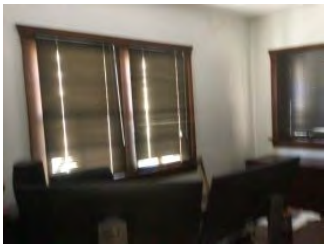
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

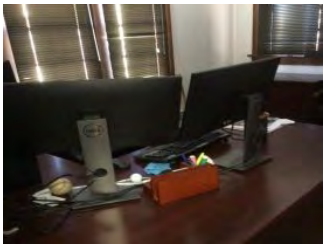
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

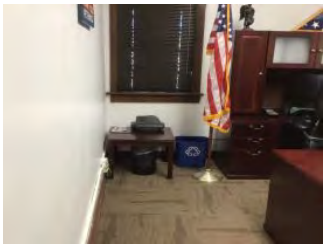
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

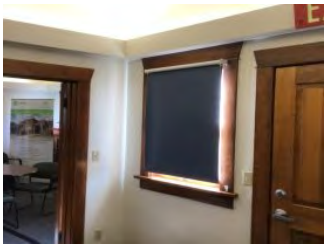
Safety/Security

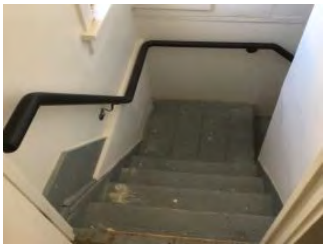
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

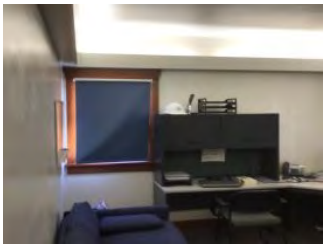
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

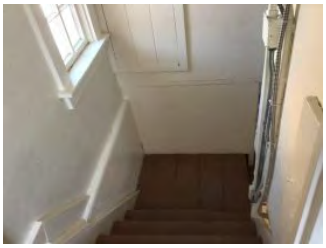
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes

An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

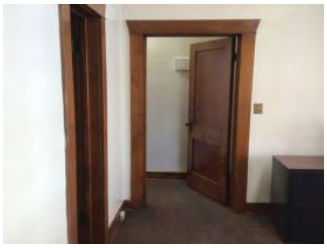
Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05. **Type 2:** A03.3.	**P/Class:**	3.

Project Description

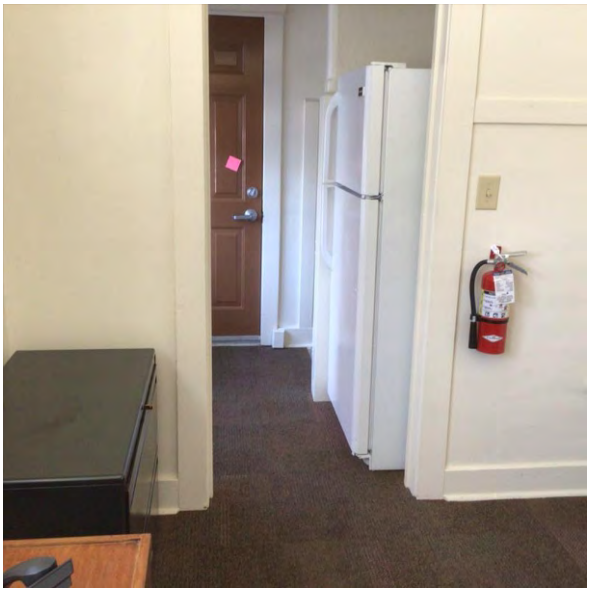
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

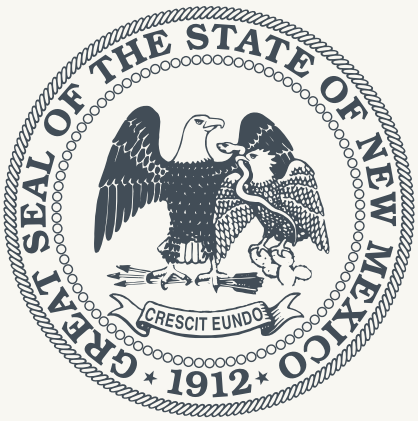
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



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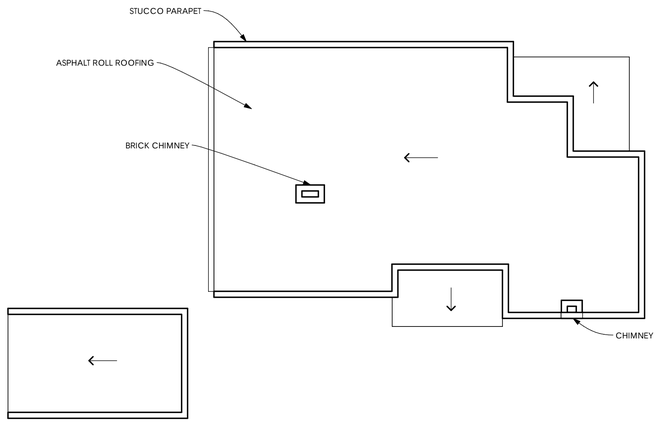
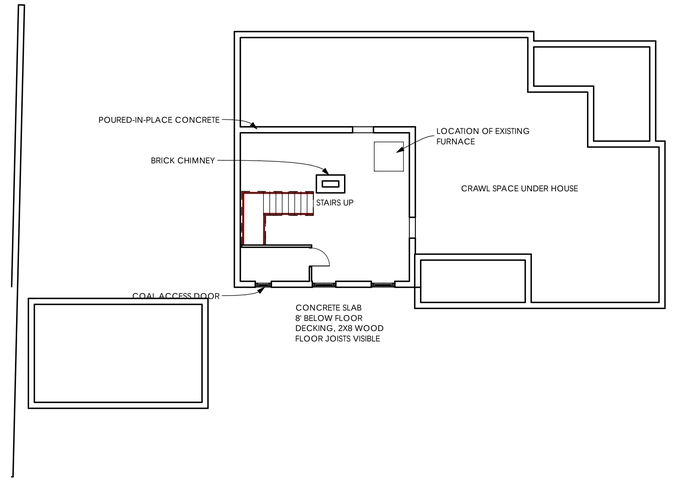
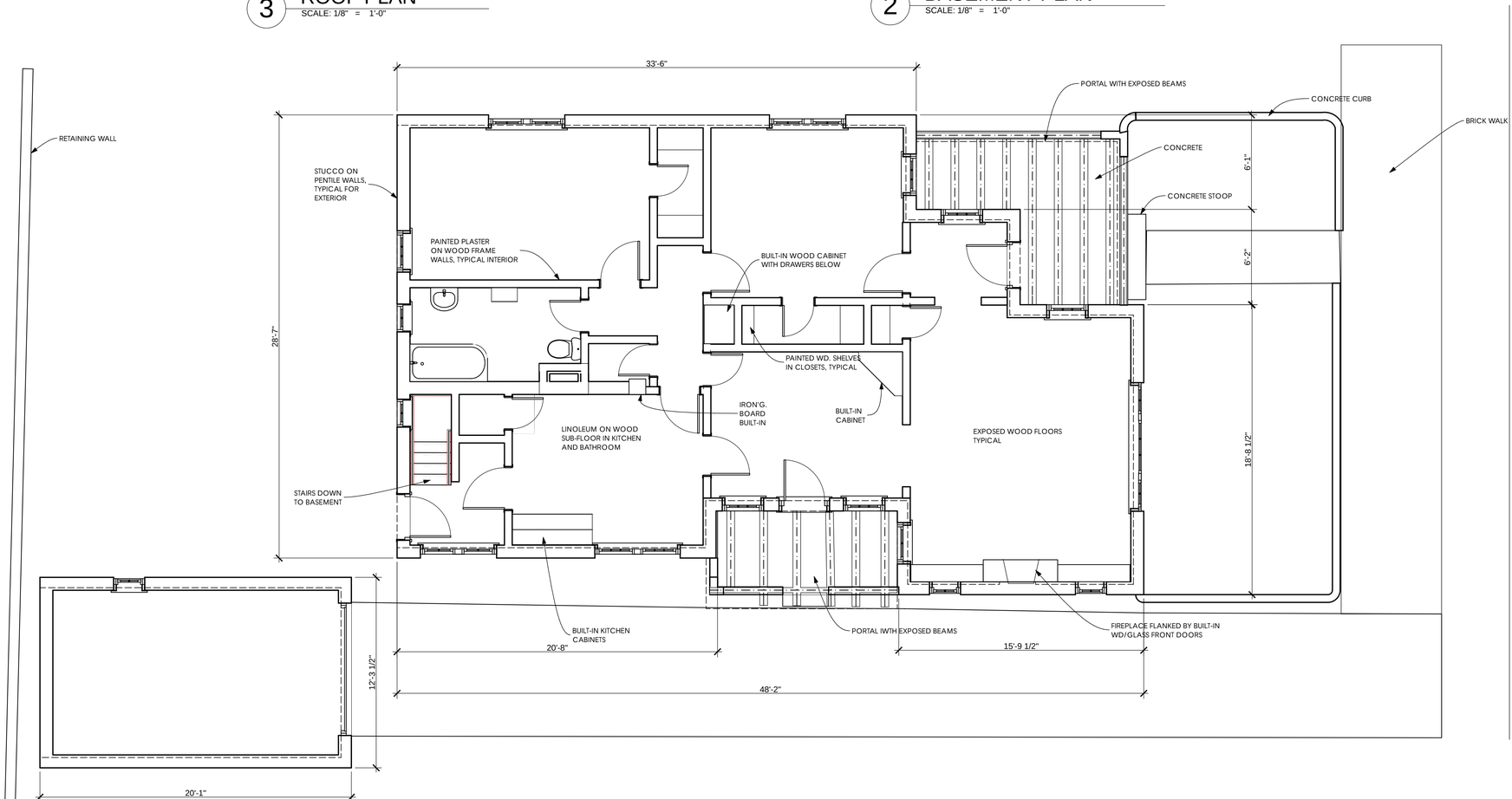




3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

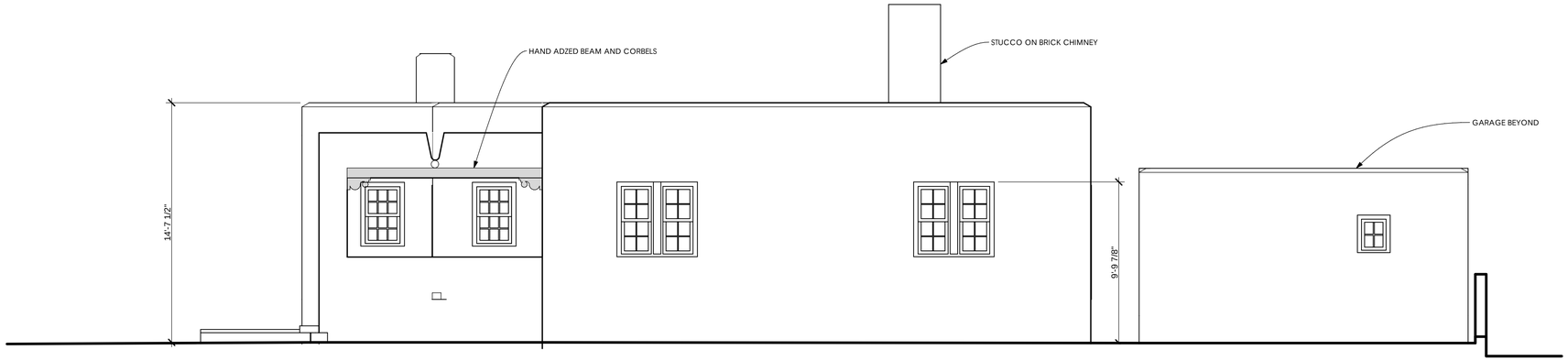
Date: 7/9/12

A 1.1

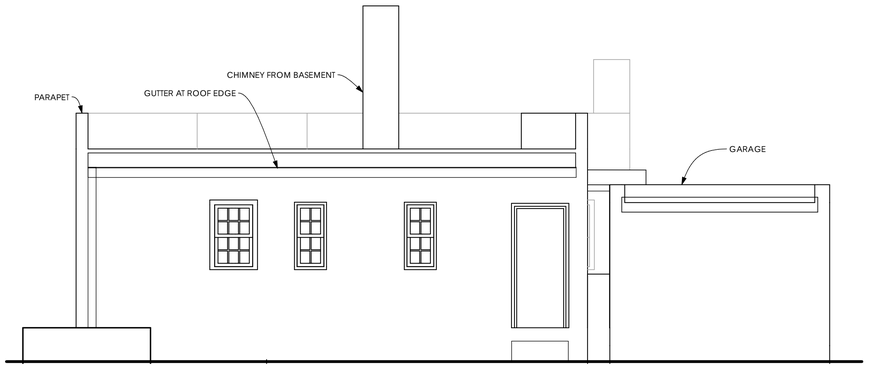
FLOOR PLANS

Plotted On: 7/9/12

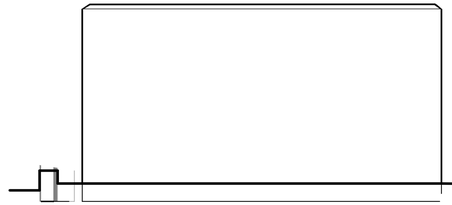
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

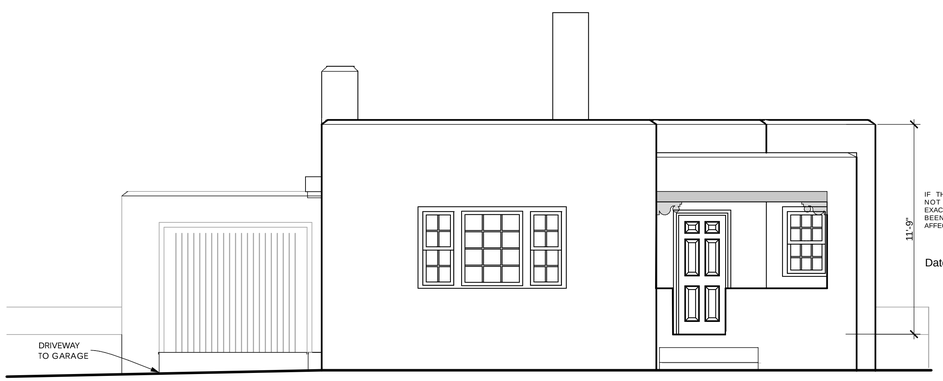


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



406 Don Gaspar Ave – East Façade



406 Don Gaspar Ave – North Façade



406 Don Gaspar Ave – West Facade



406 Don Gaspar Ave – South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave – Garage North Facade



406 Don Gaspar Ave – Garage West Façade



406 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Clay Bailey, Director

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt Architects

Main North Entry

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

West Facade

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

North Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt Architects



East Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt Architects



West Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023

c. **2023-007592-HDRB. 128 S. Capitol St.** – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 128 S. Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note that there is a section in the Code as it specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The fleet building is of a clear Territorial-Revival style, and the garage is a modernist utilitarian structure. At the May 9, 2023 HDRB, the Board designated these buildings as non-contributing.

Furthermore, the buildings do not contribute to a unique street section along Galisteo Street.

The buildings associated with the fleet functions of the campus do not add to historic associations or historic design qualities that are significant for the Downtown & Eastside Historic District.

At the May 9, 2023 hearing, the Historic Districts Review Board designated these buildings as contributing, with the north elevation and the west courtyard elevations being primary. The HDRB found the north elevation conveys shifted massing and fenestration, the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024 the applicant held a community meeting to discuss the proposed demolition of the subject building as well as all other building demolition requests in the subject block requested in order to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscape, including the four bungalows located to the east of the subject site. It should be noted that the building focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction.

It was made clear that the current applicant is not associated with the new building's design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff recommends approval of the proposed demolition of the fleet and garage buildings at 128 S. Capitol and finds that they do not contribute to a unique street section or streetscape and because they are listed as non-contributing to the Downtown and Eastside Historic District.

d. **2023-007593-HDRB. 130 S. Capitol St.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts and this building was determined to be contributing to the Downtown and Eastside Historic District in May of 2023. Please note that 14-5.2(M) in the Code specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The building at 130 S. Capitol Street represents the evolution of the state government campus.

Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neoclassical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

The Concha Ortiz y Pino building, which was built in 1968, blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthens the modernist approach.

The original footprint of the building remains.

The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

At the May 9, 2023, hearing of the Historic Districts Review Board (HDRB) designated this building as contributing to the Downtown and Eastside Historic District, with the north elevation and the west courtyard elevations being primary. The HDRB designated these elevations as primary because the north elevation conveys shifted massing and fenestration, and the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024, the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, as well as all other building demolition requests in the S. Capitol Street, Don Gaspar Avenue, and Galisteo Street, to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscapes, including the four bungalows located to the east of the subject site. It should be noted that the community meeting focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the Concha Ortiz y Pino Building due to its contributing status and finds the criteria in Section 14-5.2(M)(4) which addresses approval for demolition of historic and landmark structures have not been met.

e. **2023-007595-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and

Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

f. **2023-007596-HDRB. 406 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

g. **2023-007597-HDRB. 410 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the

structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

h. **2023-007598-HDRB. 414 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas

represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:
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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus.

This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

APPLICANT PRESENTATION

Jennifer Jenkins was sworn. She was there on behalf of State of New Mexico General Services Department. She said the formal design has not commenced yet. There was a community meeting that was part of the design process. She shared a presentation entitled *State of New Mexico Executive Office Building Project Demolition Request*, which included the following:

- Applicable Regulations
- Background
- Map of New Mexico Main Capital Campus
- Vicinity Map & Historic District Boundaries
- Existing Site Conditions
- Concept Site Plan for Proposed Executive Office Building
- Exterior Design Concept – North Façade
- Exterior Design Concept -- North Main Entry
- Exterior Design Concept -- East Façade
- Exterior Design Concept – West Façade
- Exterior Design Concept – North Elevation
- Exterior Design Concept – East Elevation
- Exterior Design Concept – West Elevation
- Historic Status Designations
- City Building Inspection Reports – 11/22/22 which recommended demolition of all six buildings

Ms. Jenkins said in December of 2023 there was another inspection report, but the recommendation of demolition was deleted. She noted that nothing changed with the buildings in the year between the first and second inspection reports.

Ms. Jenkins this is not a typical case, and it is recognized that there is a unique set of rules. She said the State is trying to approach this in the most fiscally responsible way with taxpayer dollars. This is not a residential neighborhood anymore it hasn't been a residential neighborhood for decades. They are respectfully requesting approval to remove the structures and replace them with a thoughtfully designed facility to serve the needs of the State of New Mexico and its constituents.

Chair Rios asked Ms. Jenkins to confirm that the applicant wanted to memorialize the bungalows, however, the conceptual design does not do that.

Ms. Jenkins said one of the initial ideas was to do something with the pavement pattern along Don Gaspar and the footprint of where those buildings were located. That is something they are continuing to explore.

Member Bienvenu commented that this project has evolved. There is a unique set of procedures that must be followed. The State has always taken the position that they are not bound by Historic Ordinance, however, in good faith collaboration with the City, the State has agreed to follow, to some extent, the Historic Ordinance of Santa Fe. This project is presented to the Board as a State government complex.

He said the bungalows do have importance; however, he doesn't equate historic importance with contributing status. At this time the casitas have been orphaned in this location because they don't seem to have much to do with the State capital complex. The Concha Ortiz y Pino building is a little more difficult. It's ironic that the Board never would have allowed that building to have been built if it would have had a say. The State did that in the face of the Ordinance which specifically prohibited that design. It would be ironic if now, the Board would prohibit the State from replacing it with a design that conforms to the Ordinance. It would be expensive to renovate the buildings. The conceptual design meets general standards. Generally, something of that monumentality is appropriate. The ideal solution would be a contingent approval of demolition.

Member Guida said there's been a great deal of back and forth. What's not unique is when this Board considers a demolition request. He commended the State for presenting preliminary information. He added that this looks better than what's there. The issue of block front is going to be a key issue.

Member Biedscheid said she can see both sides of this. The former four homes are what's left of what was, there's a tendency of wanting to preserve those. What stands out is that these buildings have been poorly maintained.

PUBLIC HEARING

Those public speakers desiring to speak were sworn in.

Frank Katz, 1300 Canyon, previously sworn said the issue is whether the demolitions can be decided before there is a design plan. The whole process that is going on is before the design phase. There needs to be discussion about the design and cooperative process. He suggested that the Board deny the demolitions and work out what should be done. The State should come forward with a final design before the request for demolitions.

Herbert Lotz, 353 East Alameda, previously sworn, said he agreed with Mr. Katz and agrees that the design should be shown before demolition is approved.

Nicoleta Monroe, 701 Dunlap, previously sworn, said the buildings represent a timeline of architecture. The casitas and Concha Ortiz y Pino building represent a point in time. In proposing to demolish them you take away a valuable characteristic. The statement that they need space needs to be written in a report. If the State wants to rebuild, why don't they rebuild at the College of Santa Fe?

Mark Bertram, 906 Trail Cross Court, previously sworn, said this is egregious. This has been on drawing board for 10 to 12 years. Earlier iterations were a modest 56,000 square feet, now it's almost four times that. He's been involved in several projects in front of this Board. The development of those projects would have been much easier, faster and more profitable if the historic regulations had been ignored. The whole purpose of this district is to preserve our historic fabric even though it does create a burden on developers. In this case, the State is the developer, and the taxpayers are going to pay nearly $1,000 a square foot for this building. He said the size of it is out of scale with the existing streetscape and surrounding neighborhoods. They should be required to follow the same rules as the private sector.

Tom Sprigg, 444 Galisteo, previously sworn, pointed out what happened 12 years ago. He was the president of the Old Santa Fe Association ("OSFA"). In 2012 OSFA said they were not opposed to an executive office building on that site. The State had proposed a 60,000 square foot building. The Board's part is simple, reiterate that these are historic and move the process forward in a collaborative way.

Adam Johnson, 141 Arroyo Hondo Trail, previously sworn, said he is the Executive Director of OSFA. He's against, putting cart before the horse. He agrees with staff's recommendation for denial of demolitions requests.

Randall Bell, 2991 Viaja Pavo Real, previously sworn, said he is the President of OFSA. He said it is important to reiterate that there is a collaborative process. The City and development parties are working together. The collaboration in statute involves other parties. There was an informational hearing in January with many public comments. He asked to see the underlying evidence that they are using to try to justify this. This is

premature, there is a process for collaborative meetings on this to try to develop an actual real proposed design. The applicant has failed to follow that procedure, so he asked the Board to please deny the uh application.

Elisa Bertram, 820 Don Cubero, previously sworn, asked the Board to deny these requests. She said this block of Don Cubero is extremely important to the fabric of that neighborhood and not to mention the proposed building is far larger than anything around except for the State capital. This building will drive 700 to 1,000 new people into that neighborhood a day. She didn't think that they're considering Wood Gormely Elementary School just up the street with young children walking home from school every day. She didn't think they're considering a lot of these living and breathing neighborhoods that surround it. Unfortunately, people who live in the neighborhoods have kids and jobs and are unable to come to these meetings to speak out in opposition. There are a lot of young people in the neighborhood and they against this proposed project.

Francesca Bonci, 1030 W. Houghton, previously sworn, said she came here from Long Island, New York. When she saw the picture of the building, she thought she was back in Long Island. She asked if the State really needs 56,000 square feet to house government employees. What's going to happen to those empty buildings that will be vacated. She understands developers ask for the moon, this is the moon.

Raymond Herrera, 379 Hillside, was sworn. In his 79 years of living in Santa Fe he has seen the expansion of the capital from the PERA building to where it is now. A major part of historic part of Santa Fe was lost. It needs to be figured out at some point how not allow the State to do these things. When the PERA building was built his great grandfather's grave was disturbed. He asked, how many buildings are empty around town and if this building really needed.

John Eddy, previously sworn, said he appreciated everything that's been said. The elephant in the room is that state has been practicing demolition by neglect. These homes were owned by Santa Fe people. These four buildings are history, they are speaking to the capital. He urged the Board to deny most of the requests. They need to get to the negotiating table so that there can be a creative design that maintains these historic homes because they're the last part of the fabric of history on that block.

Stefanie Beninato, previously sworn, said she agreed with many of the speakers. There are ways to incorporate those bungalows into the larger complex. She loves the Concha Ortiz y Pino building. Giving the state conditional approval is rewarding them. They should be incorporated into a design.

BOARD DISCUSSION/ACTION

Chair Rios said in reflecting everyone's feelings, she feels the buildings should not be demolished because all the buildings that are preserved tell a story they are a reflection of time and place. They were there before the capital buildings were there. Those buildings could be incorporated into the capital complex. If the buildings were not preserved, they would not be here. She gave the example of the Cathedral and the Palace of the Governors. These buildings should be honored and stand on their own merits. The buildings are part of Santa Fe's legacy.

Member Aguilar Medrano thanked all the members of the public for coming out this evening. The feedback is helpful. She wouldn't feel comfortable approving demolition of the buildings. She said she would assume and hope that the State has gone through an analysis of their office spaces in Santa Fe. Unfortunately, there was none of that in the packet. She wouldn't be comfortable approving the demolition of some of our contributing buildings without seeing some of that analysis done. She also hoped that rather than this thorough study of what the street facades of this building would look like, it would have been more helpful to do a massing study. If the bungalows were approved to be demolished there's an opportunity missed, the block isn't responding to this at all.

Member Guida said preservation in Santa Fe is most specifically pointed to the historic districts. All buildings are a recognition of a place in time. There could be an argument that preservation instinct pushes back. Santa Fe is a living city and a growing city. Community functionality must be developed. Any argument for preserving these very marginal examples of historic buildings must be balanced against the functional argument for making them into office space and against the economic development and against the relative important contribution to the downtown and eastside historic district. The second point is about process, he doesn't feel like the State is circumventing the process. The applicant has shown good faith.

Member Bienvenu appreciated all the comments. The general policy issue is whether the State needs the building. He would assume the State is acting in good faith. The general feeling is not to demolish the buildings, he said he respected that opinion. That's why he proposed that demolition be considered first. Another general concern is the desire to have a collaborative process. A blanket denial would take the City out of the process.

Member Biedscheid said this state capital outlay project is different from others that the Board has heard in the past because it involves demolition. She agrees with most of the comments about process. However, as an at-large member of the Board her role is to amplify the concerns of the public and the stakeholder groups in the preservation community. She's heard that if the Board approves the demolition, the general feeling is that the Board would preclude the opportunity to provide input in a collaborative process with input from preservation minded community members. She didn't want the public to feel like they had missed that opportunity because of the Board's vote. If the Board denies

demolition, that can be appealed and then the Governing Body will be able to approve the demolition.

MOTION: In Case 2023-007592-HDRB, 128 S. Capitol St., Member Aguilar Medrano moved to approve the application as submitted which aligns with staff's recommendation which approves the demolition of the non-contributing building. The motion was seconded by Member Biedscheid

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

MOTION: In Case 2023-007593-HDRB, 130 S. Capitol St., Member Guida moved that the Board approve demolition noting that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. Member Bienvenu seconded the motion with a friendly amendment that approval is contingent upon the City and the State reaching agreement through the collaborative process set forth in 14-5.2(M) and Section 3-22-6 for design of a replacement building.

Member Guida accepted as friendly.

VOTE: The motion passed by (3-2) roll call vote with Members Guida, Mather, and Bienvenu voting in favor and Members Aguilar Medrano and Biedscheid voting against.

MOTION: In Case 2023-007595-HDRB, 402 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition, consistent with staff's recommendation that the approval criteria for demolition have not been met. The motion was seconded by Member Aguilar Medrano

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Guida moved that demolition request be approved, finding that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration

of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. He added that the demolition requests be contingent upon an approved design for the replacement building. Member Bienvenu seconded the motion with a friendly amendment that the demolition is contingent upon the State and the City reaching agreement on a final design of a replacement building pursuant to the State statute and the City ordinance.

Member Guida accepted the friendly amendment.

VOTE: The motion failed by (2-3) roll call vote with Members Bienvenu and Guida voting in favor and Members Aguilar Medrano, Biedscheid and Mather voting against.

Chair Rios entertained a new motion.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition consistent with staff's recommendation and determination that the criteria have not been met for demolition. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007597-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007598-HDRB, 414 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=fF7ZEywAor0 (1:23:13 – 3:41:37)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

None

11. NEXT MEETING: Tuesday, April 9, 2024

12. ADJOURN

MOTION: Member Guida moved, seconded by Member Biedscheid to adjourn the meeting at 9:18 p.m.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

_____
Cecilia Rios, Chair

Exhibit 1 -- 3/26/24 Historic Districts Review Board



FRONT PERSPECTIVE 126 & 128 CAMINO SANTIAGO



REAR PERSPECTIVE 126 & 128 CAMINO SANTIAGO

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico Executive Office Building Project
Application to Demolish Existing Structures at 406 Don Gaspar Avenue

Dear Amanda:

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of the existing structures located at 406 Don Gaspar Avenue (casita and garage) for consideration by the HDRB on December 9, 2025. As requested by staff, exceptions are requested to demolish buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023. The procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 govern the review process and the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition application. An application for design review of the proposed Executive Office Building accompanies this request.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing	N/A
	Garage	c. 1970-1981	Non- Contributing	N/A
	Yard Wall	c. 1970-1981	Non- Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Address	**Structure**	**Demolition Approved**
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being "disagreement as to demolition". Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City's position, the State terminated the proceedings of the state-local government review board on June 26, 2024 and subsequently initiated the design process. The design is complete and the application for design approval accompanies this request.

Historical Summary

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below is a summary statement of the history of the buildings for which demolition is proposed.

Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single- story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south.

Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and design plans have been provided.

The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the

structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below for each Contributing structure on the subject property:

Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale

and style with the other buildings within the Capitol Complex.

In support of this request, the following documentation is submitted herewith for your reference:

- HDRB Application Form
- State of New Mexico Authorization Letter
- HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- Photos – 402 Don Gaspar Avenue
- Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- Main Capitol Campus Map & Existing Site Plan
- Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- Long-Range Strategic Space Master Plan, 2021 – Excerpts

Please let me know if you have any questions or require any additional information.

Sincerely,



Jennifer Jenkins, Principal
JenkinsGavin, Inc.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53750 **Address of Property**: 402 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 **Address of Property**:402 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 **Address of Property:** 402 DON GASPAR AVENUE	**NMCRIS #** 152221

G. Doorways

☐N/A **Number of Doorways**: 4
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE
Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



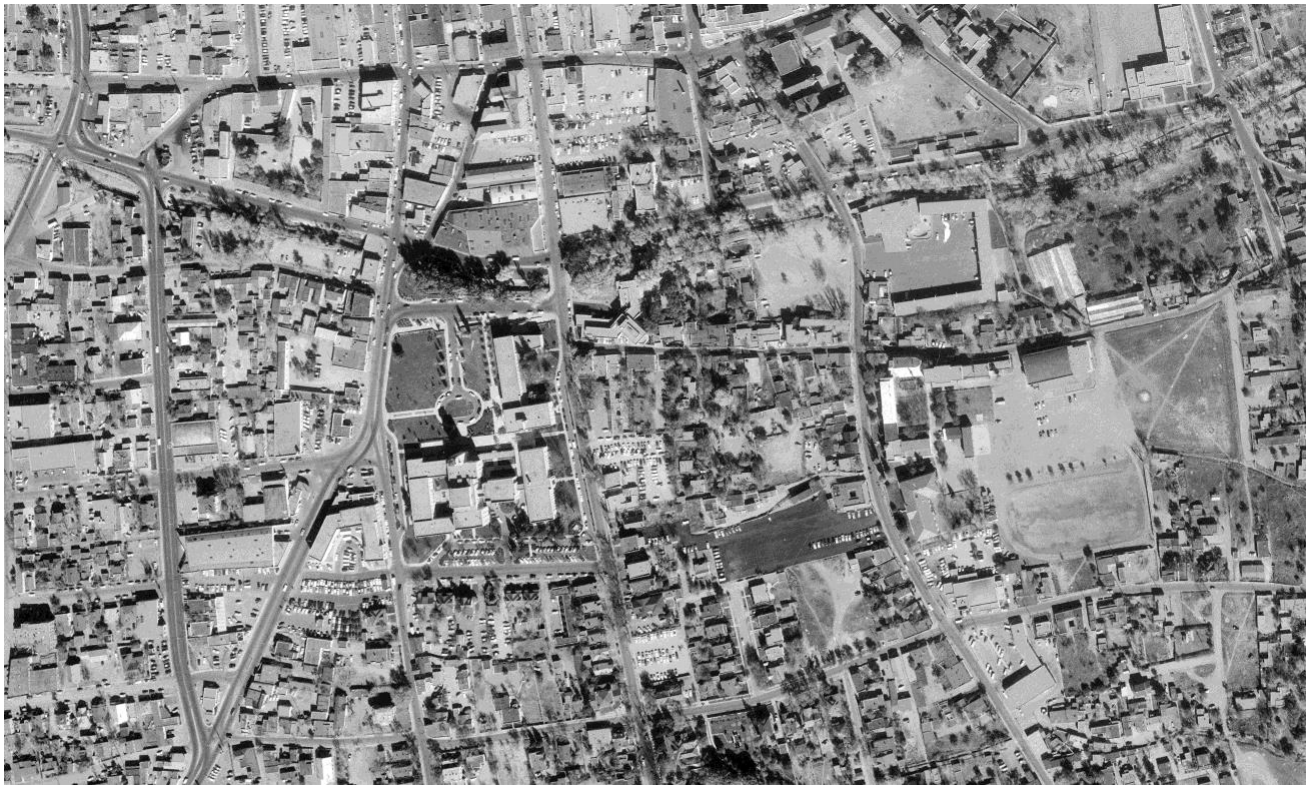
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



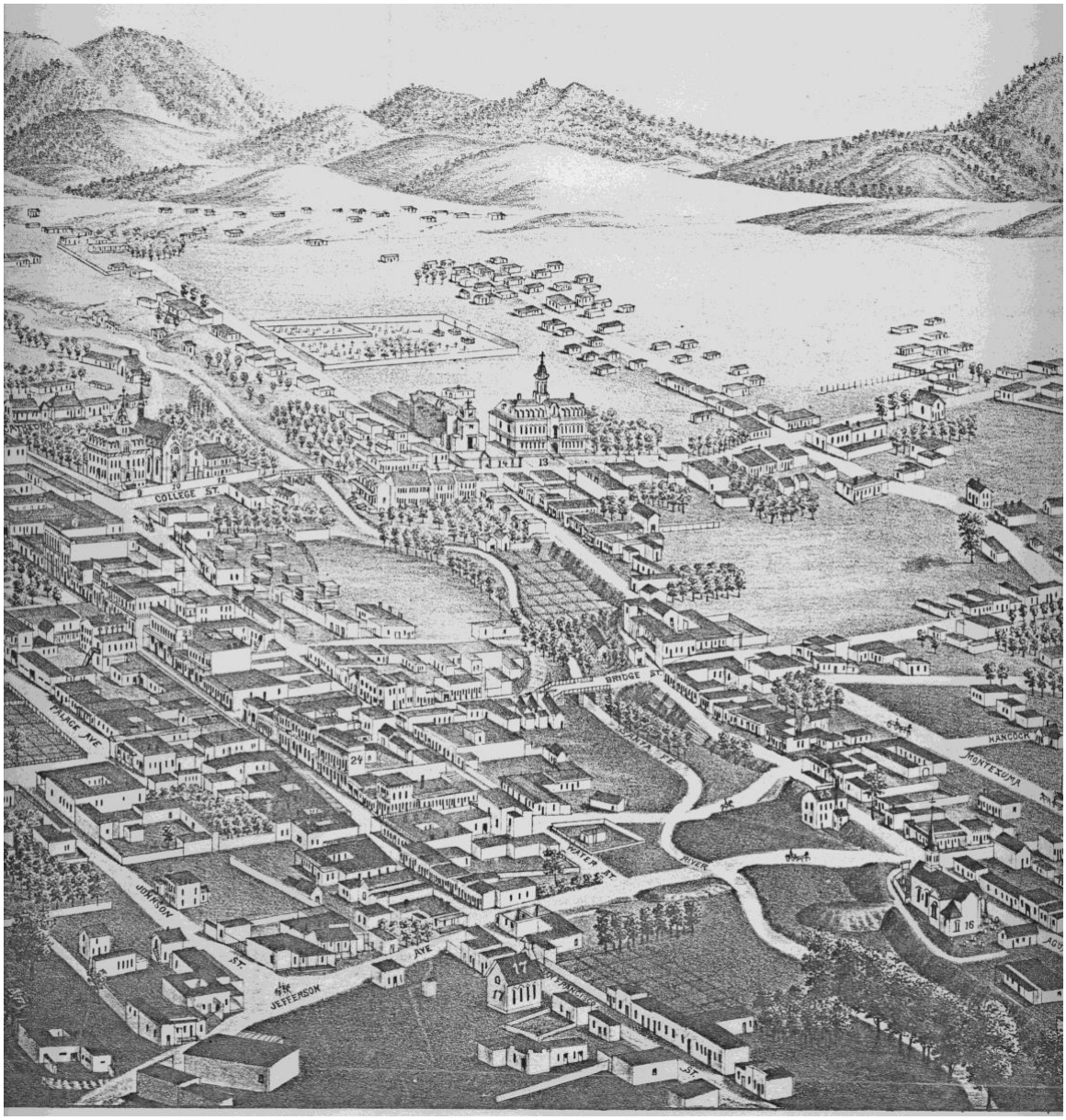
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



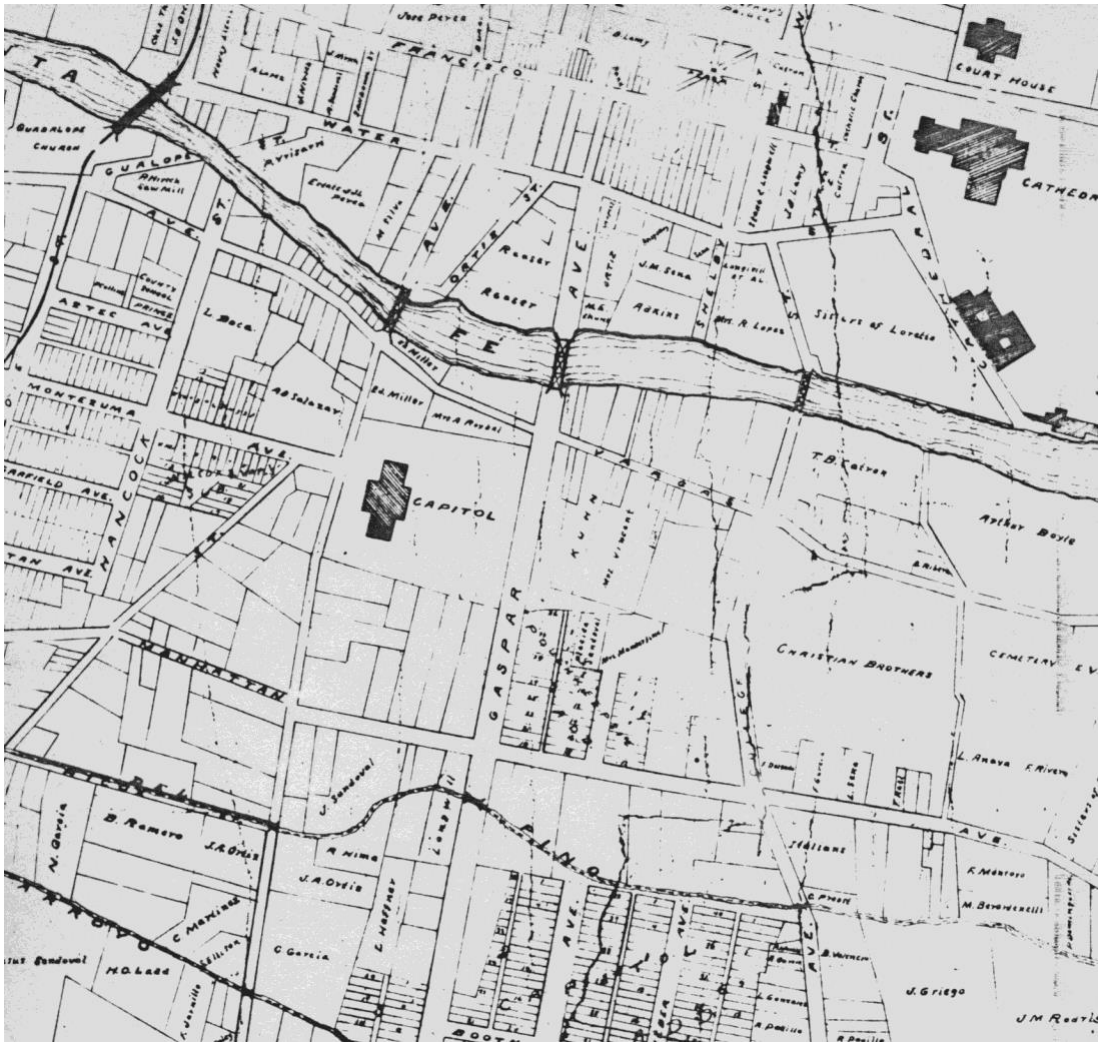
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



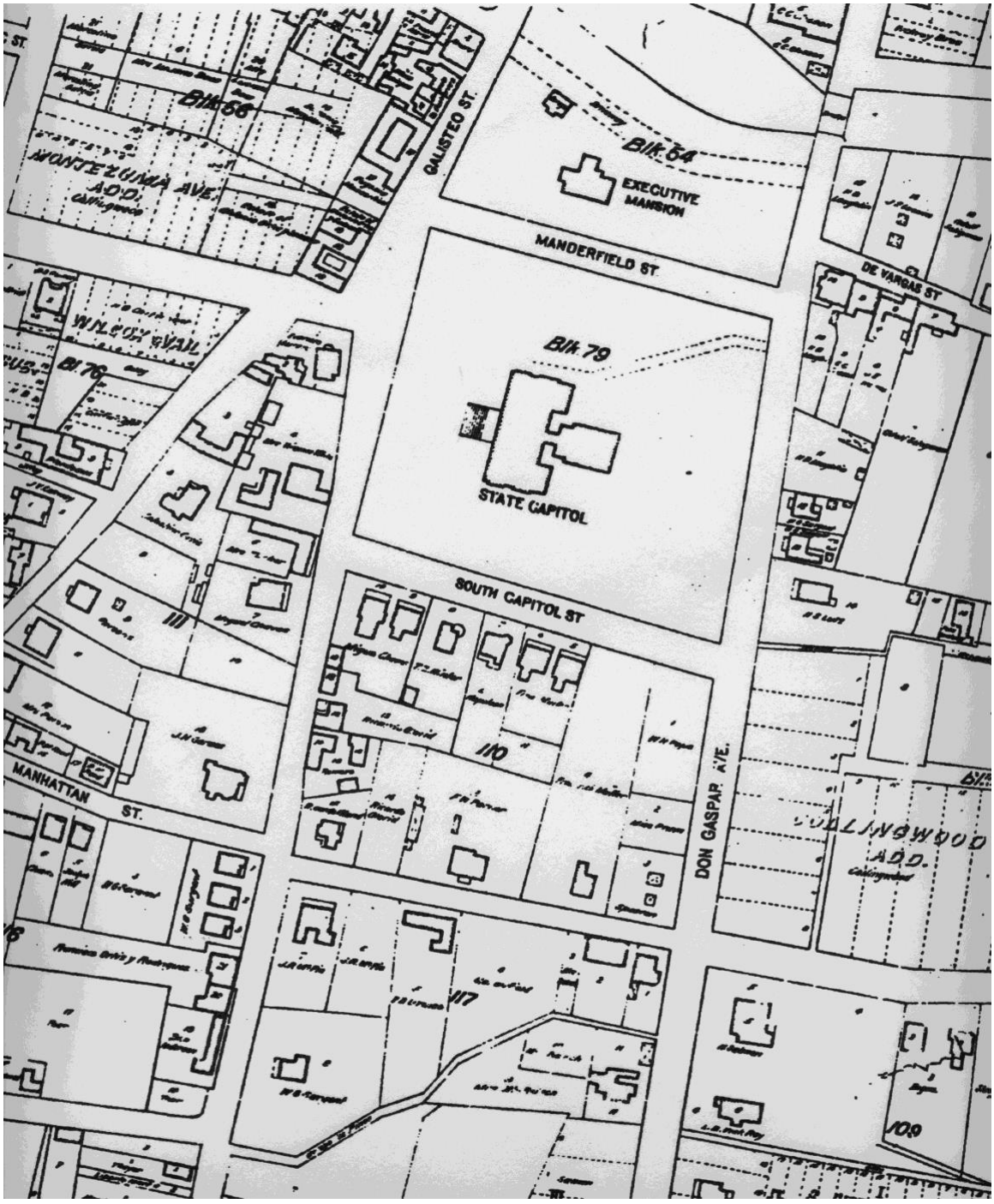
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



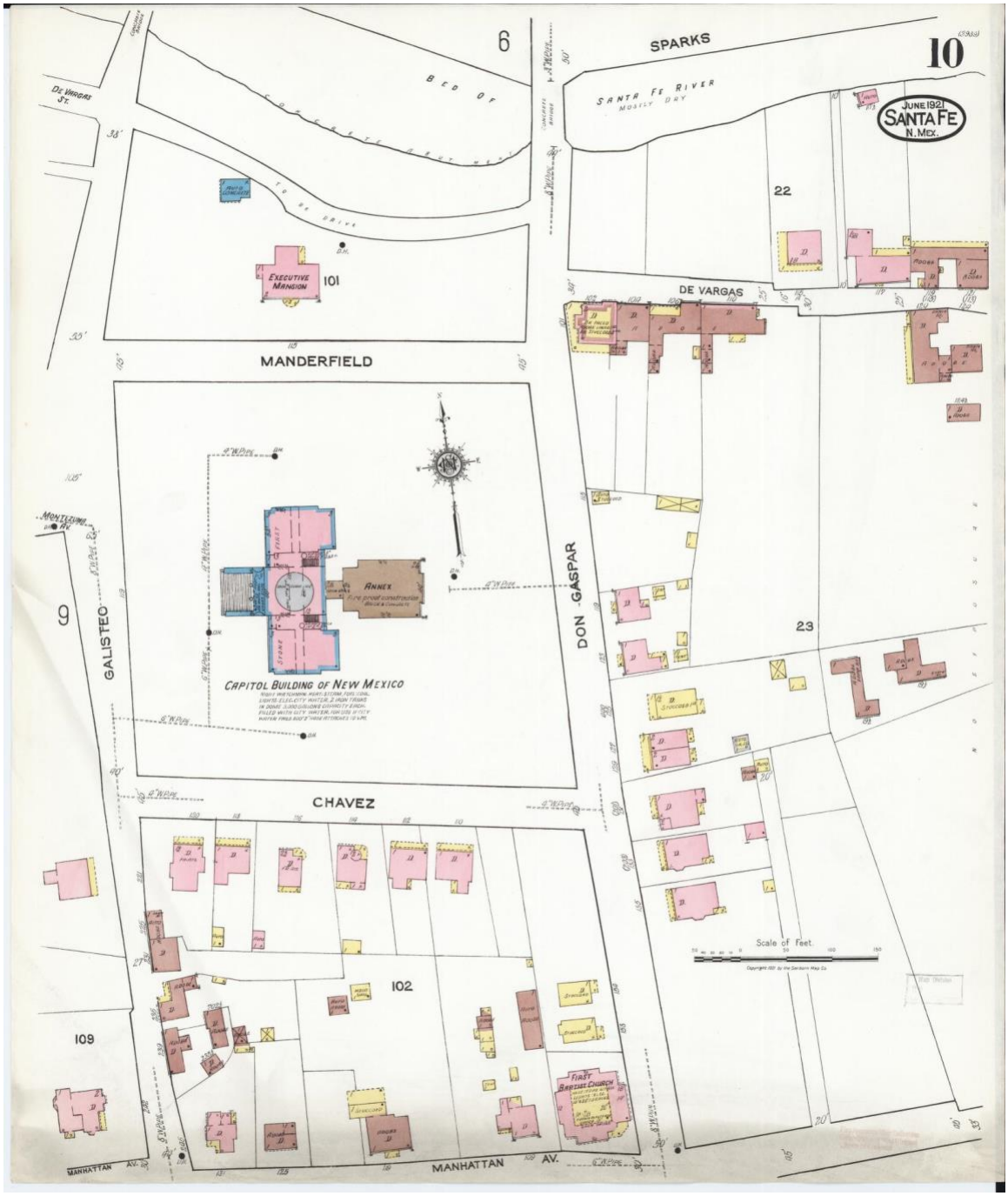
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



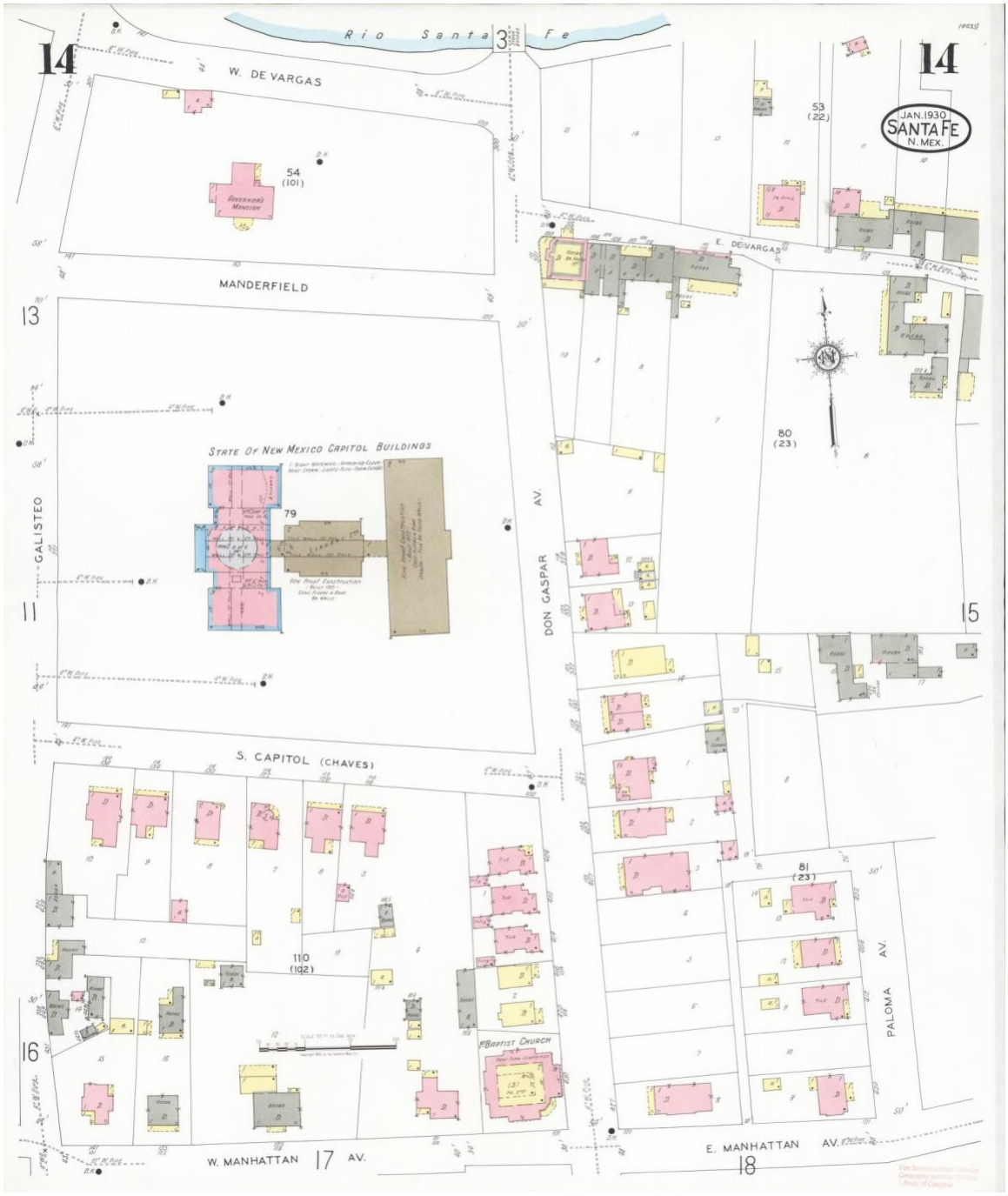
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

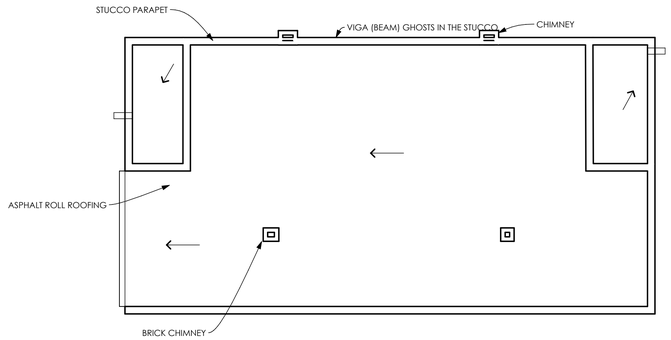


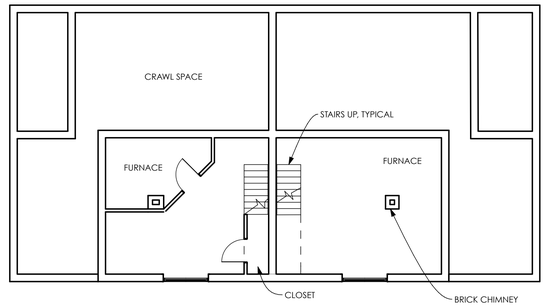
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



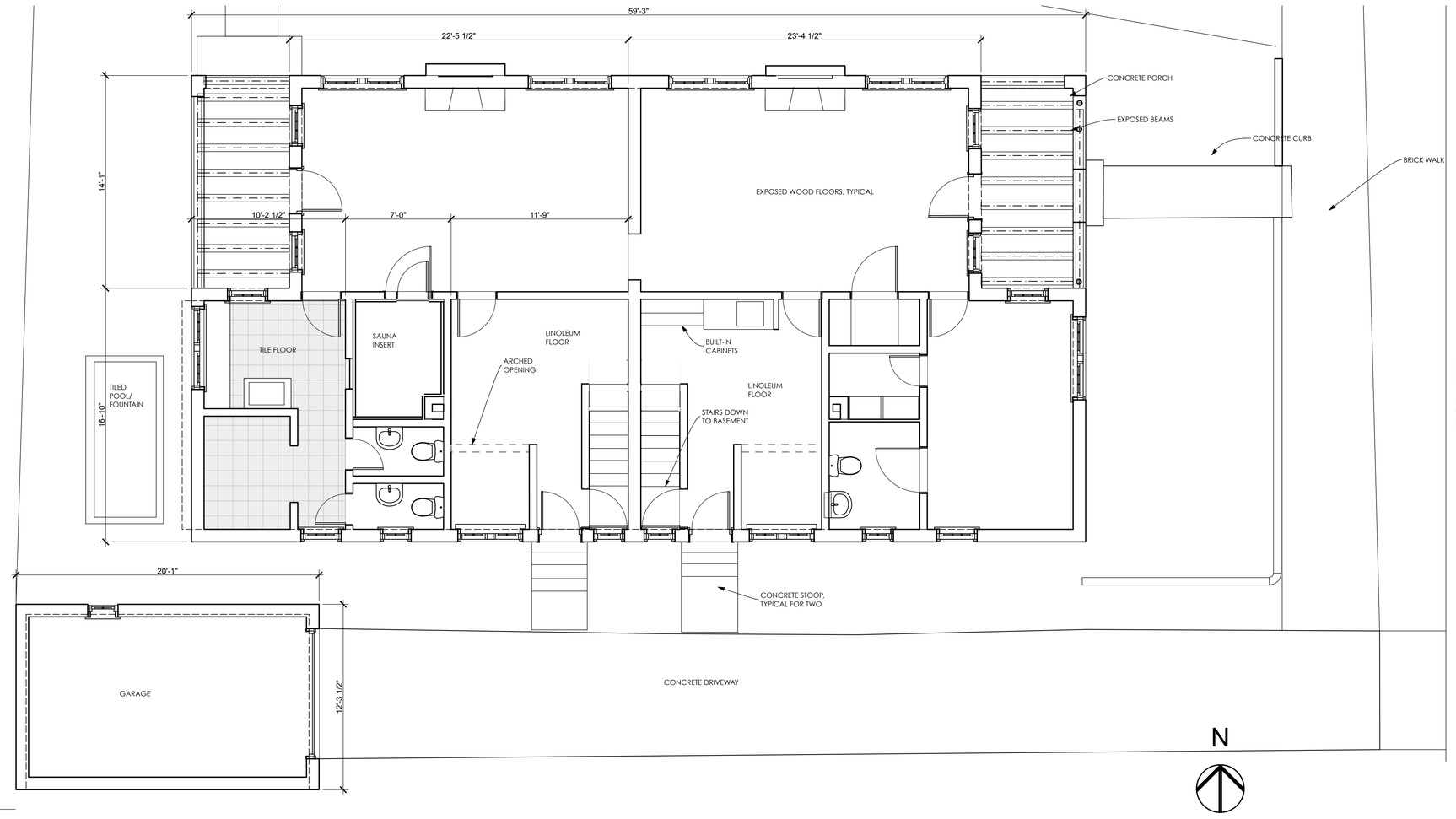
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

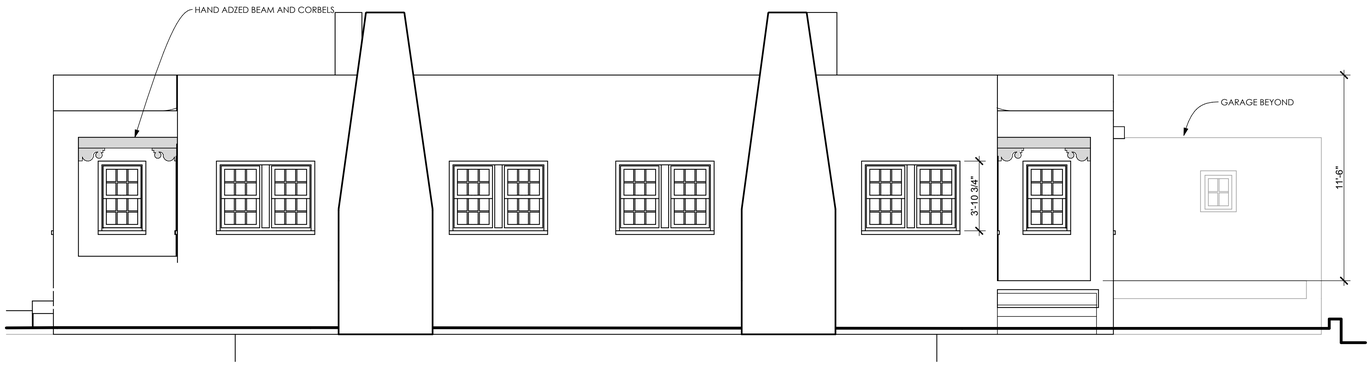
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

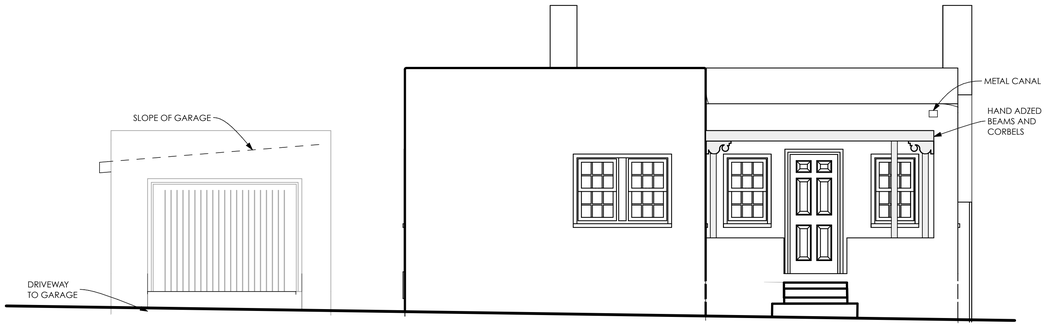
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



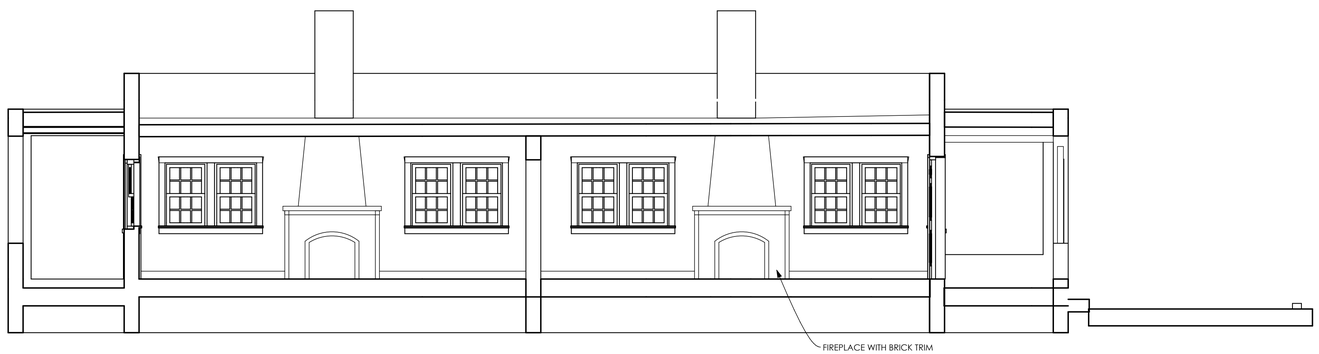
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 **Address of Property**: 406 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI #	NMCRIS # 152221
Address of Property: 406 DON GASPAR AVENUE	

G. Doorways

☐N/A	**Number of Doorways**: 2					
Type:	☒One-leaf	☐Two-leaf				
Style:	☒Panel	☐Diagonal Plank	☐Dutch	☐Plain	☐Vertical Plank	☐French
☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4						
☐Sidelights - number and configuration		☐Transom				
Material:	☐Aluminum	☒Wood	☐Steel	☐Metal	☐Fiberglass	☐Vinyl
☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

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1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

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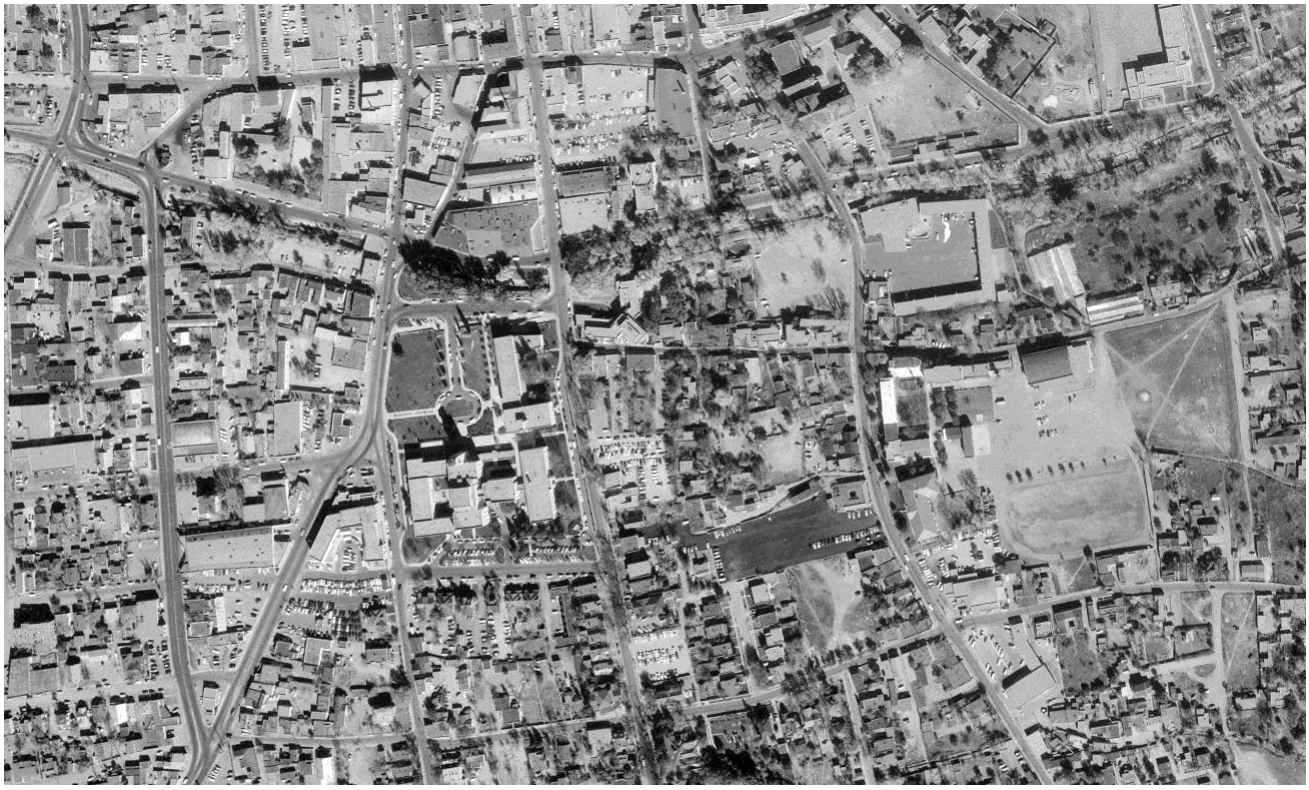
1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



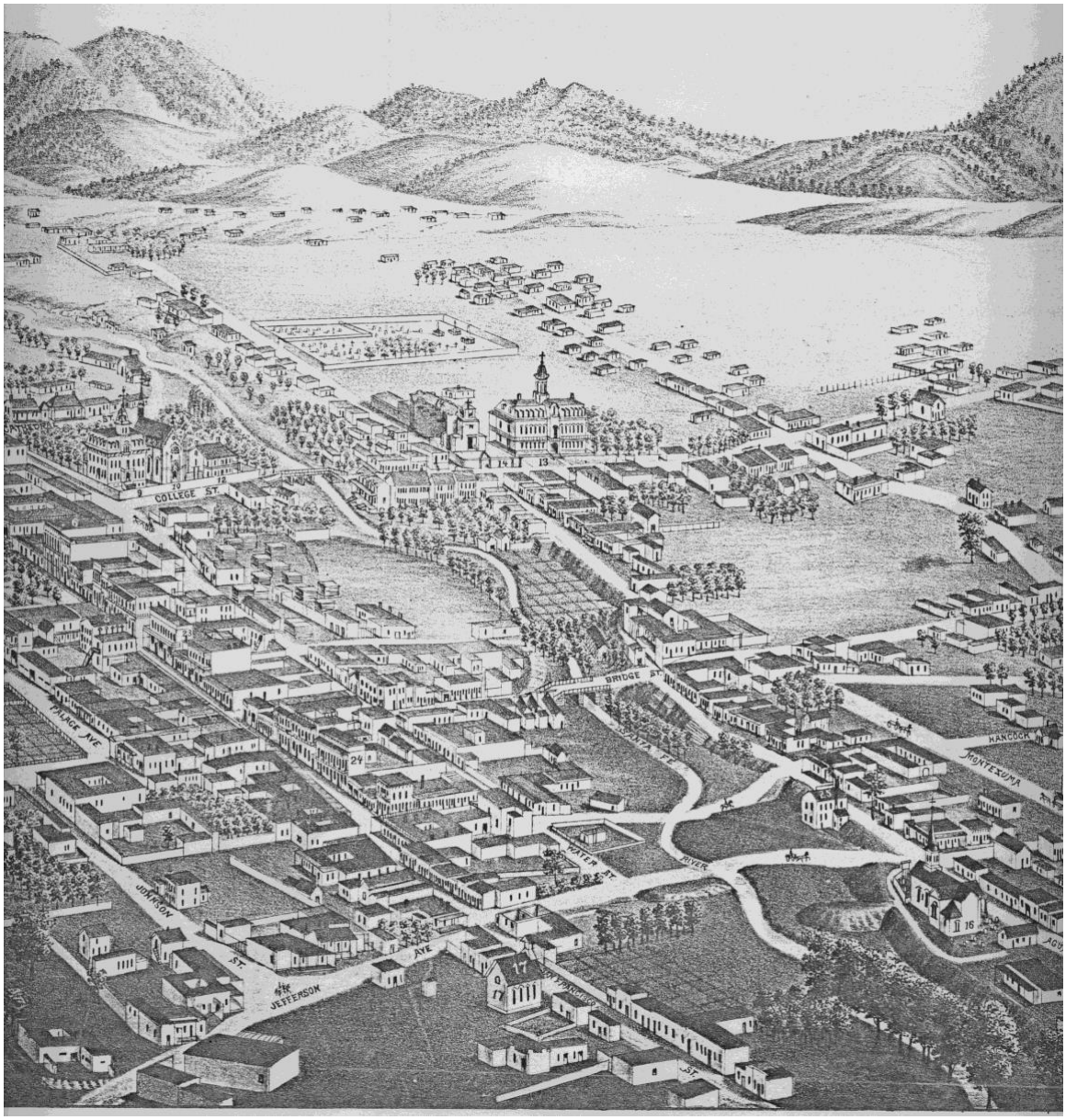
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



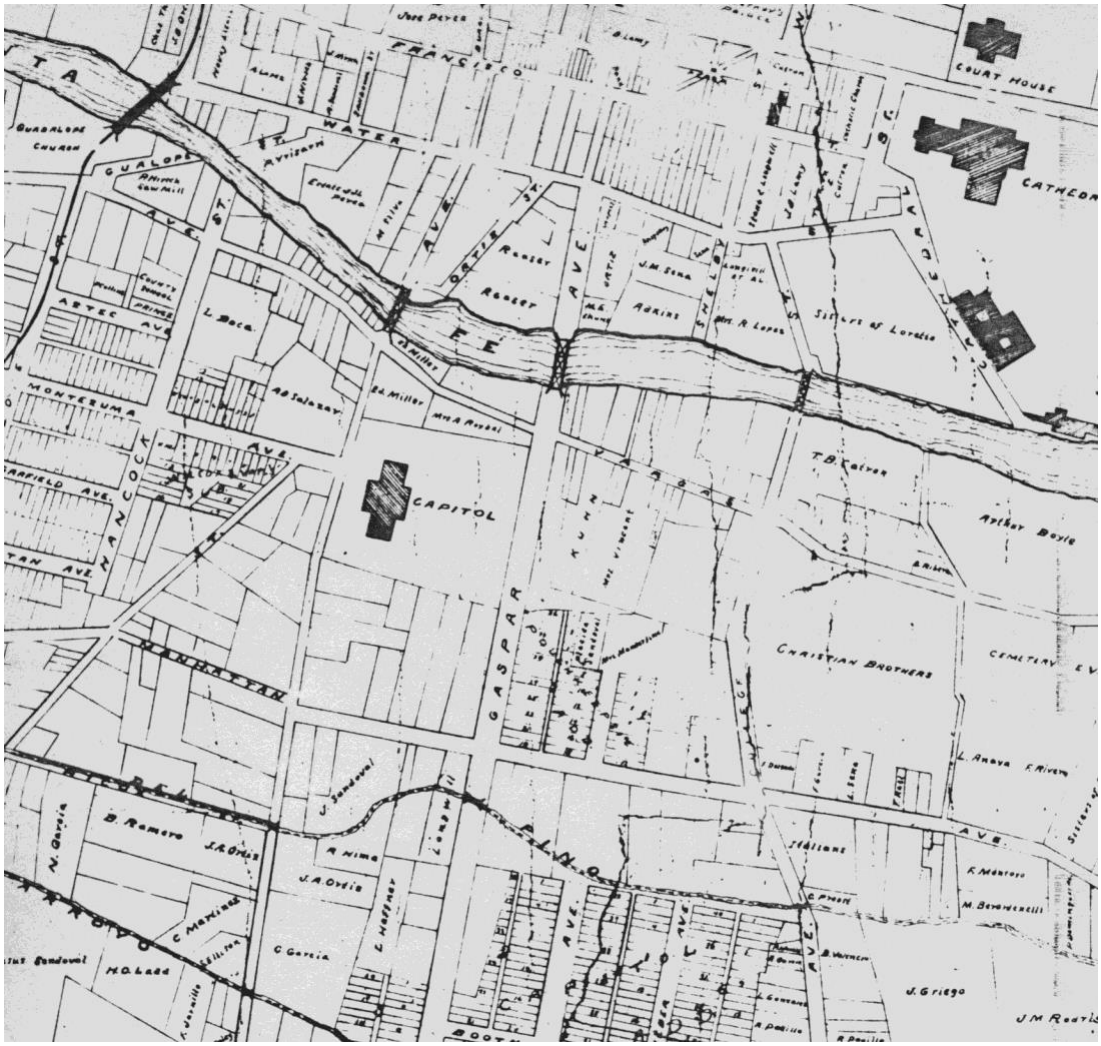
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



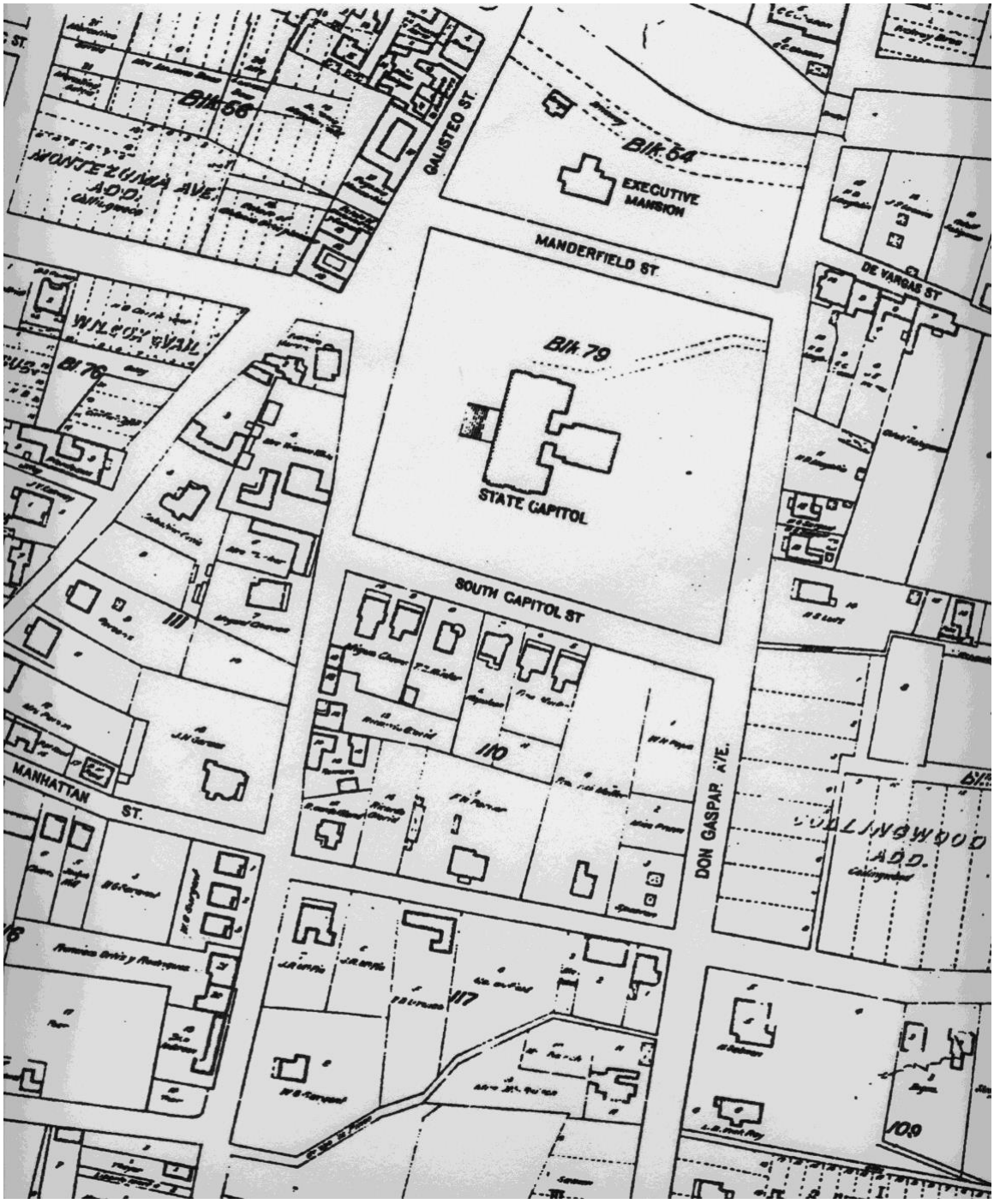
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



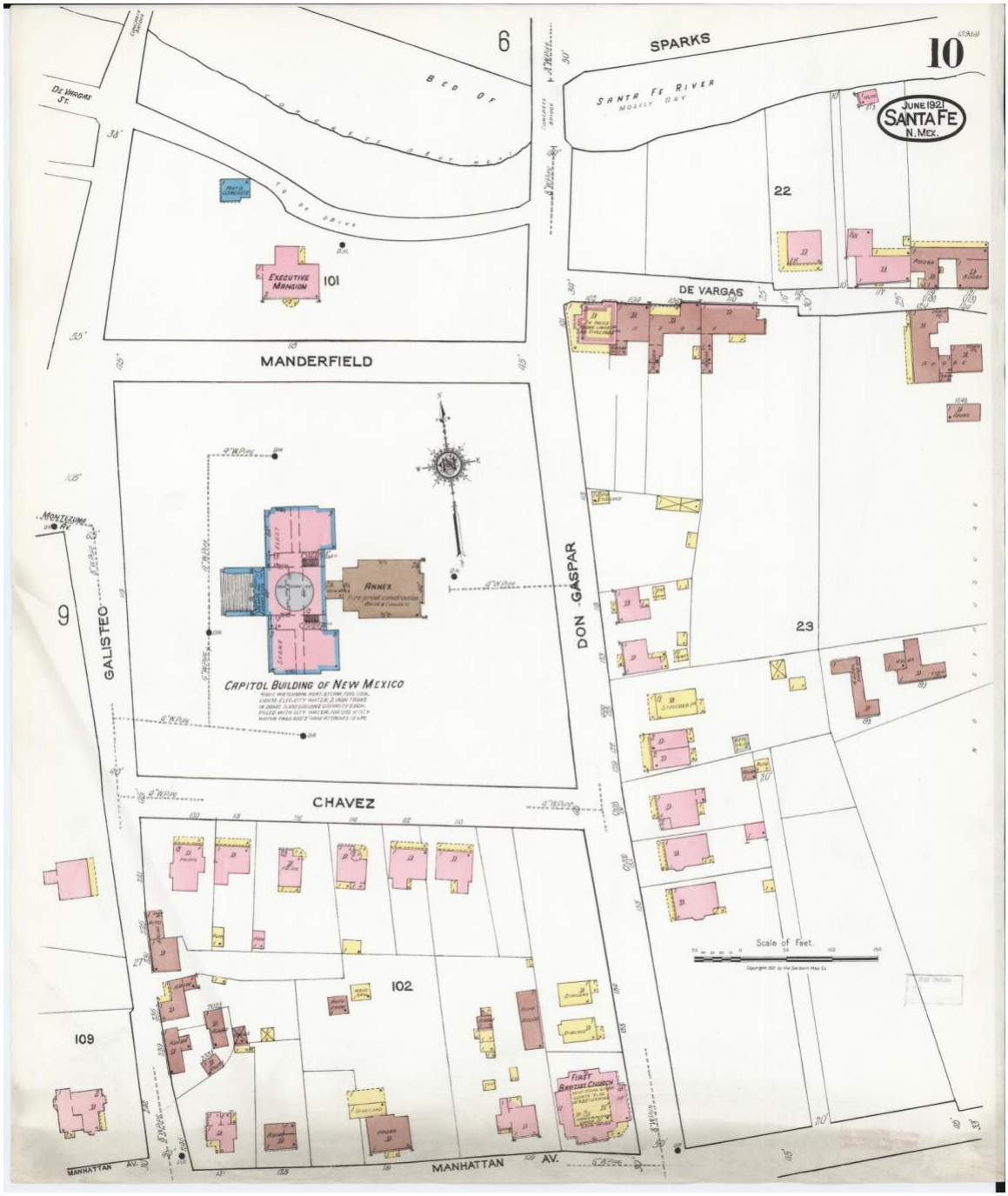
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



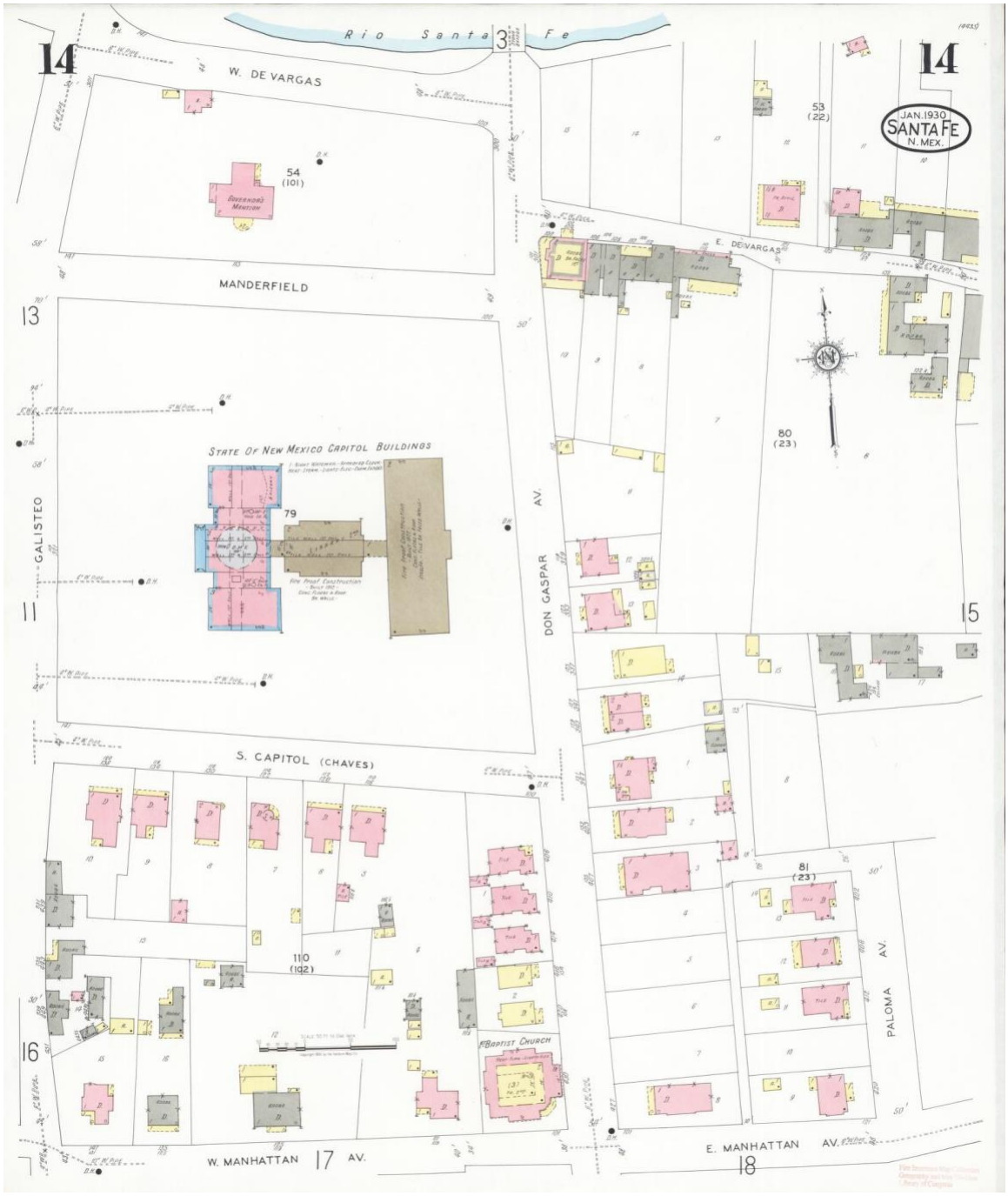
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

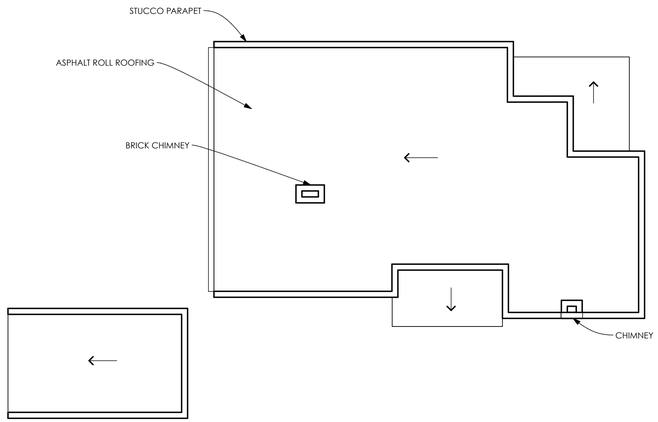


Sanborn Map, 1921

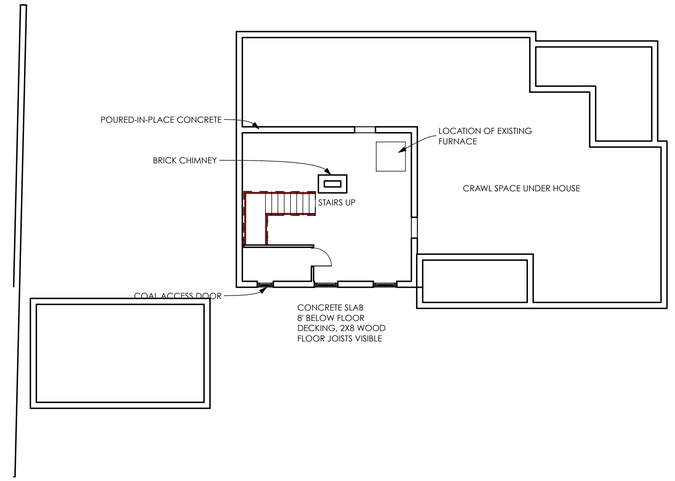
AERIAL PHOTOGRAPHS AND MAPS



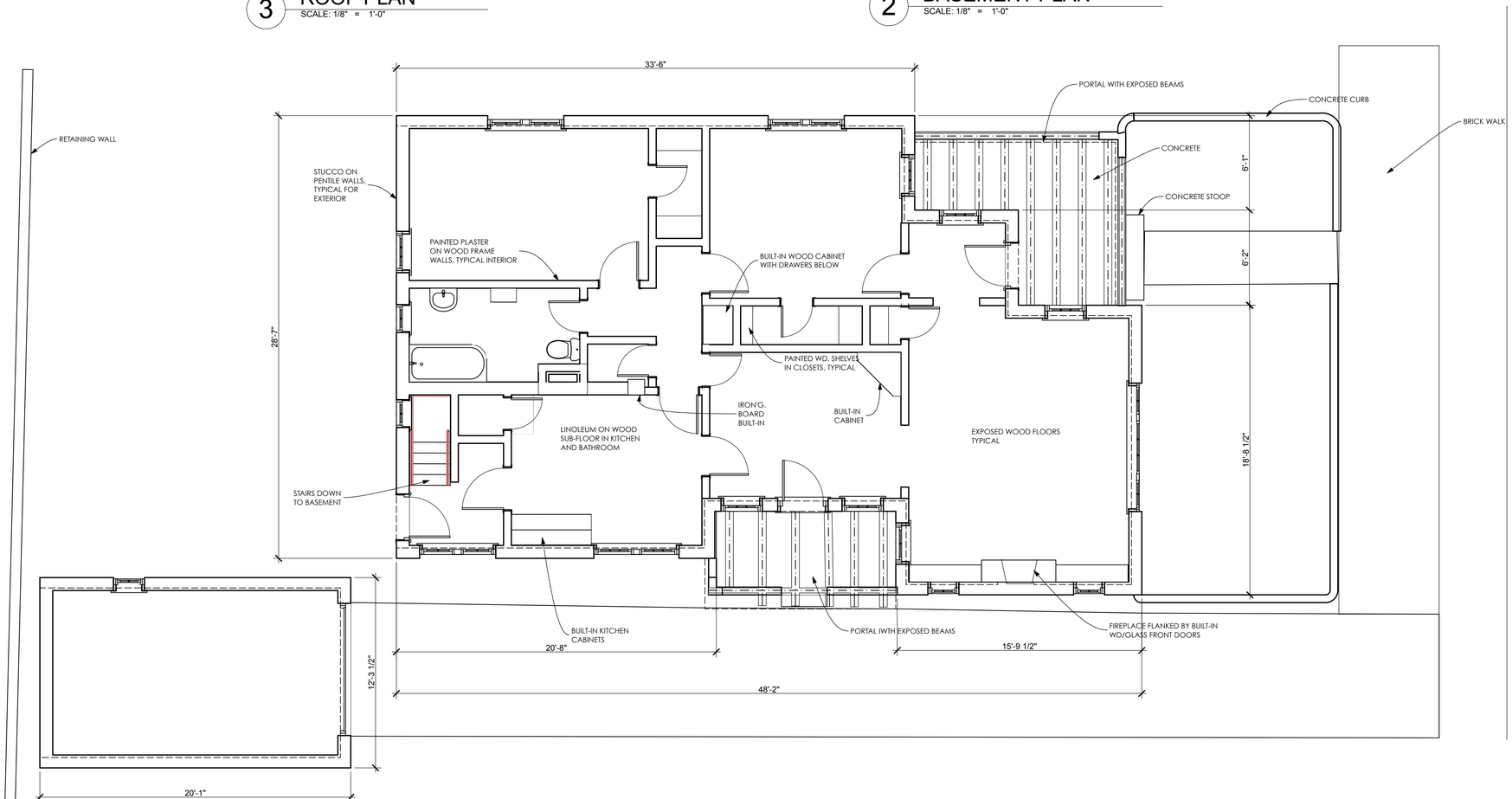
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

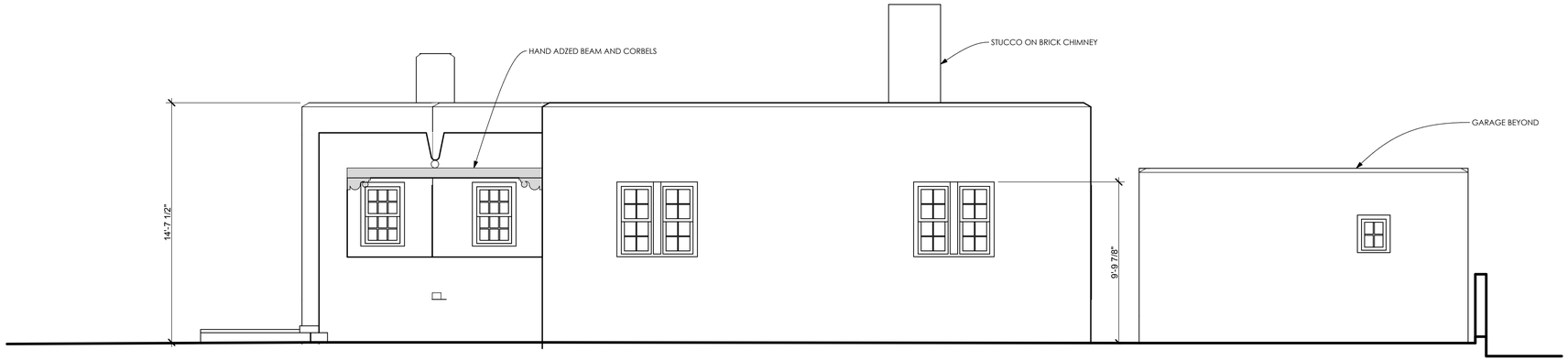
Date: 7/9/12

A 1.1

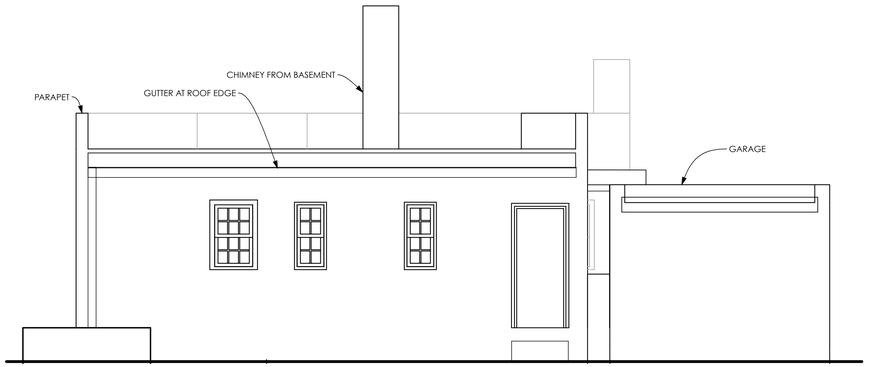
FLOOR PLANS

Plotted On: 7/9/12

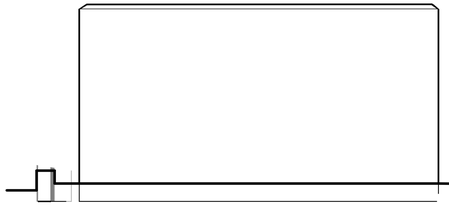
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



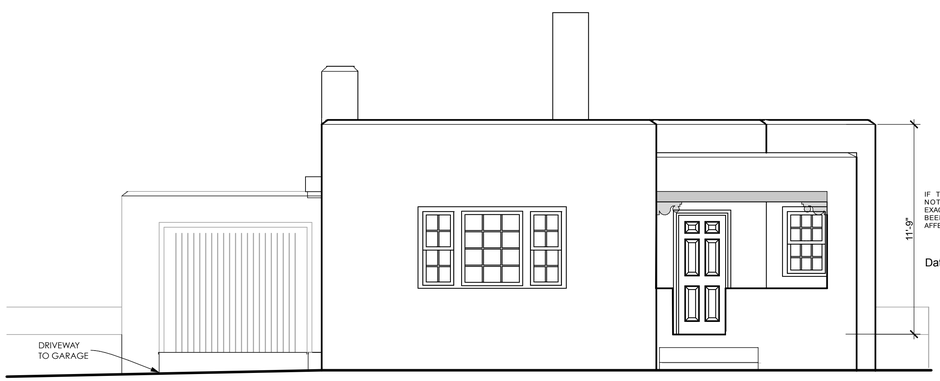
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1" ACTUAL

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Date: 7/9/12

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BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53814 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☐ Yes ☒ No
Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:
National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53814 **Address of Property**:410 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3						
Type: ☒One-leaf ☐Two-leaf						
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom						
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes: TERRITORIAL REVIVAL TRIM				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE **Are associated properties eligible for listing**?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



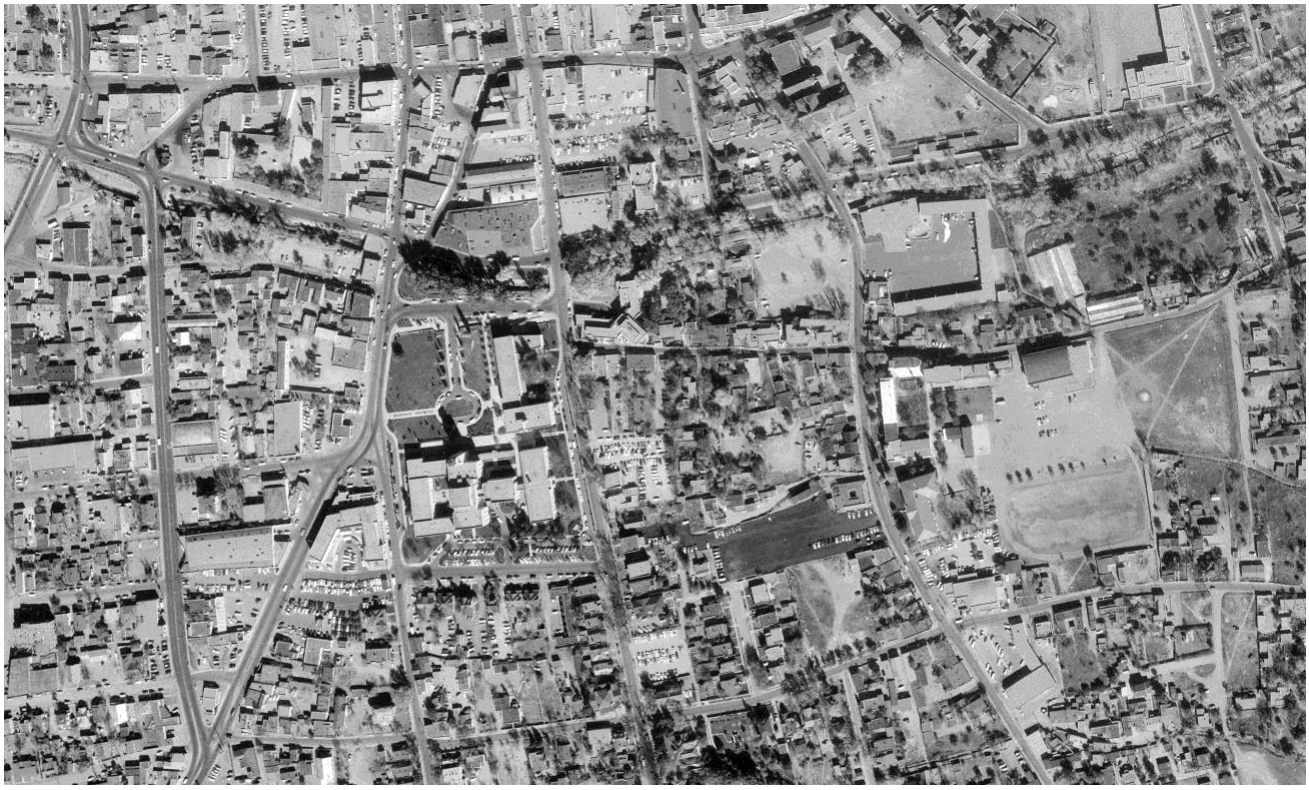
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



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06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

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6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

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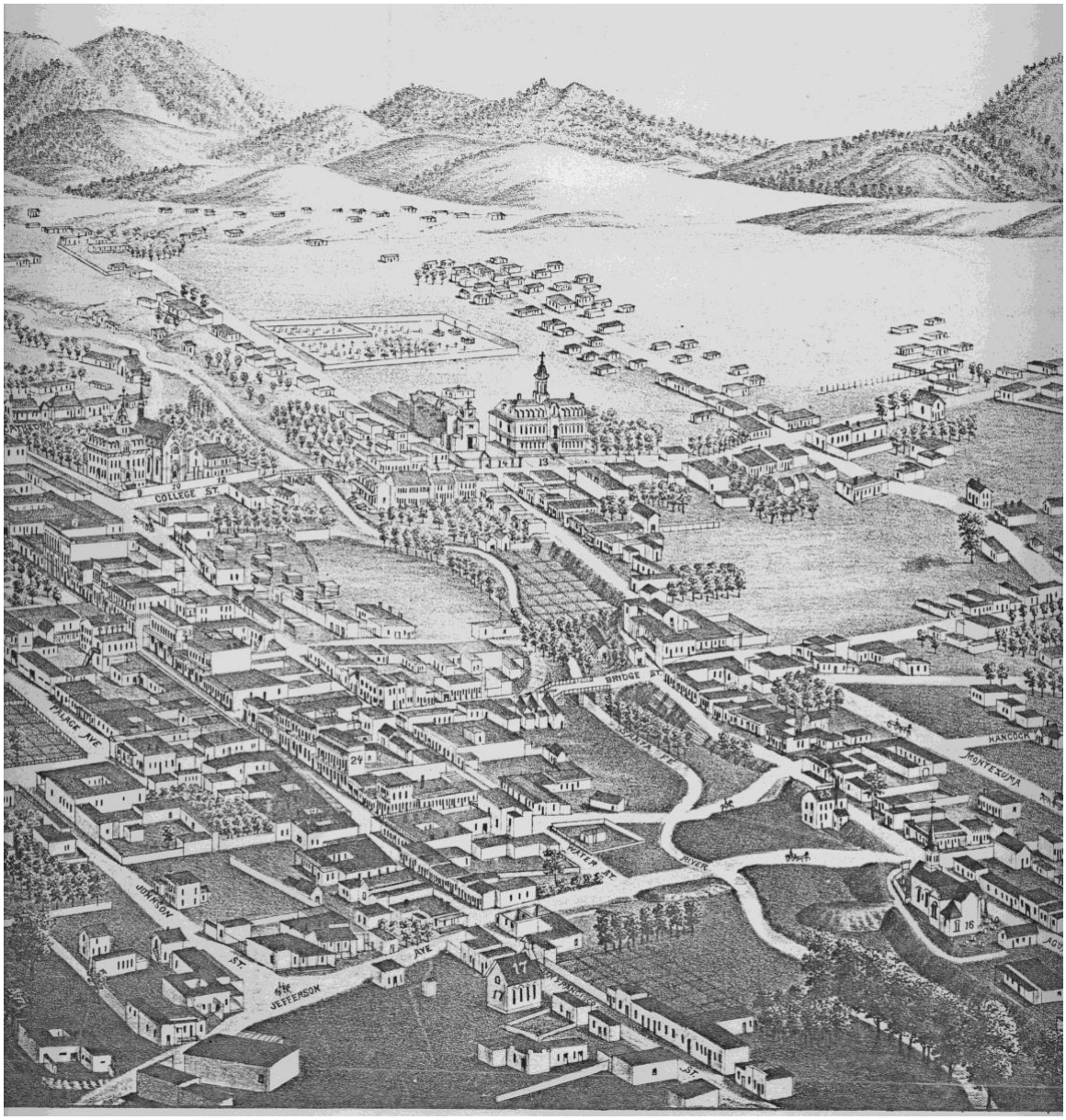

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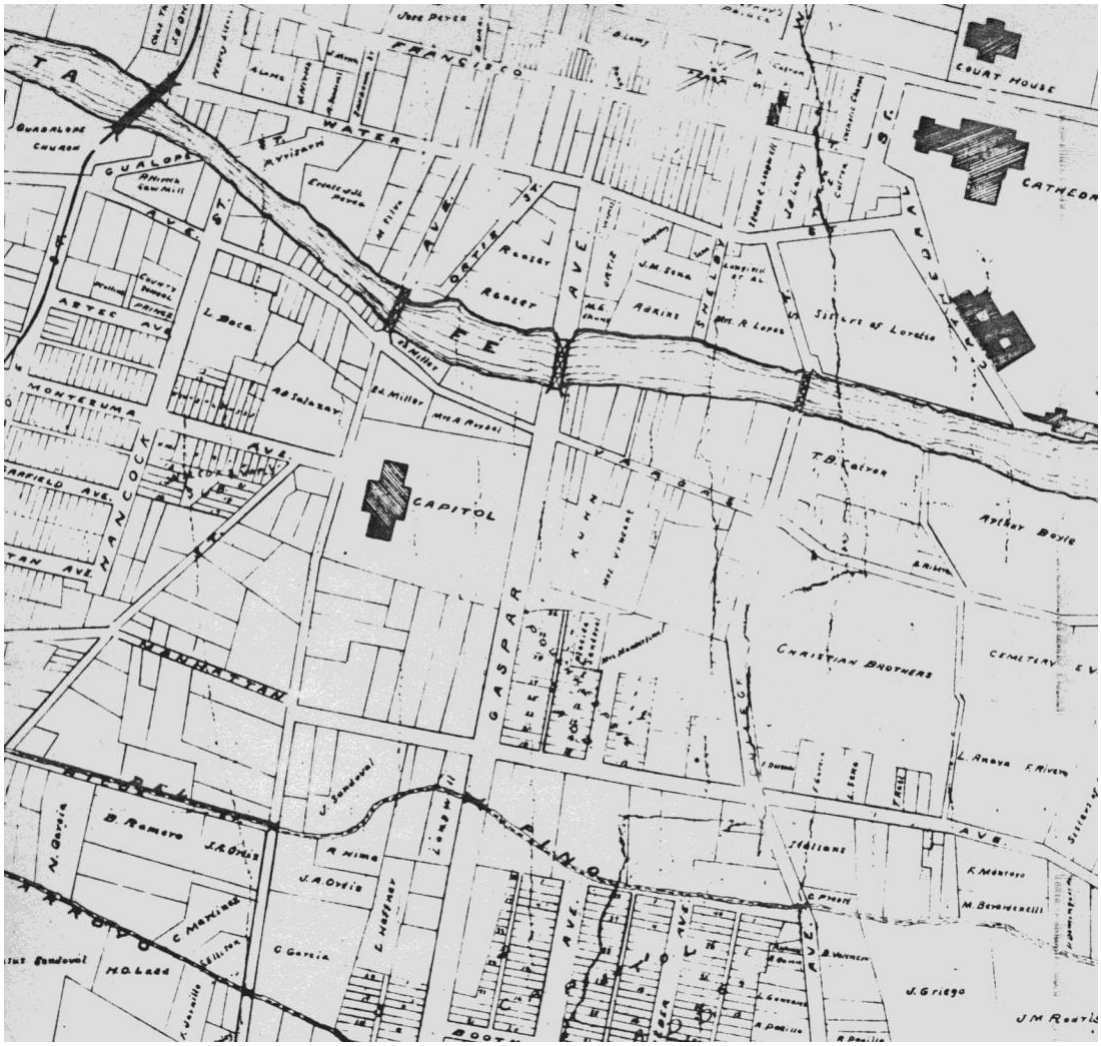
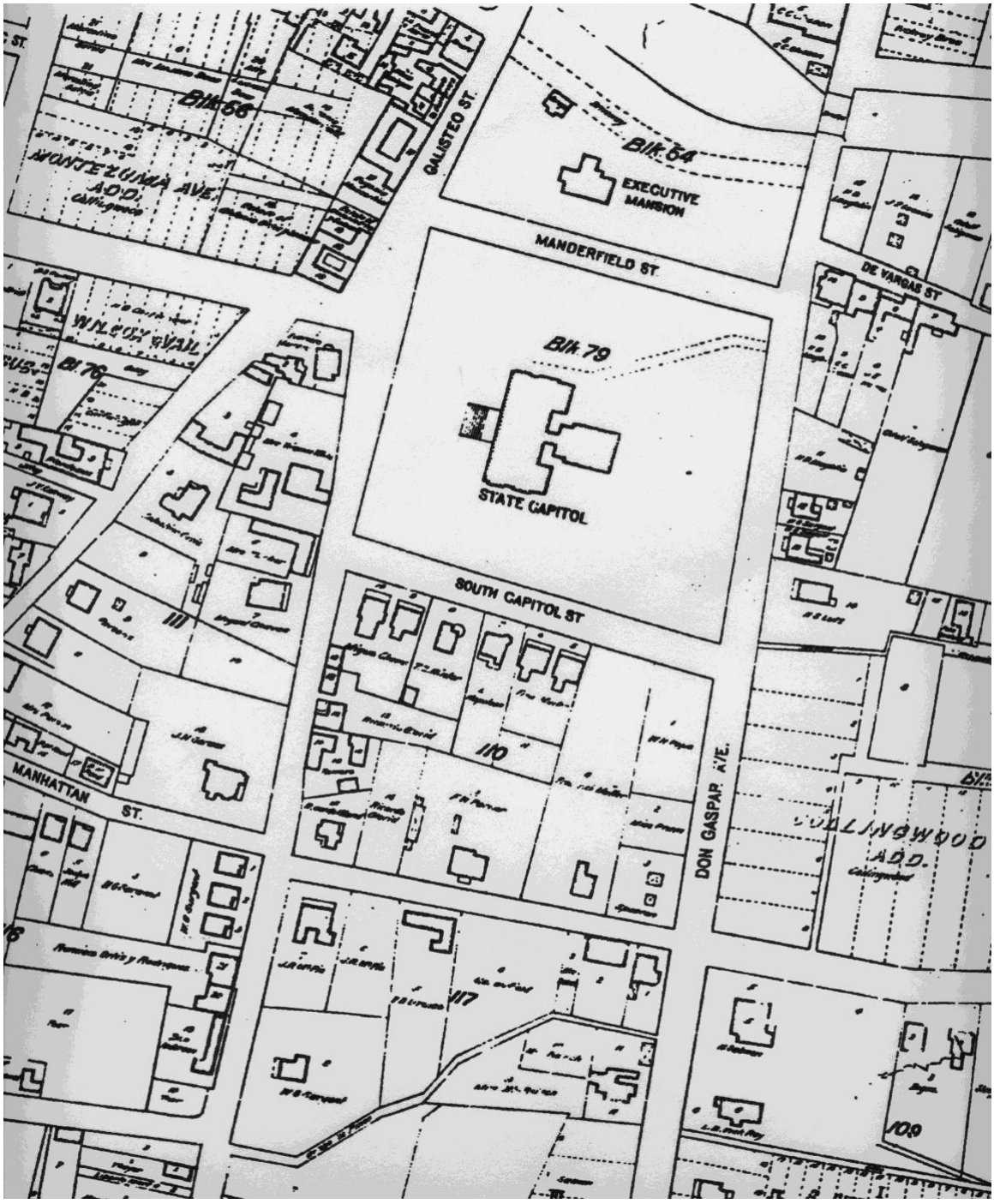
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

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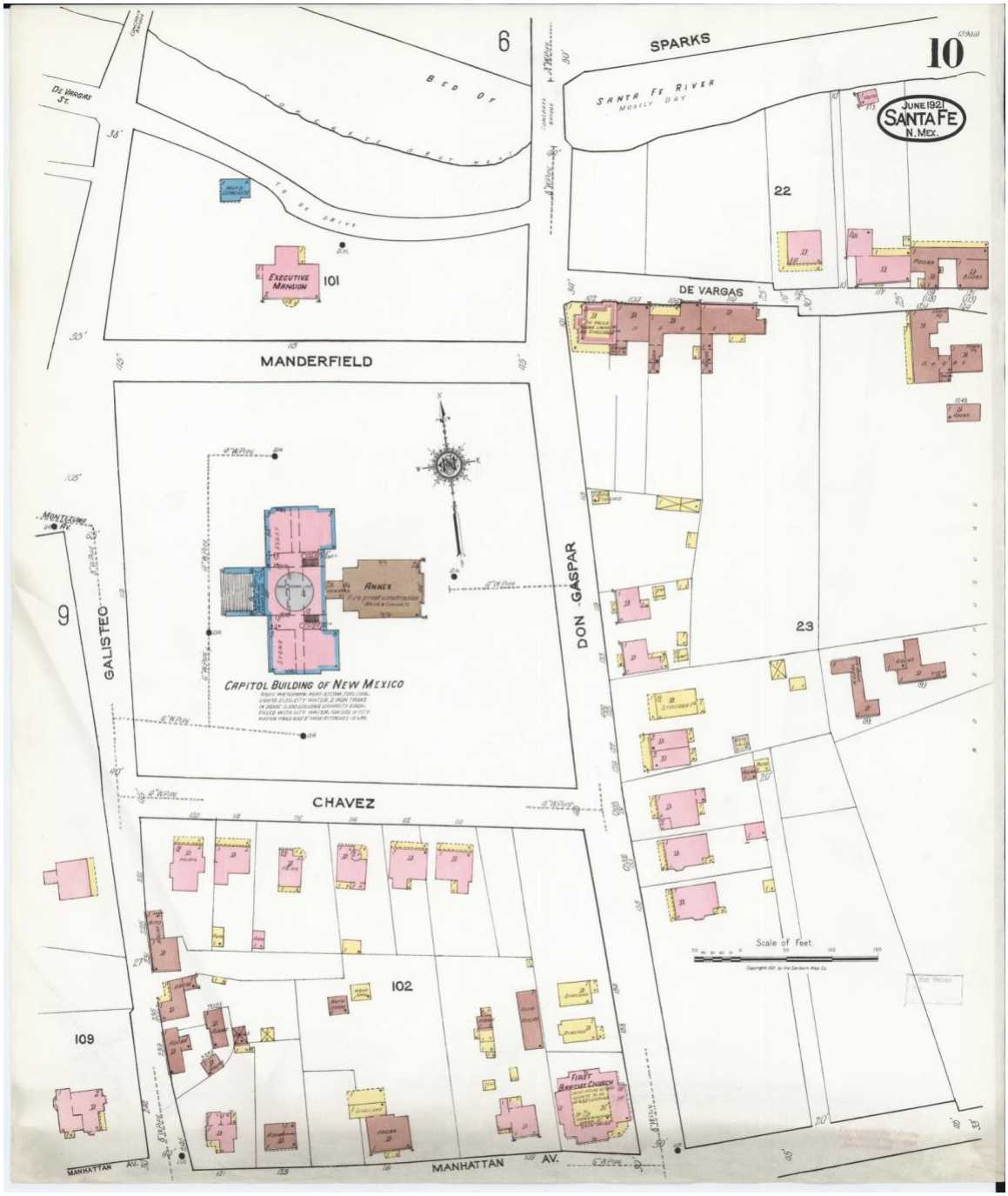

Sanborn Map, 1921

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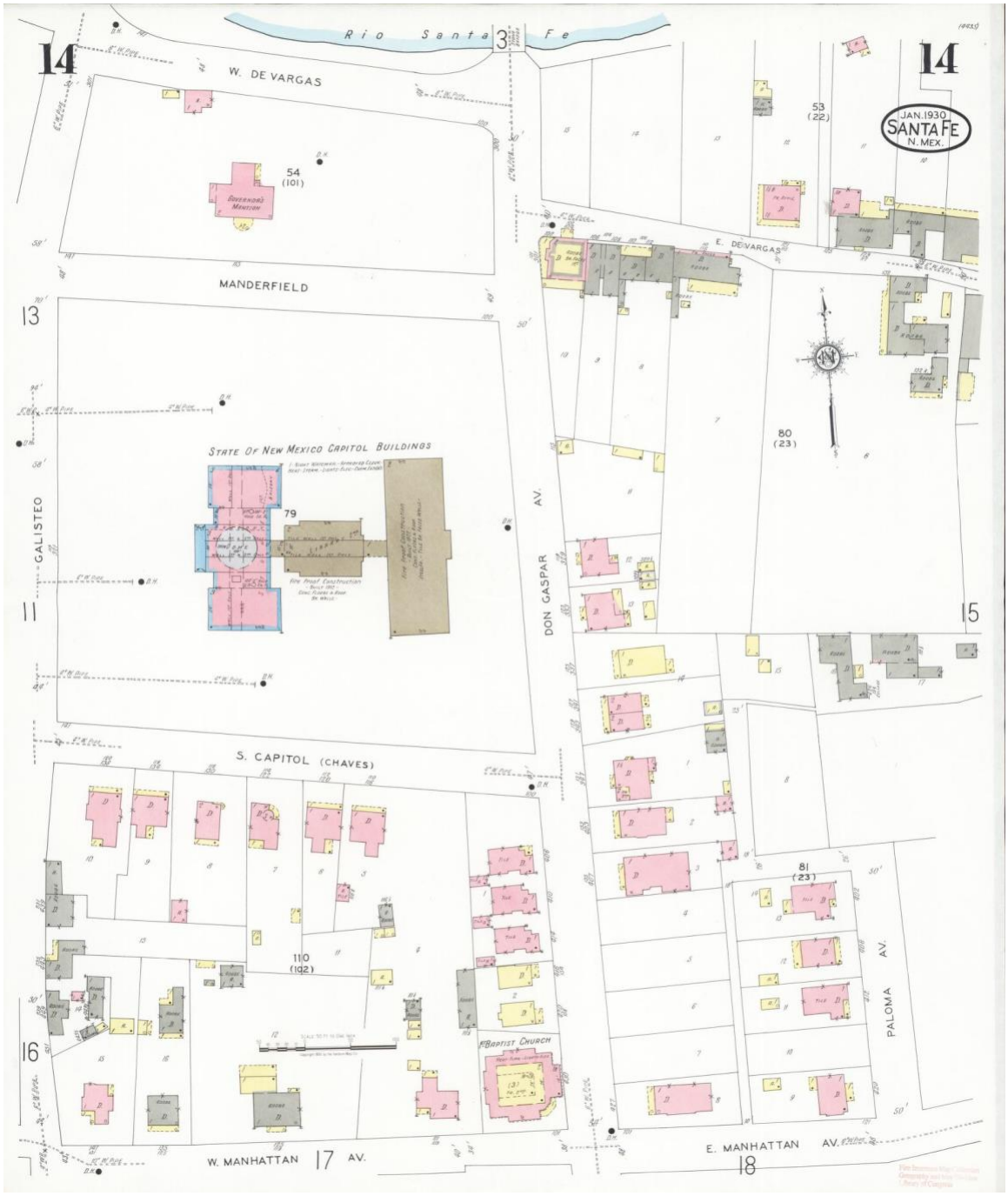
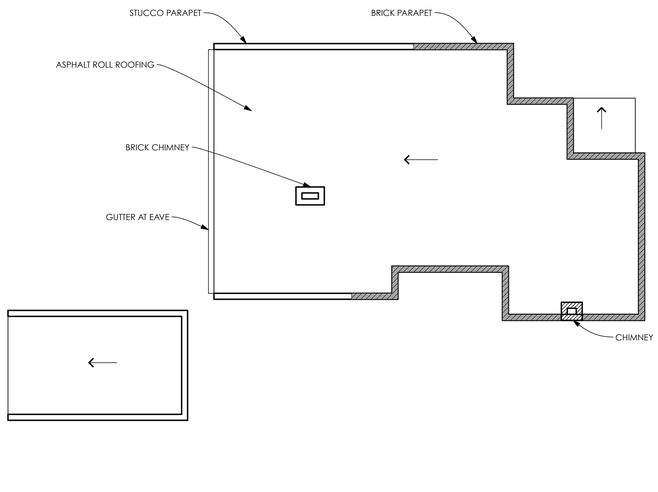
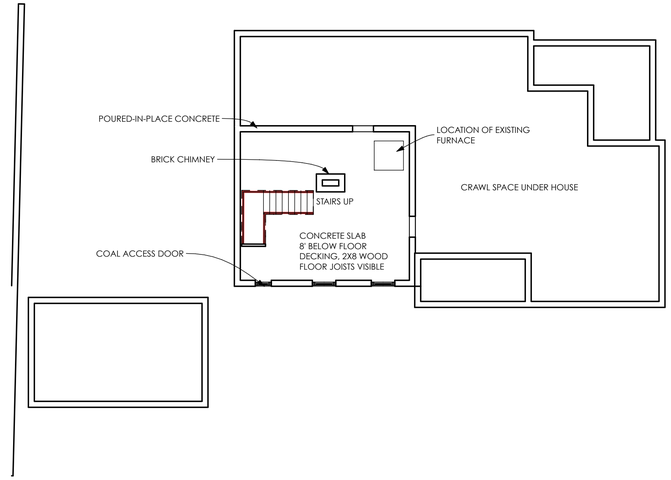


Sanborn map, 1930



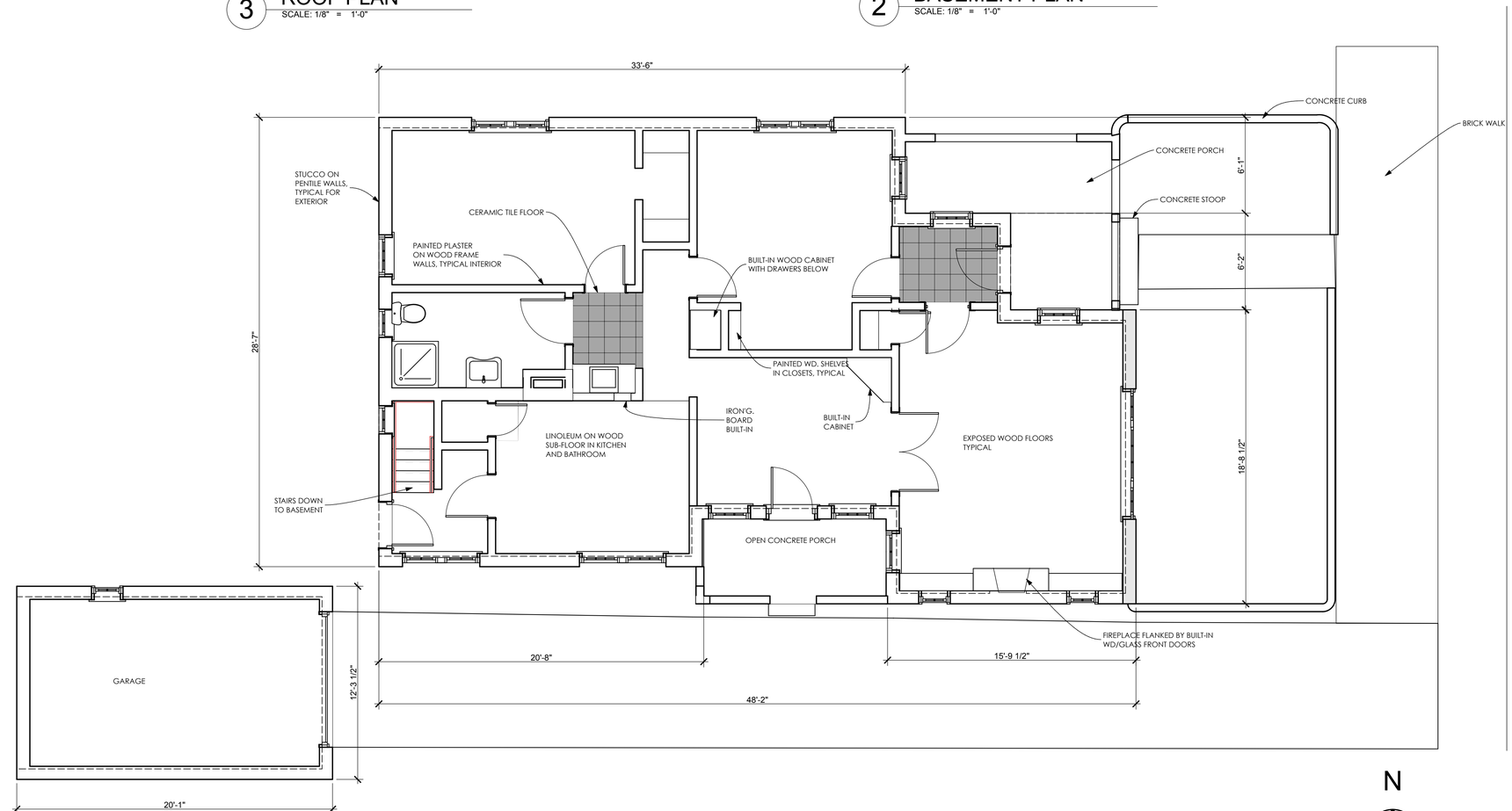


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

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HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

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A 1.1

FLOOR PLANS

Plotted On: 7/9/12

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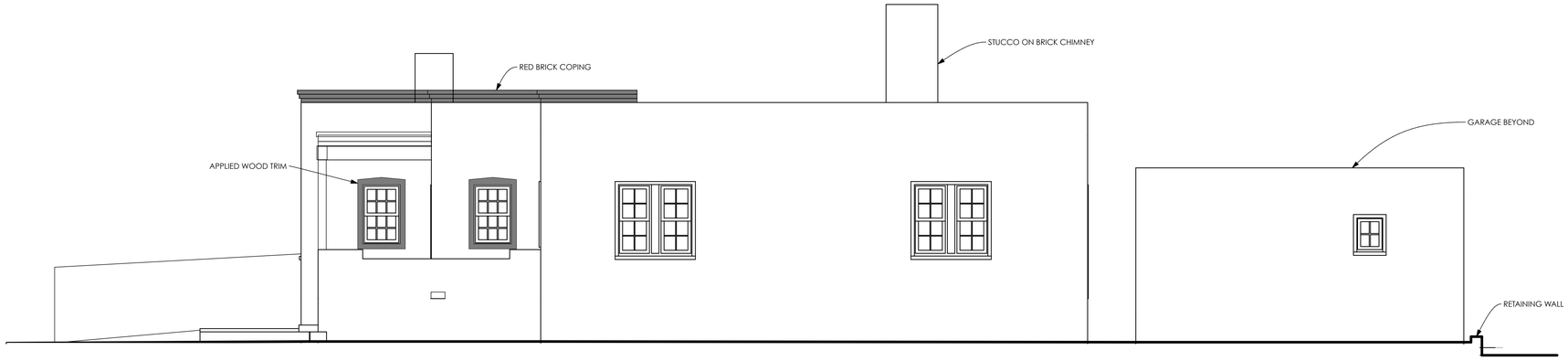

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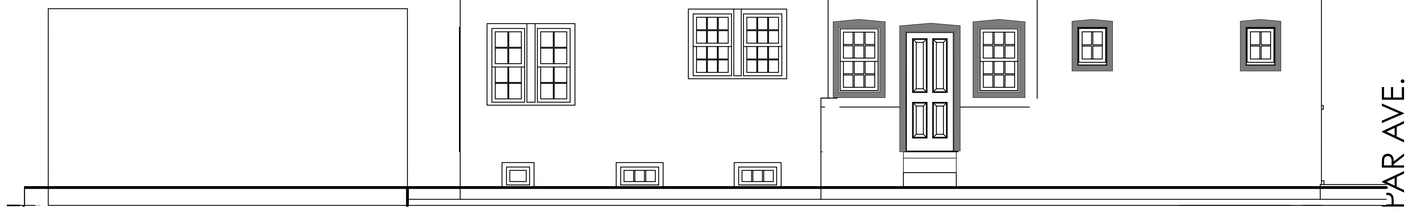

3 SOUTH ELEVATION
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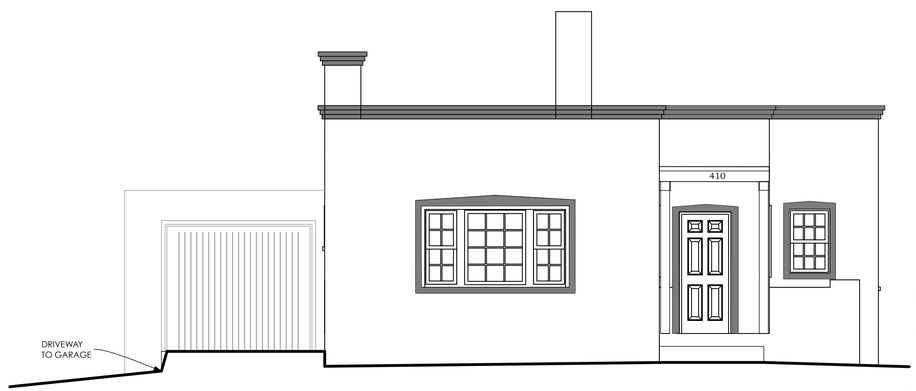
5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53815 **Address of Property**: 414 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 **Address of Property**:414 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE **Are associated properties eligible for listing**? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



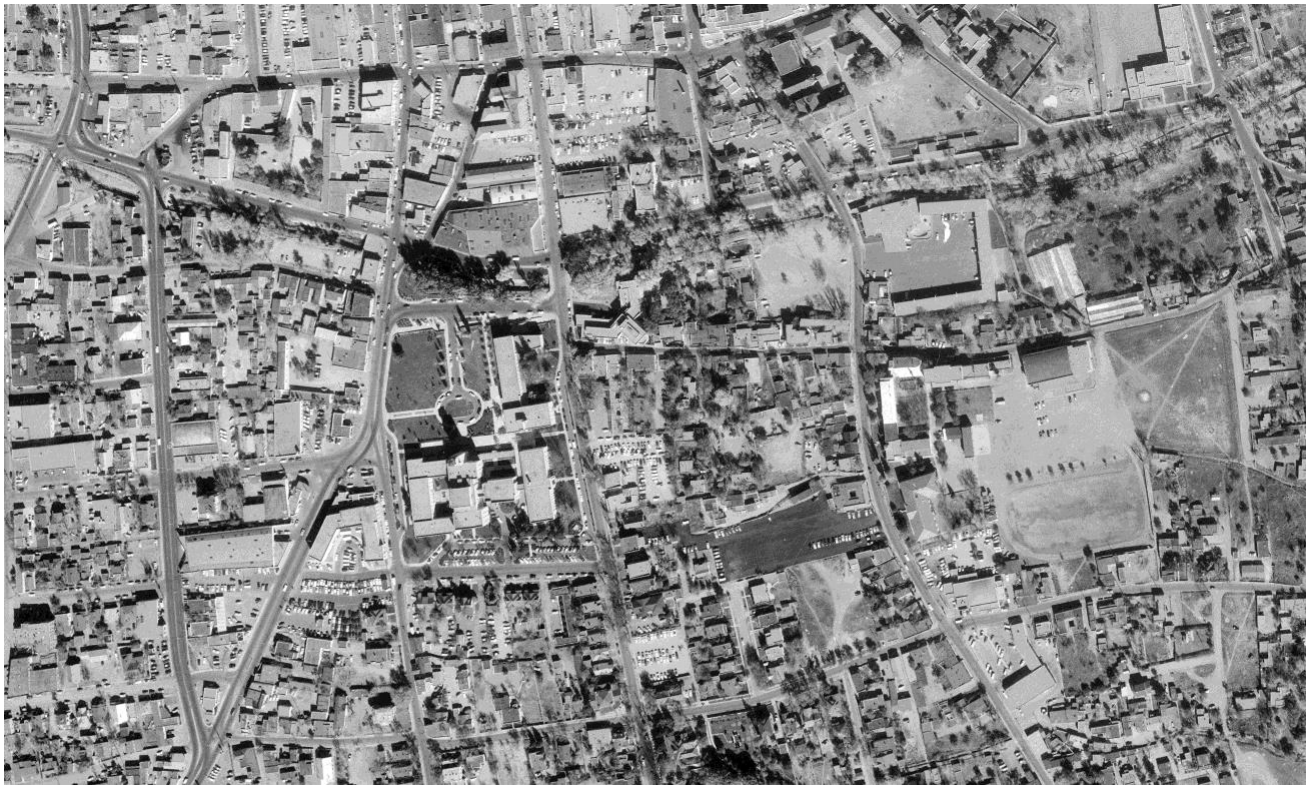
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



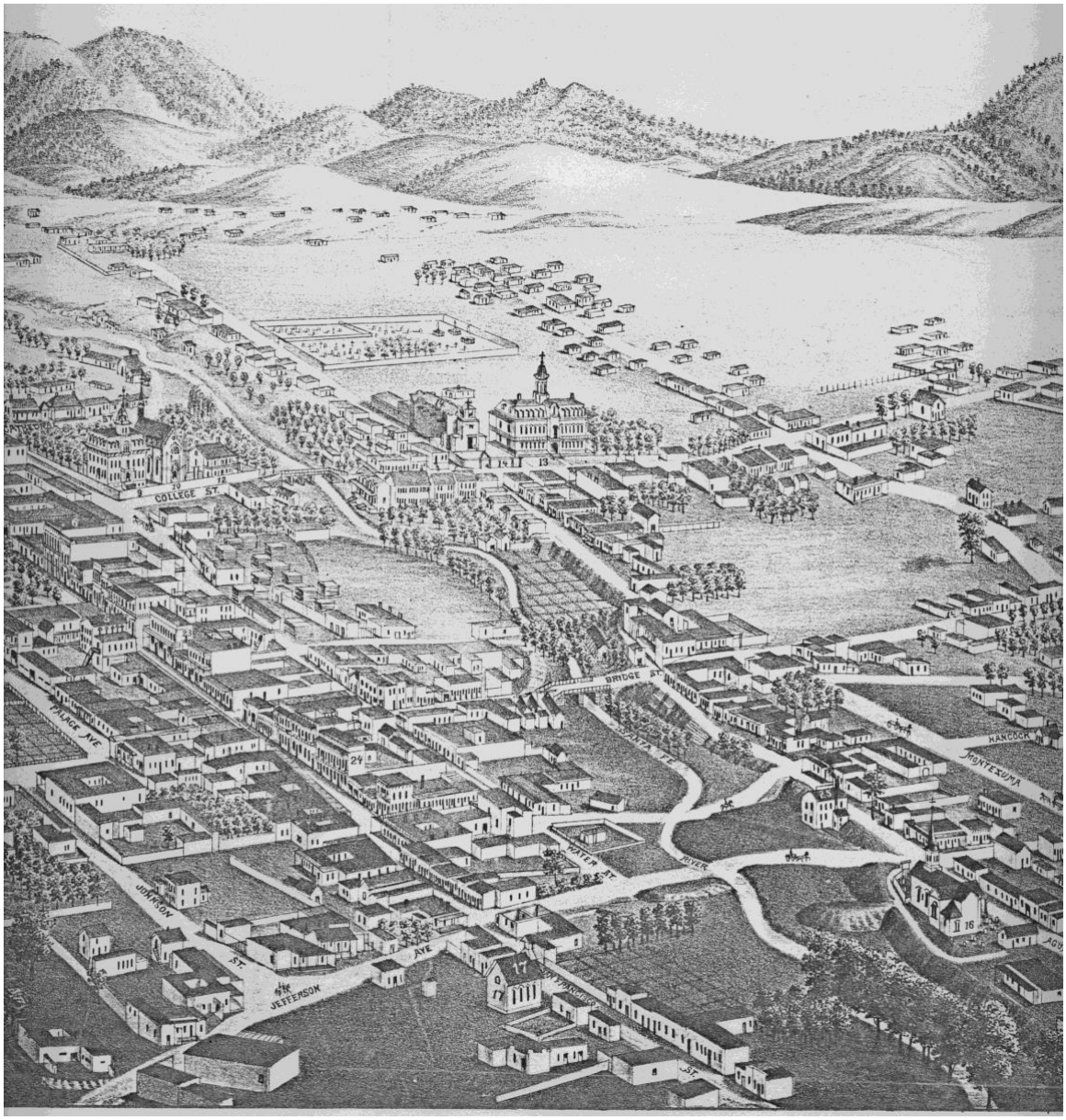
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



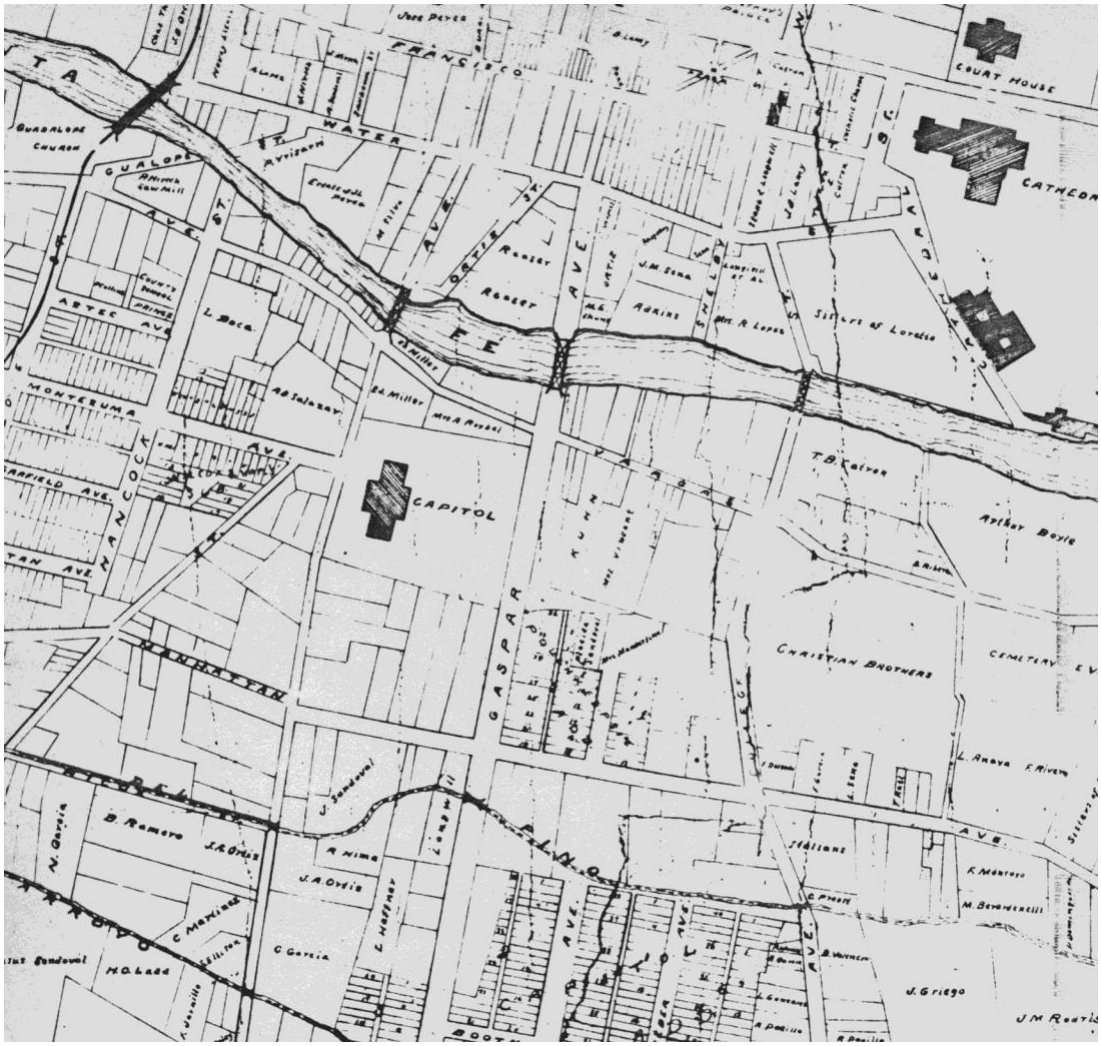
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



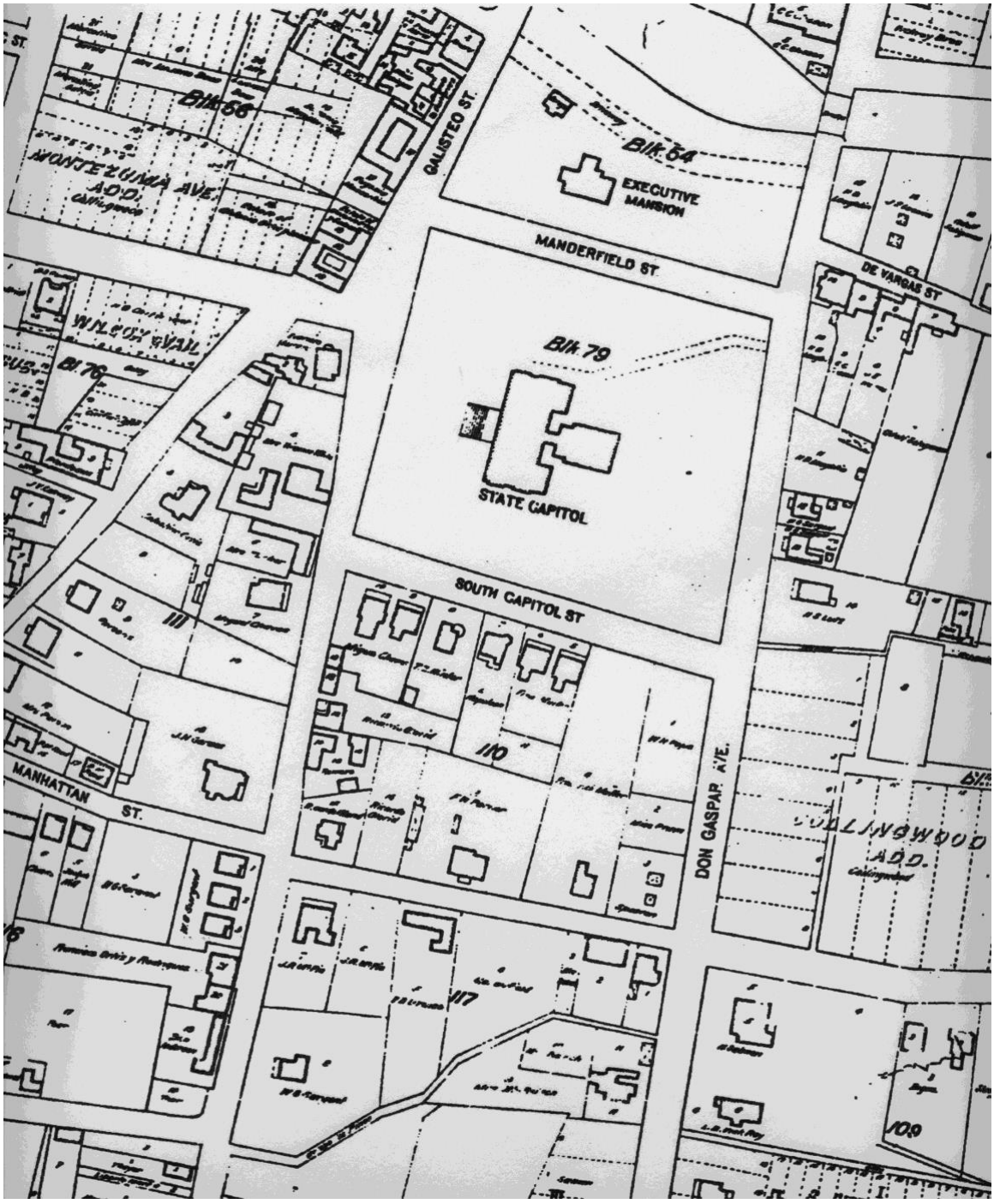
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



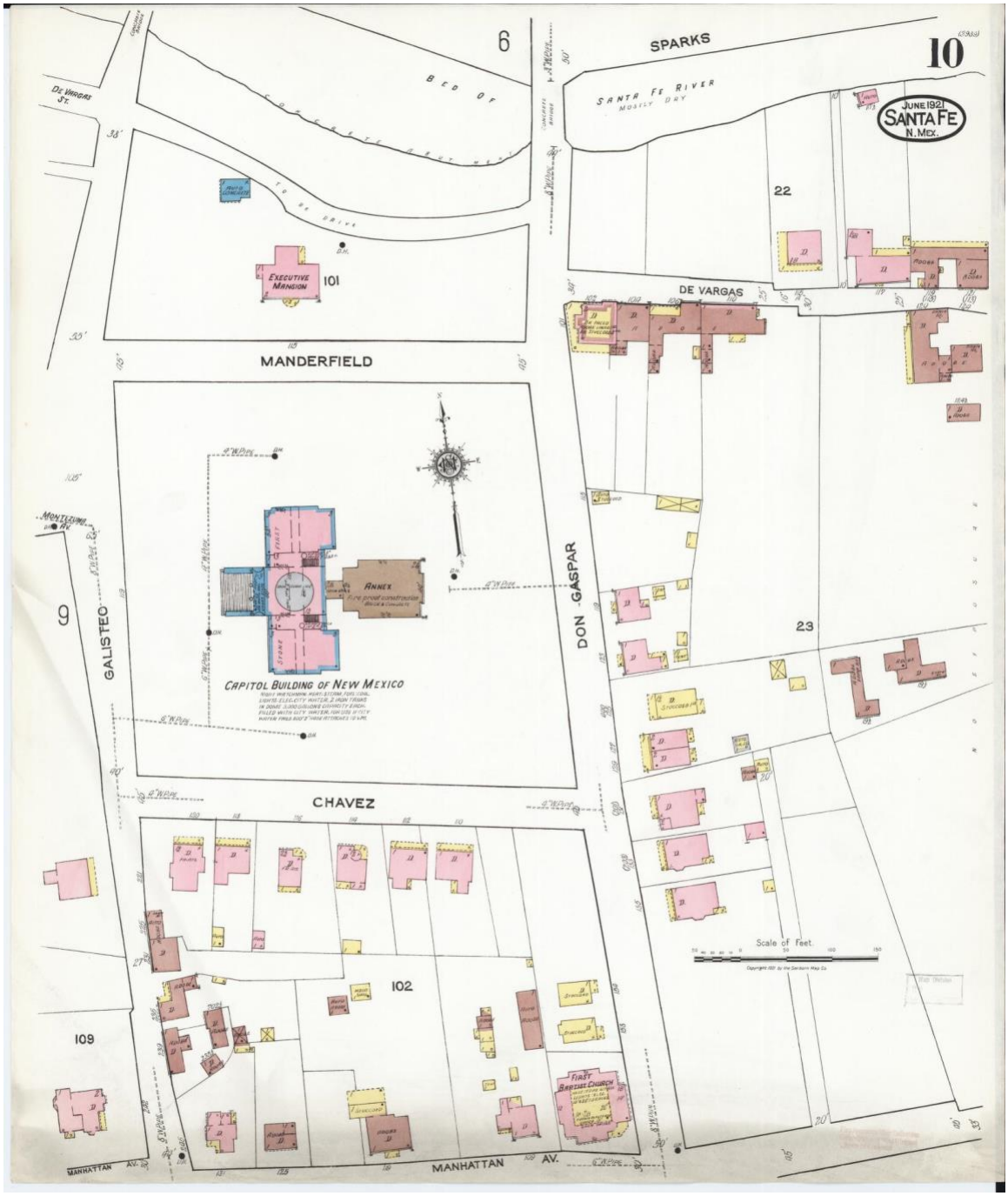
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



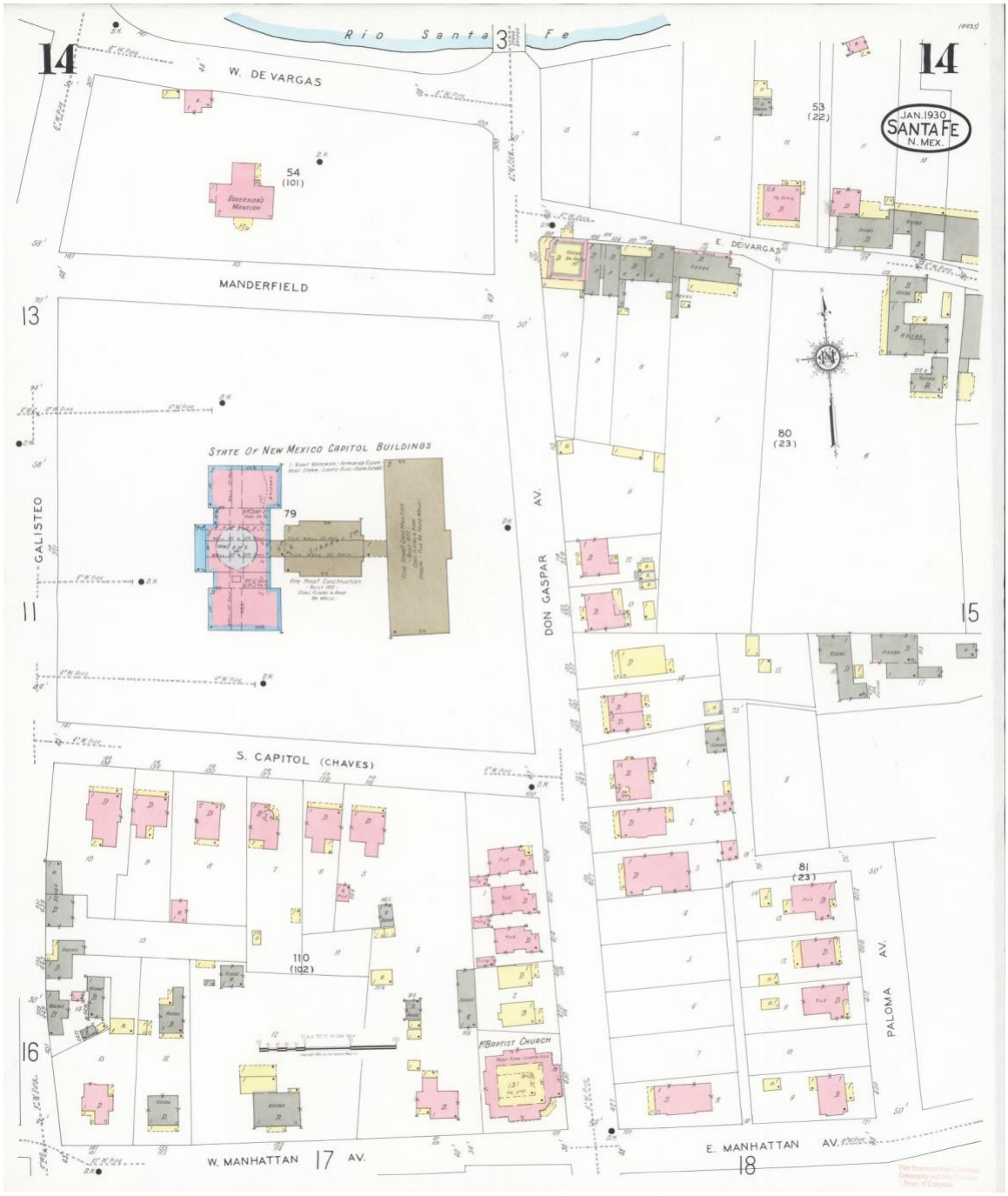
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

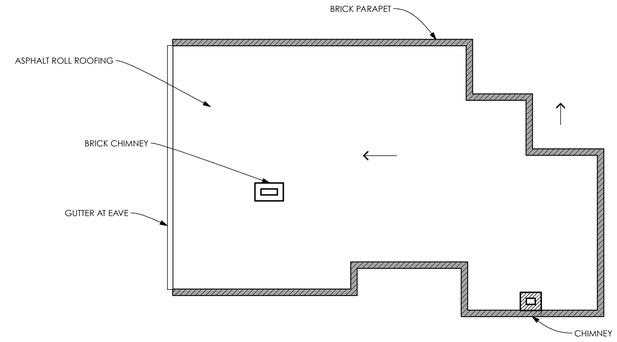


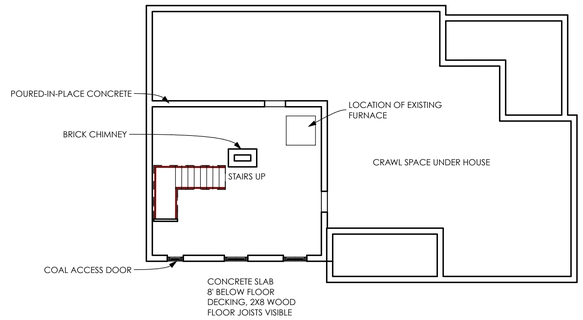
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



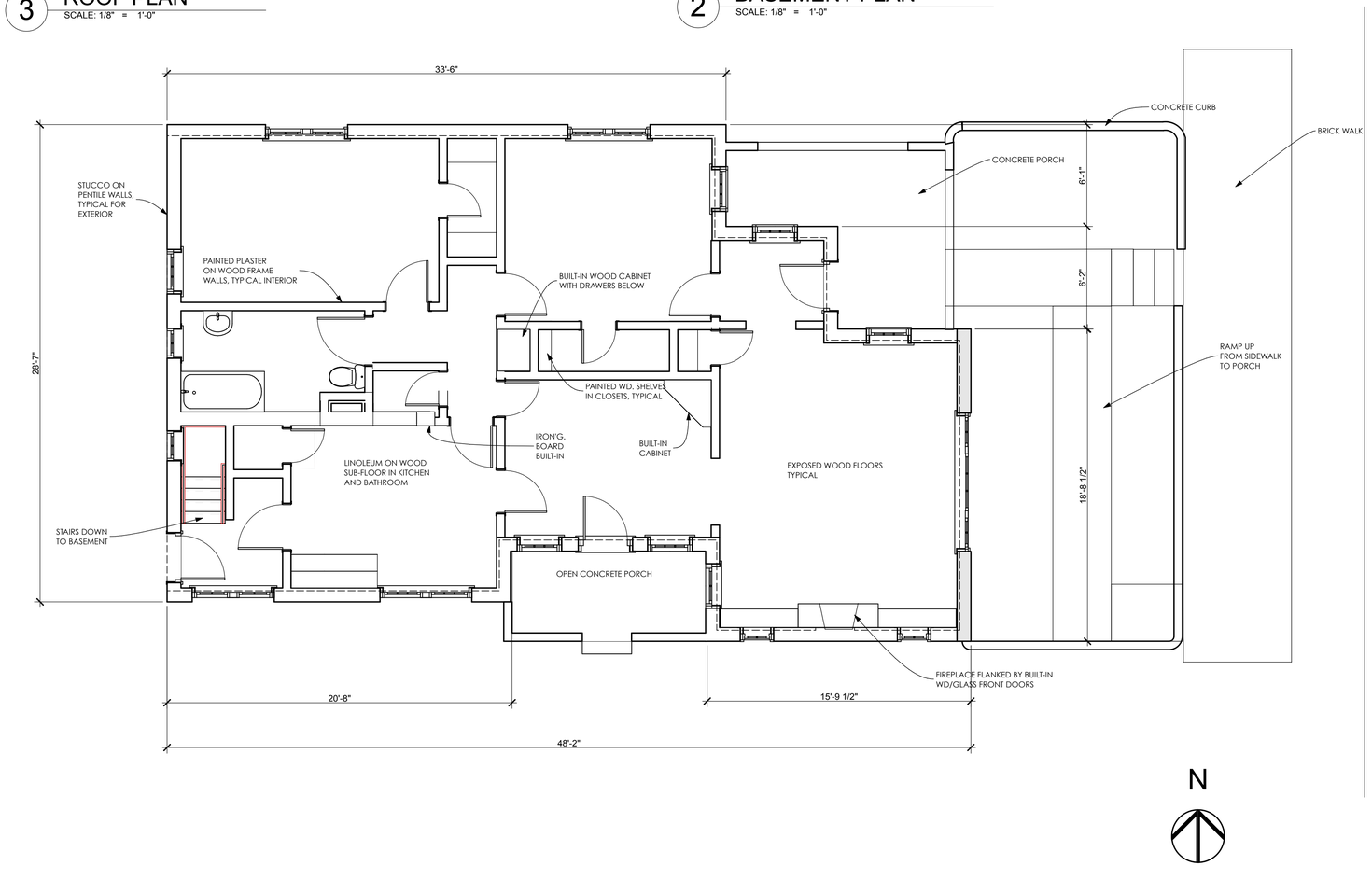


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



N

DON GASPAR AVENUE

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

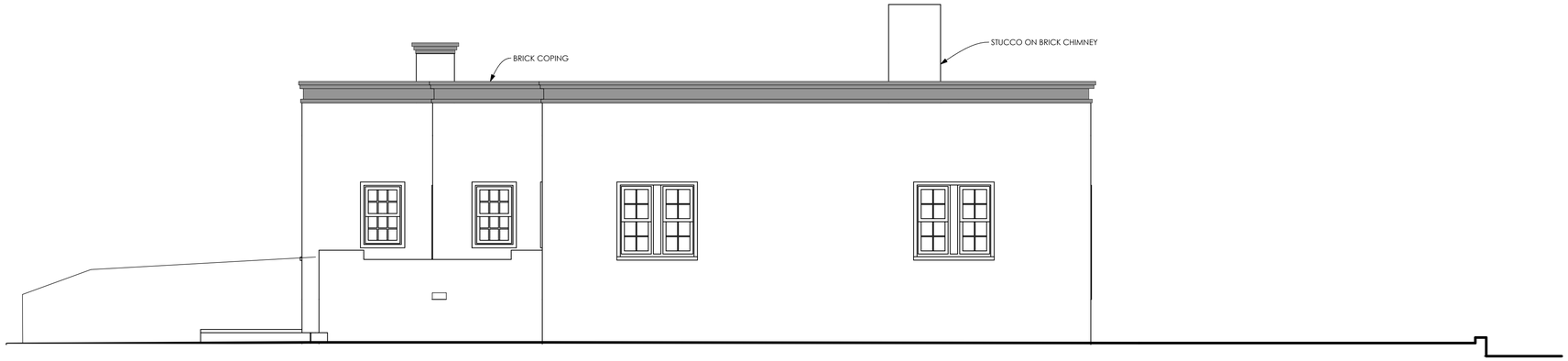
Date: 7/9/12

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



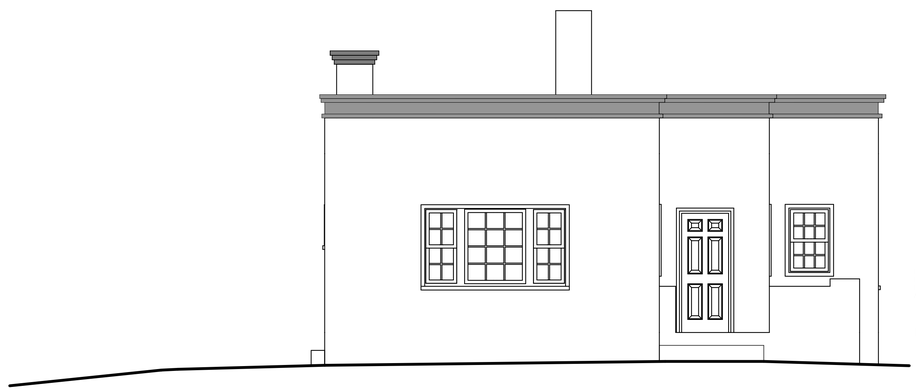
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION





406 Don Gaspar Ave – East Façade



406 Don Gaspar Ave – North Façade



406 Don Gaspar Ave – West Facade



406 Don Gaspar Ave – South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave – Garage North Facade



406 Don Gaspar Ave – Garage West Façade



406 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

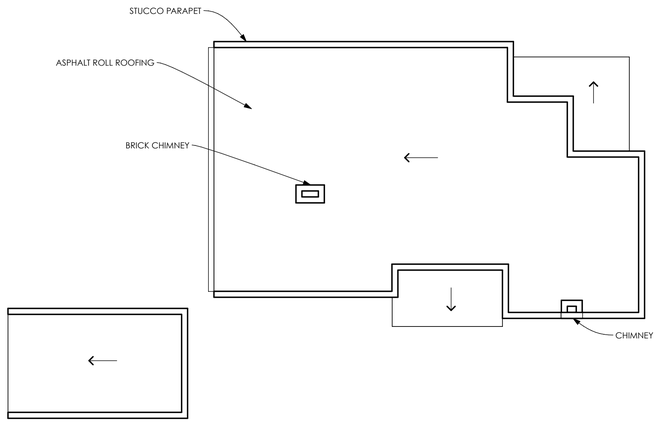
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

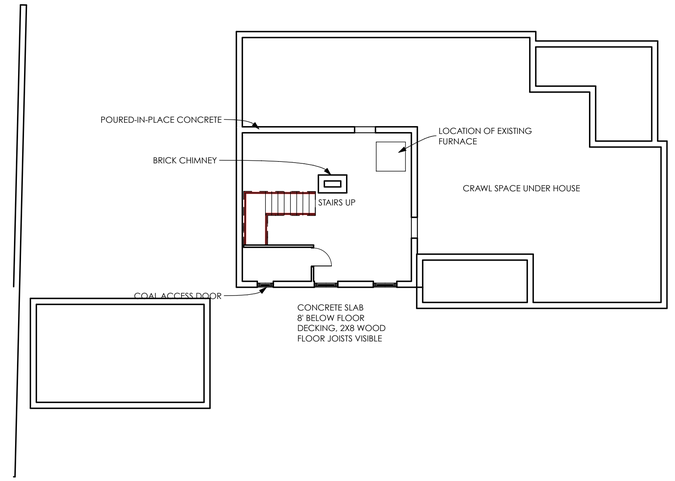
It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

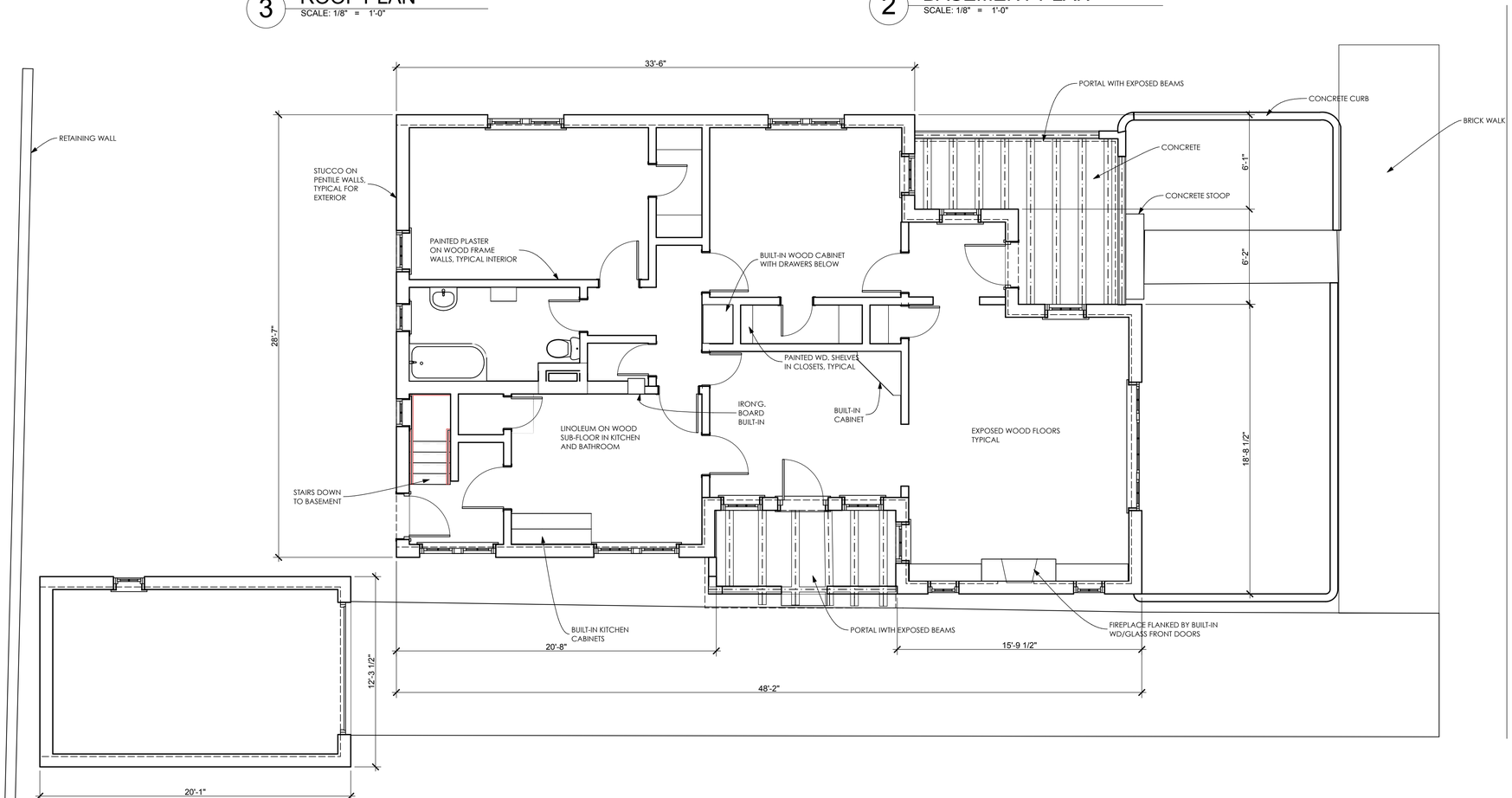
/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

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SANTA FE, NEW MEXICO
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1" ACTUAL

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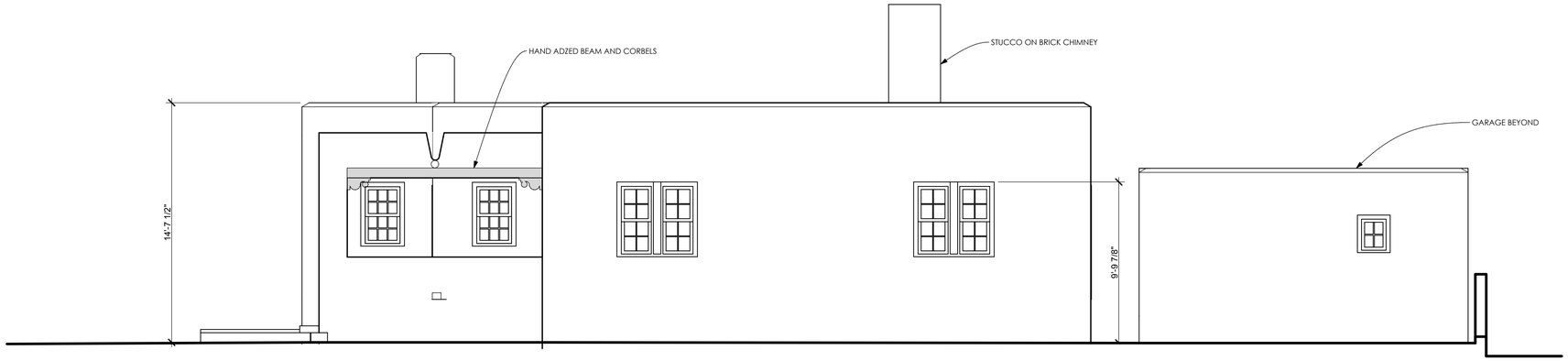
Date: 7/9/12

A 1.1

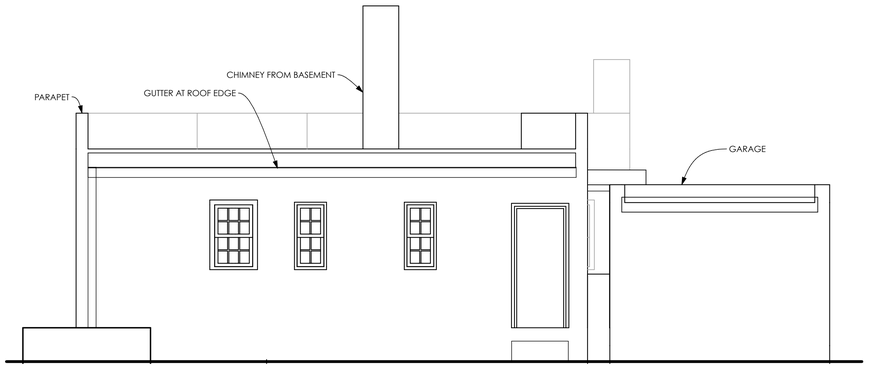
FLOOR PLANS

Plotted On: 7/9/12

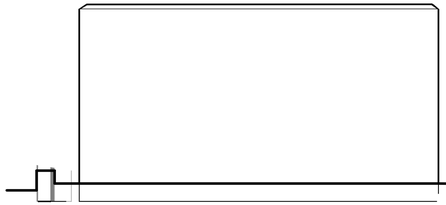
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

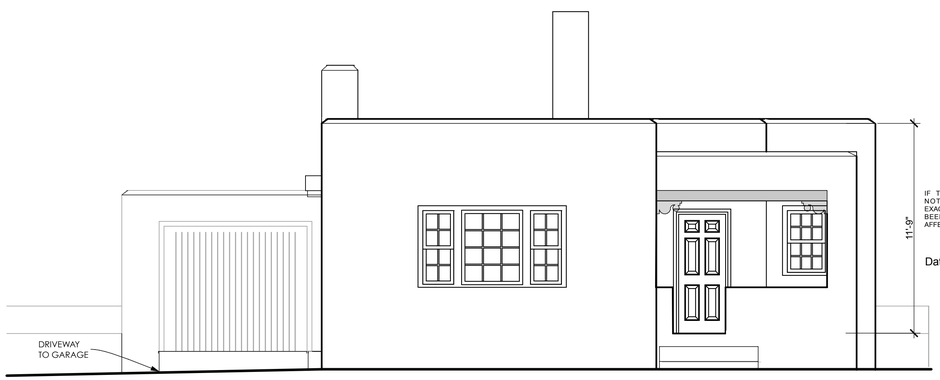


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

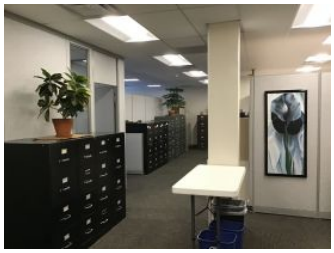
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:** A03.3.	**P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 06. **Type 2:** B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

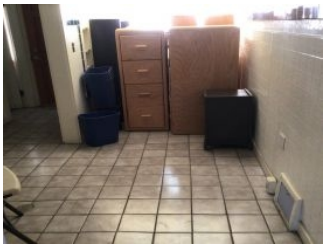
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

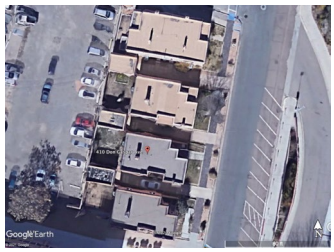
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

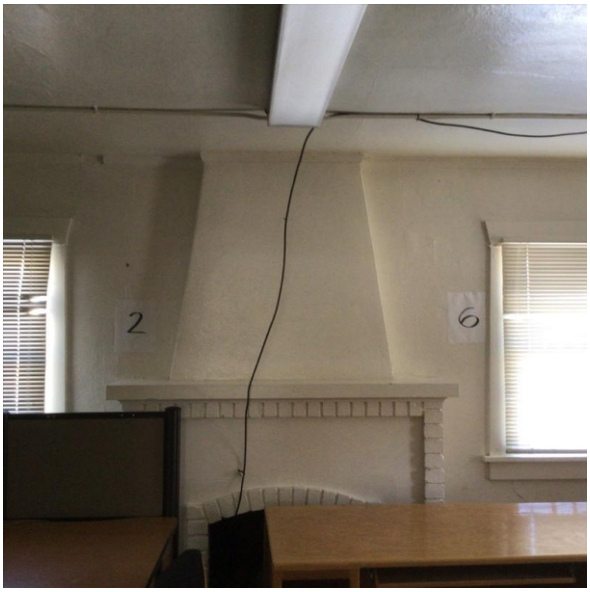
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

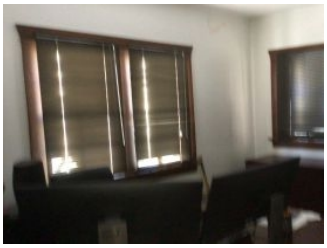
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

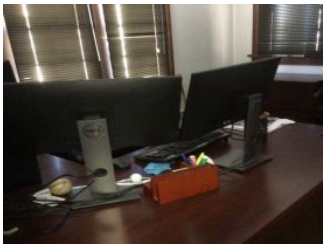
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

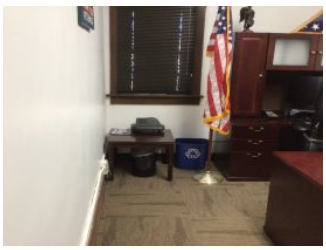
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

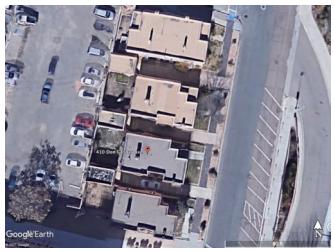
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

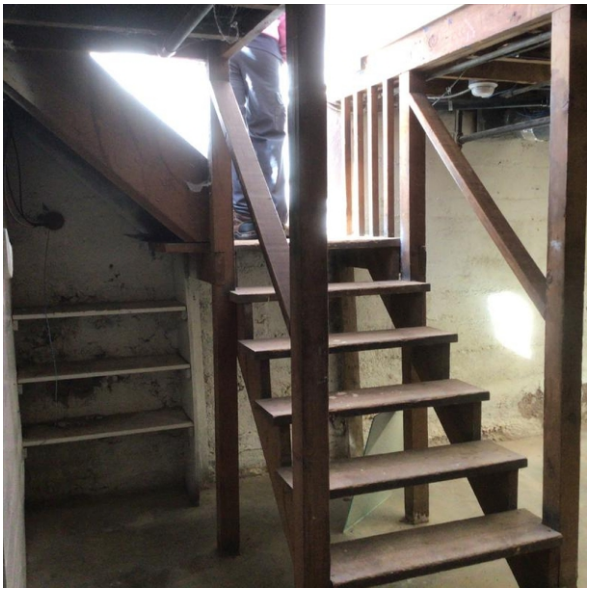
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





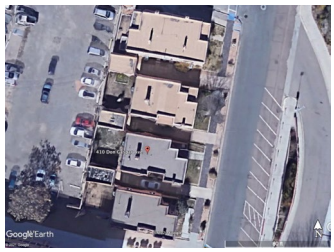
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

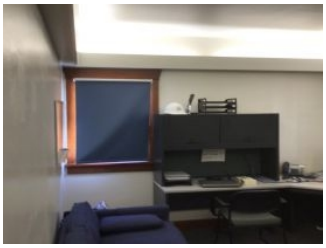
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

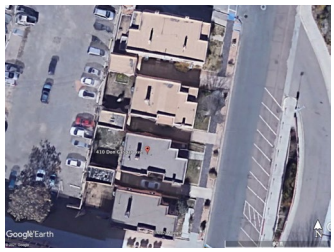
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

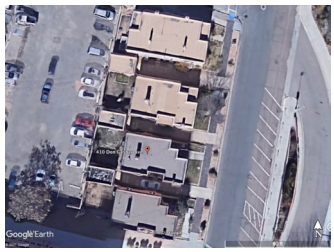
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

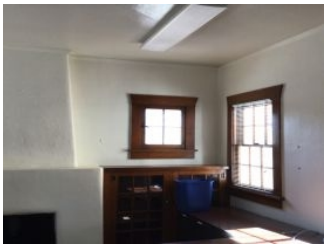
Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

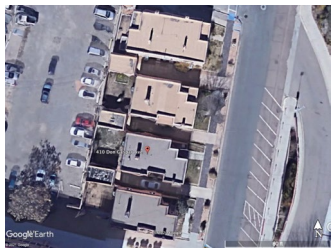
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05. **Type 2:** A03.3.	**P/Class:**	3.

Project Description

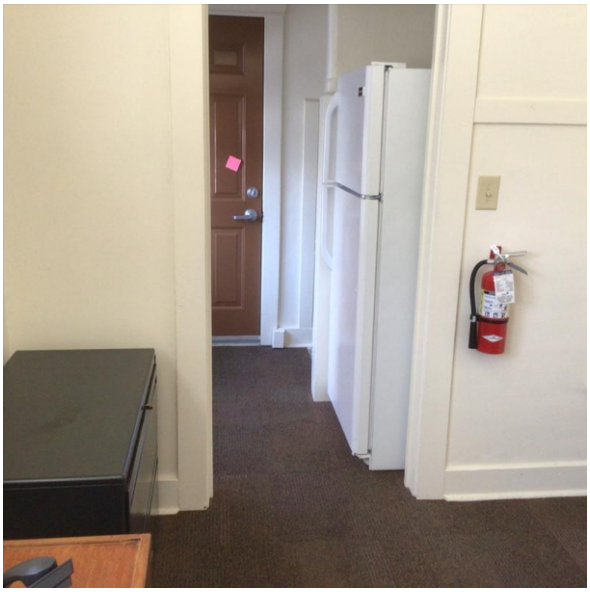
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

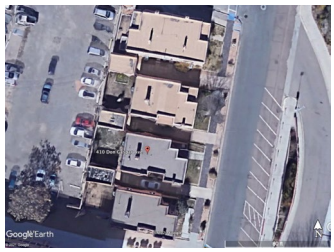
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

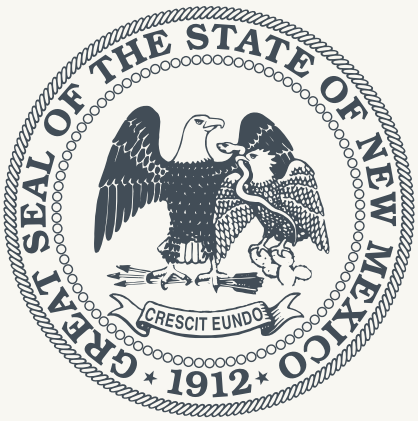
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

---

2023-007597-HDRB. 410 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

_x_ **Other**: 5/9/23 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:

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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

410 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the

construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this subject street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
(A) Summary of Procedure
1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .
(B) Hearing Required
1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.

2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .
(D) Referral to Archaeological Review Committee
Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.
(E) Appeals
1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
a. Whether the structure is of historical importance;

b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
a. The historical importance of the structure; and
b. The state of repair and structural stability of the structure.

14-5.2(A)(1) GENERAL PURPOSE

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

Section 14-5.2(M) State Capital Outlay Projects

(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, facade

surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state

agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53814 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53814 **Address of Property**:410 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3						
Type: ☒One-leaf ☐Two-leaf						
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom						
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes: TERRITORIAL REVIVAL TRIM				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE **Are associated properties eligible for listing**?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



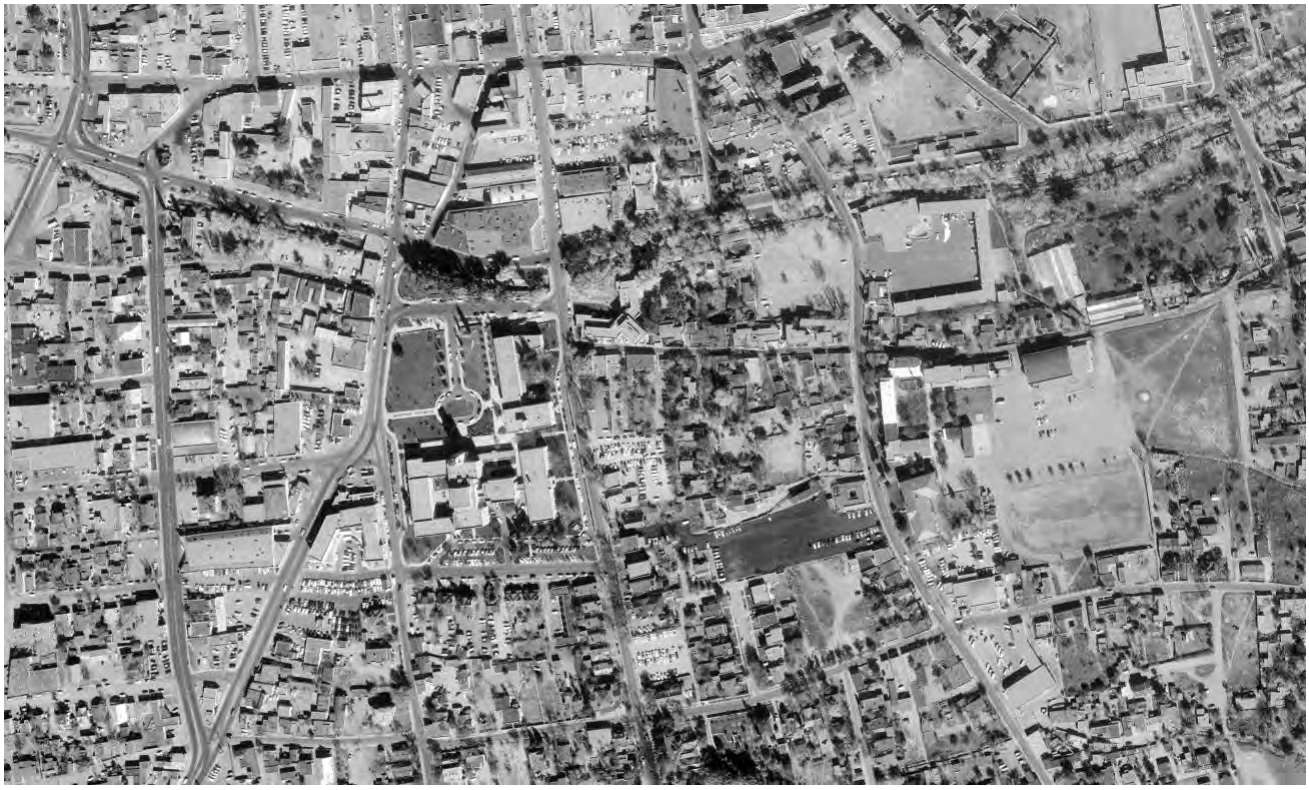
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



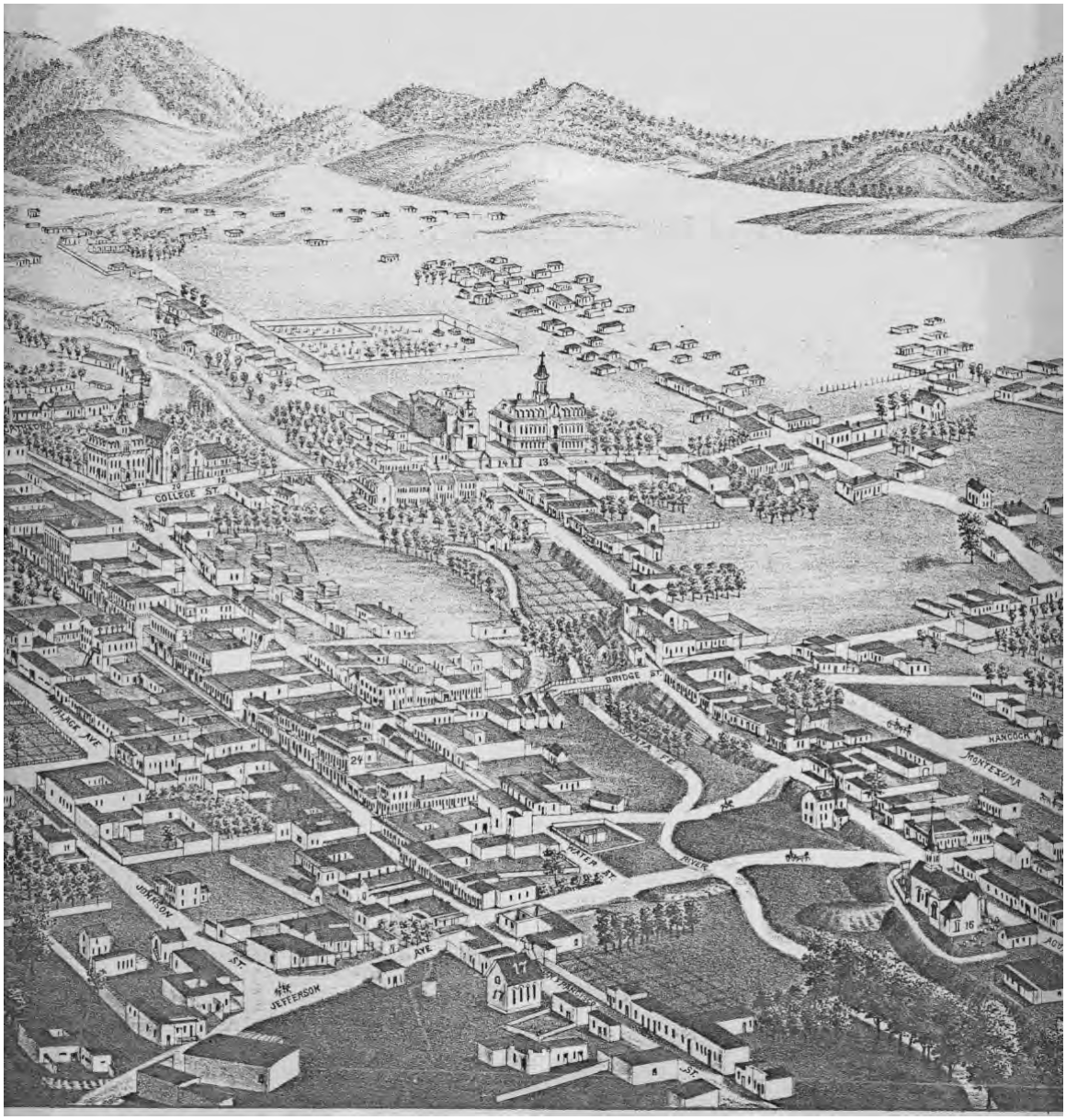
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



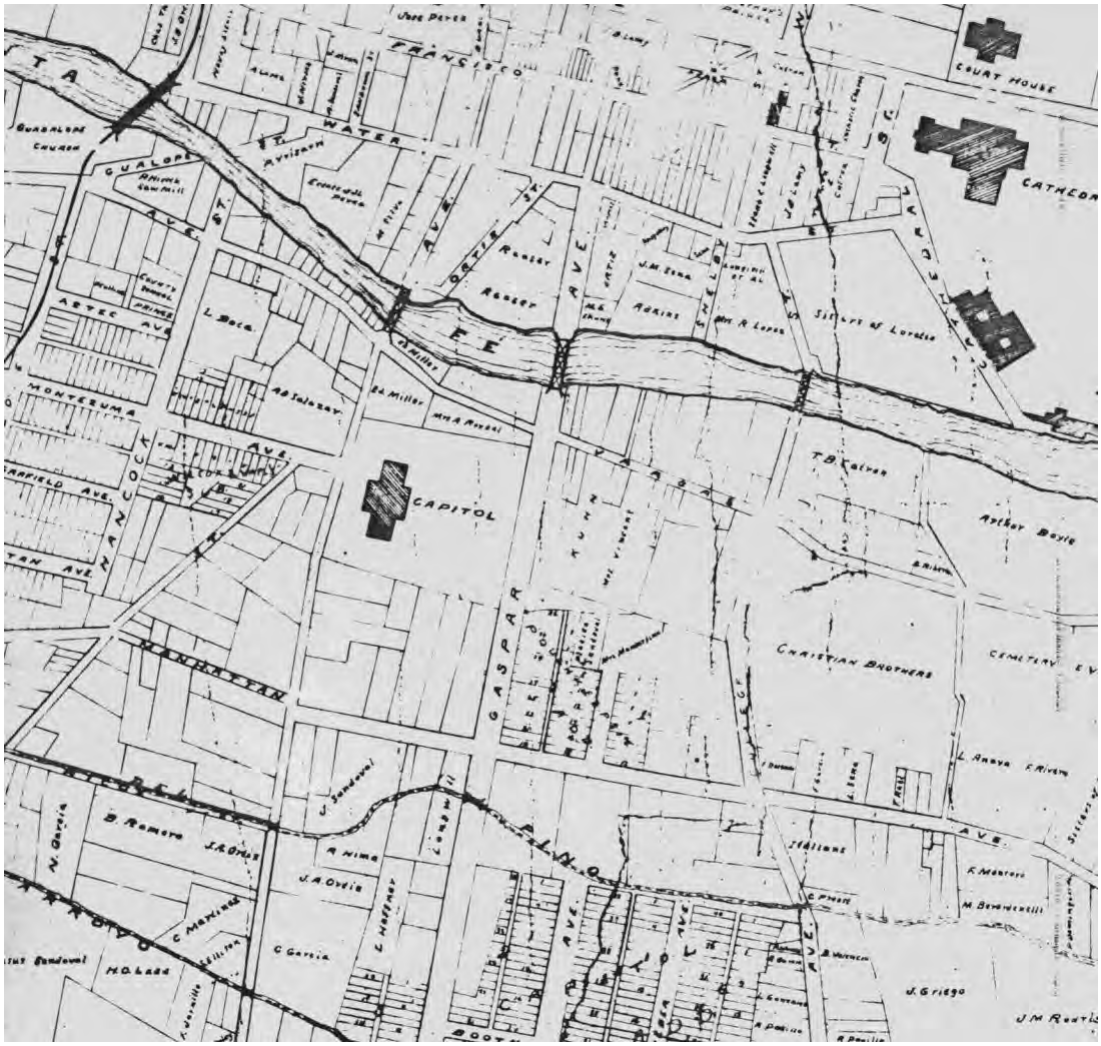
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



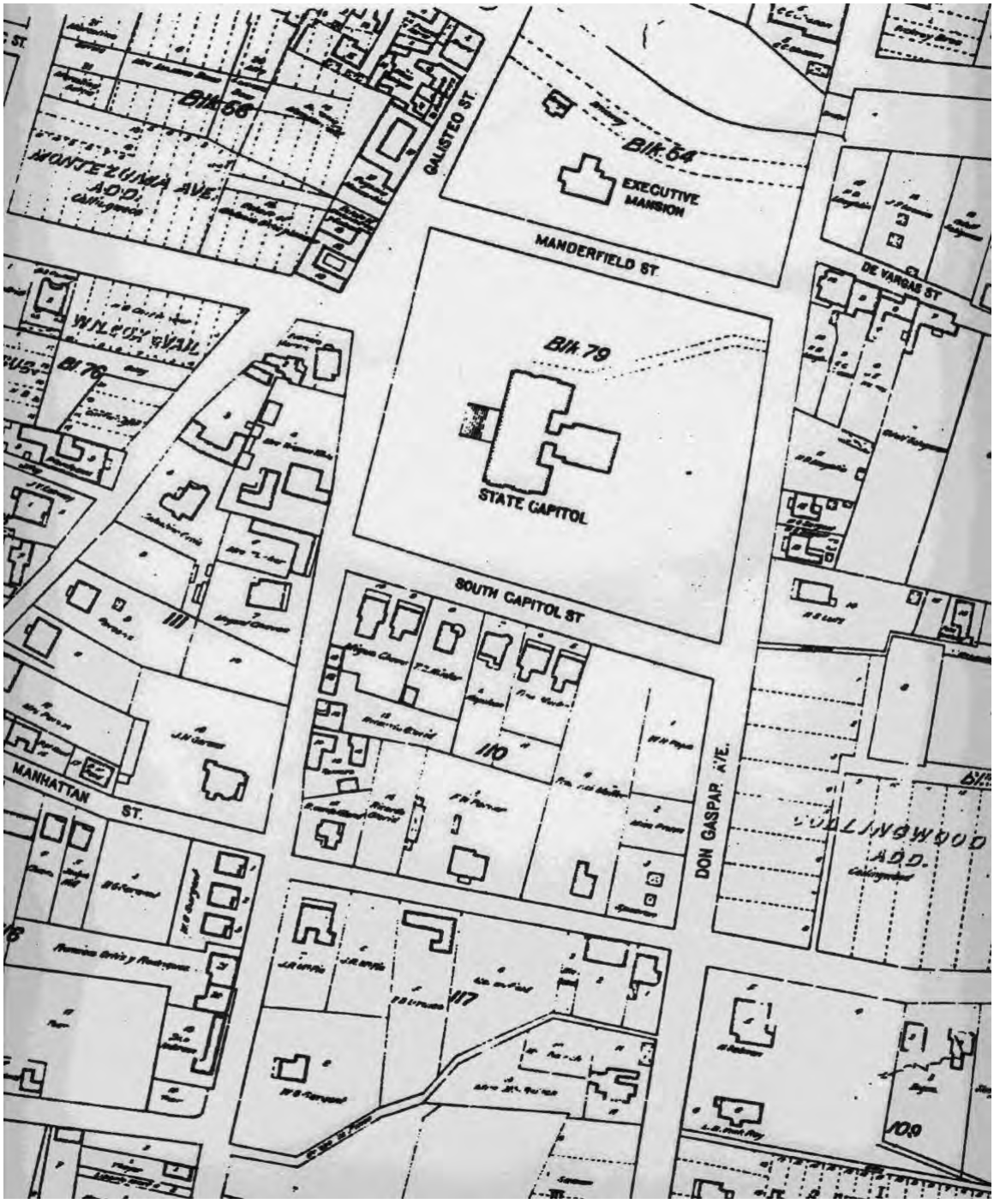
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



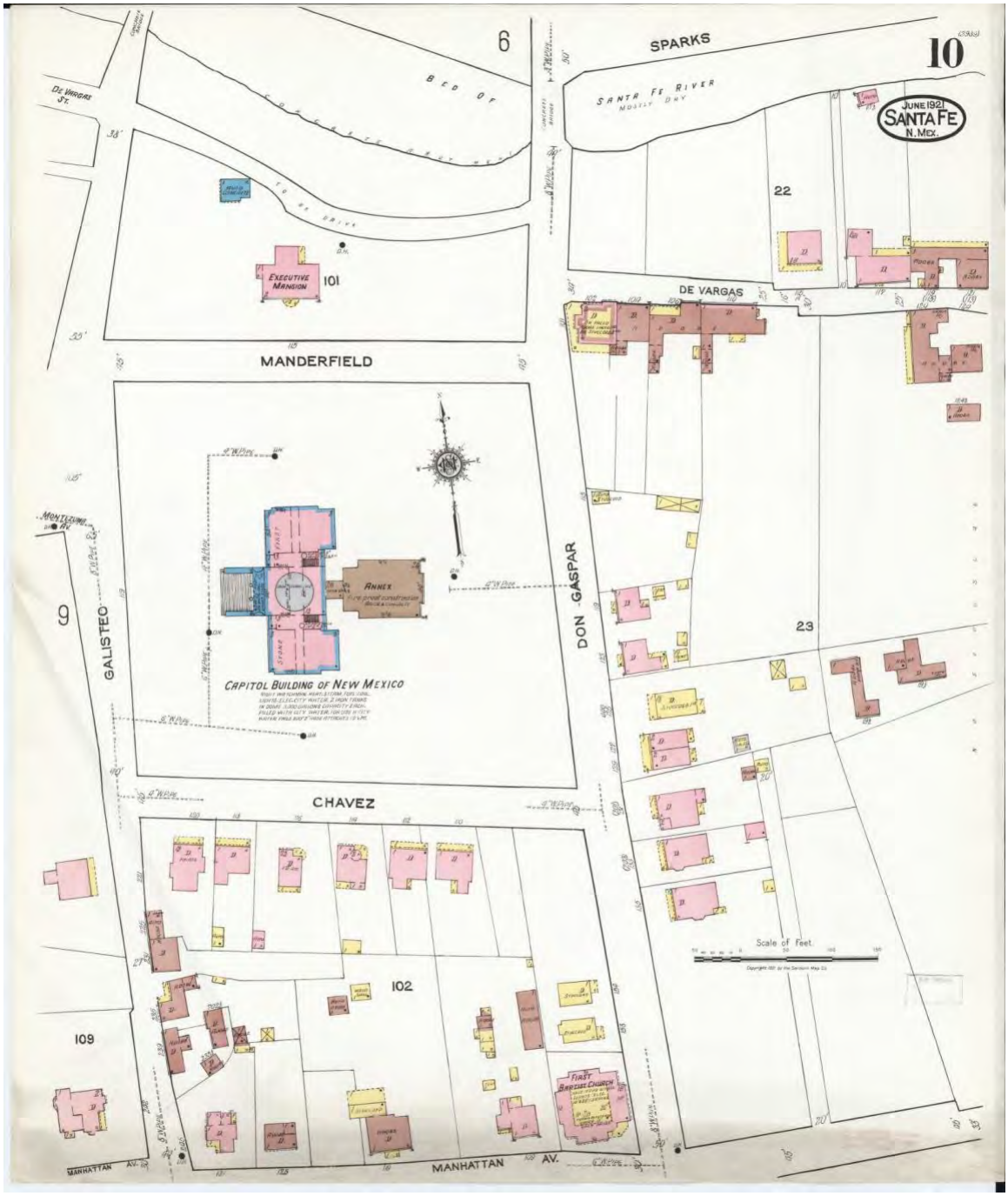
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

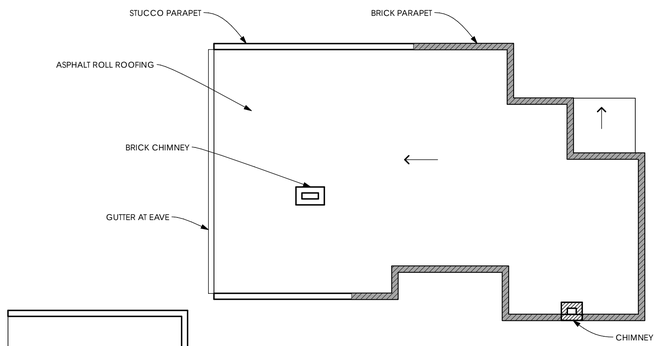


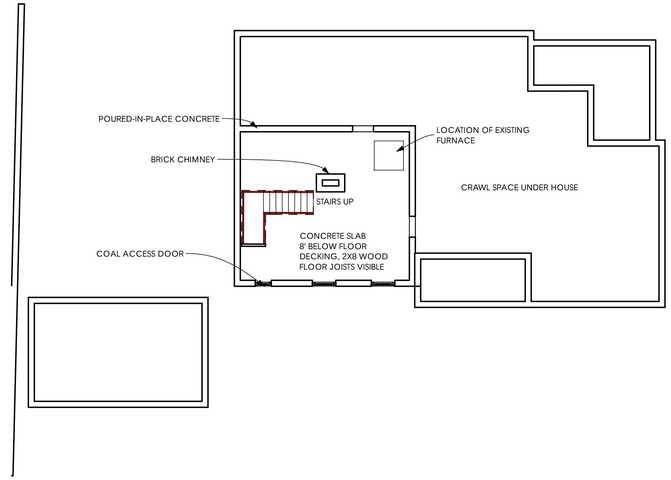
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



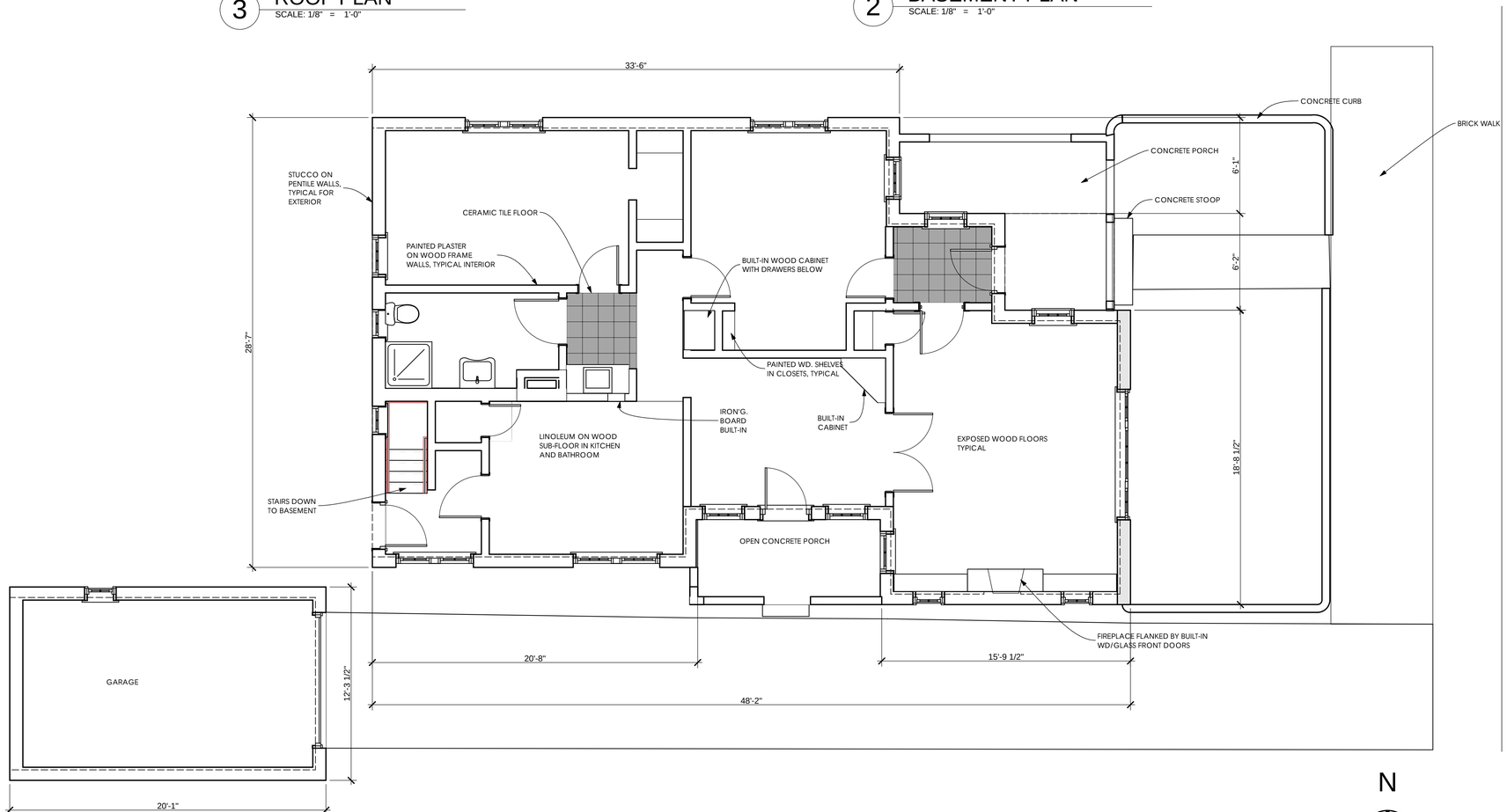


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

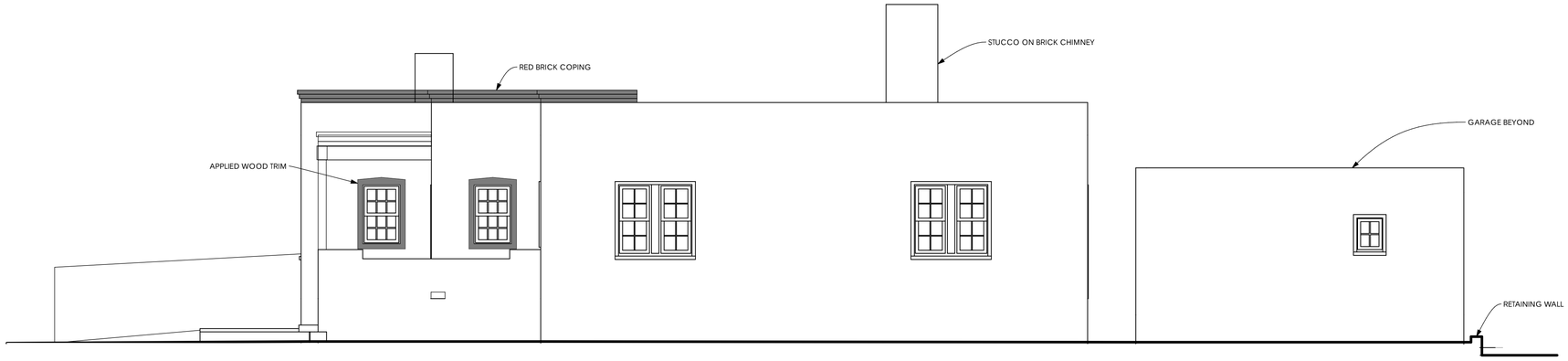
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

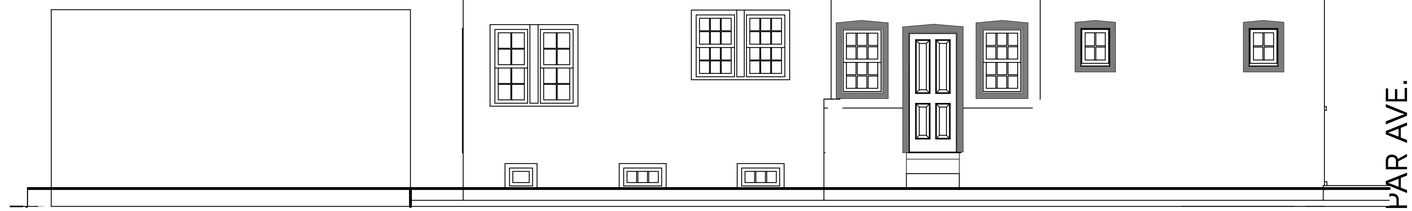
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



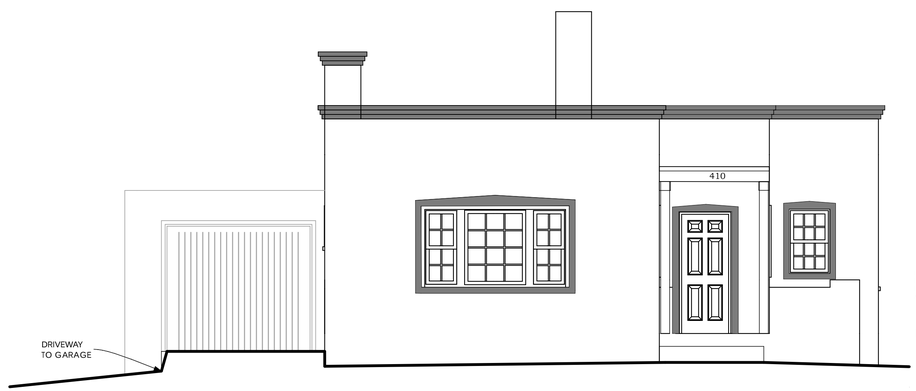
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

Attorney Ruybalid said as long as there is a separate motion and separate vote on each property.

Ms. Lamboy said that was fine, but the public comments need to be sure to identify if they are commenting on a particular structure. She continued her presentation.

5. **2023-006705-HDRB. 410 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for The State of New Mexico, owner, requests a historic building downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional step back on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 410 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 410 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

410 Don Gaspar Avenue: Constructed in approximately 1930 in the Territorial Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official

Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the “Don Gaspar Casitas” and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the “Don Gaspar Casitas” and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico’s planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned

with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structures at 410 Don Gaspar Avenue will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as

follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: To-date, the structures at 410 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being occupied and operational. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 410 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 410 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

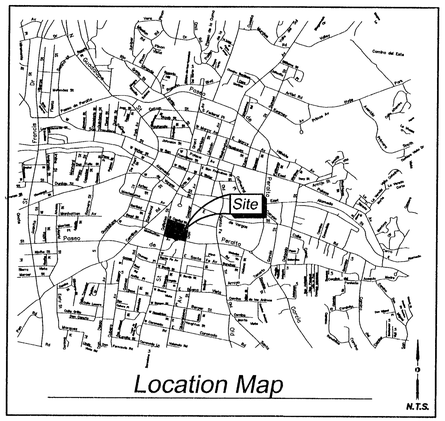
By: _____ 3/20/23
Anna Silva
Print Name Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = BCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35049C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008.
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: Bill Taylor
BILL TAYLOR
ITS: DIRECTOR

Barbara J. Gurule
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 03-17-2012

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY Barbara Gurule MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

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BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

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WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

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THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 10th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM., AND WAS DULY RECORDED IN BOOK 722, PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

Plat of

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

722001

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

Risana Zaxus 09/10/10
CITY ENGINEER FOR LAND USE DATE

Tamara Baer 8-18-10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

08/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110

Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE–HUNDRED–TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE–FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528–PAGE 023–025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672–55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE–NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26"E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

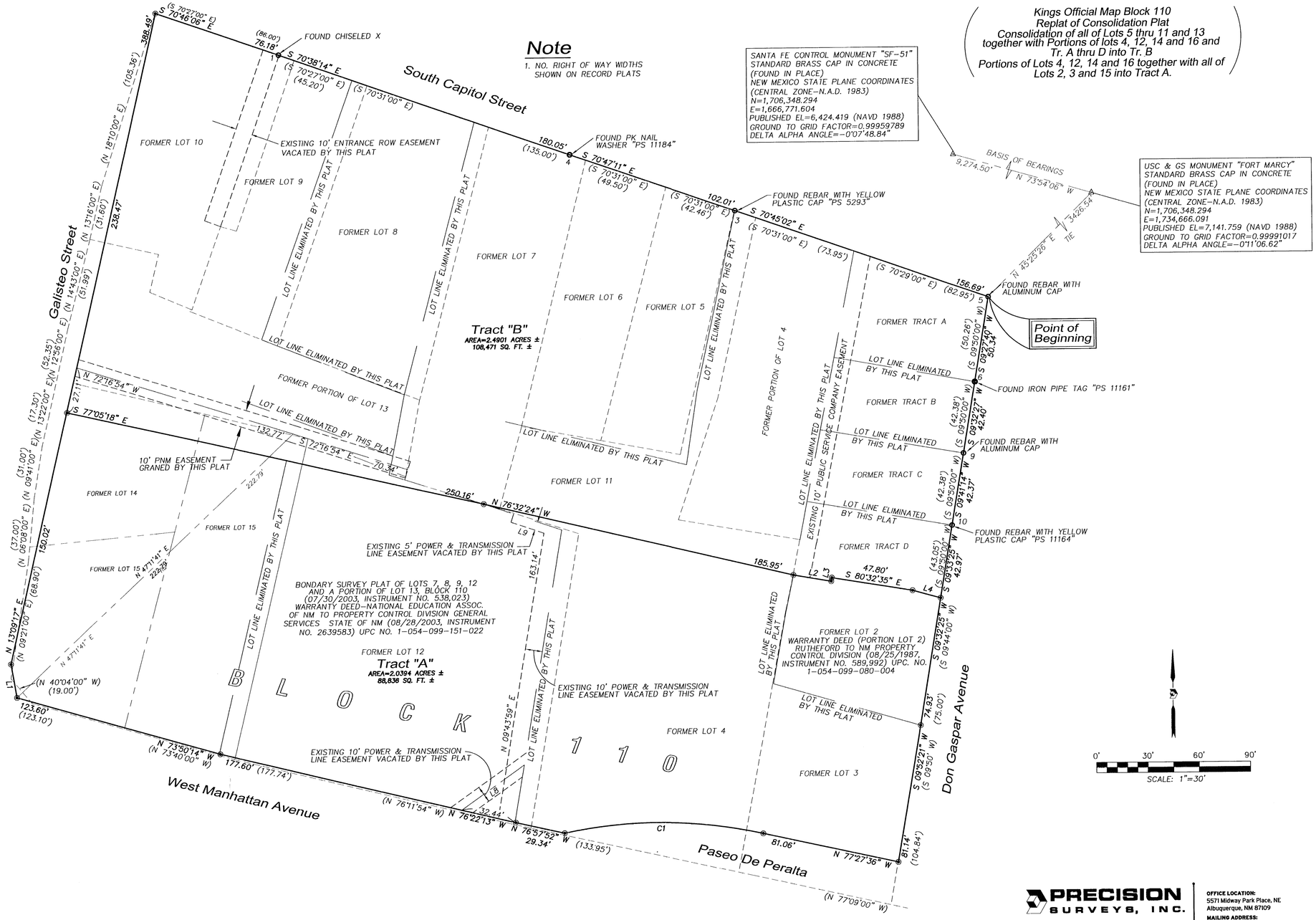
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.
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5571 Midway Park Place, NE
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505.856.7900 FAX

New Mexico Main Capitol Campus

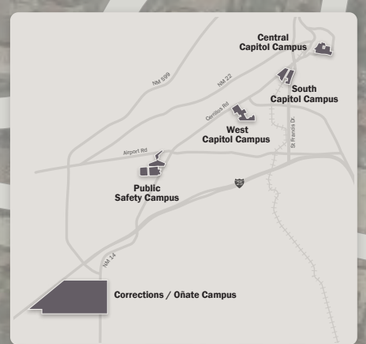
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278

Share of State Owned Facilities in Santa Fe:

27.1%



0' 150' 300' 600'

NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   - 5. 402 Don Gaspar Avenue (casita & garage)
   - 6. 406 Don Gaspar Avenue (casita & garage)
   - 7. 410 Don Gaspar Avenue (casita & garage)
   - 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

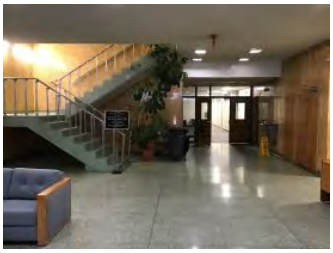
Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

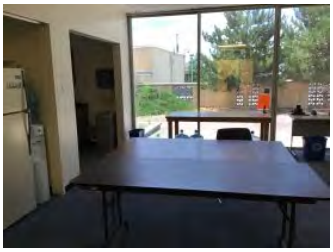
The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

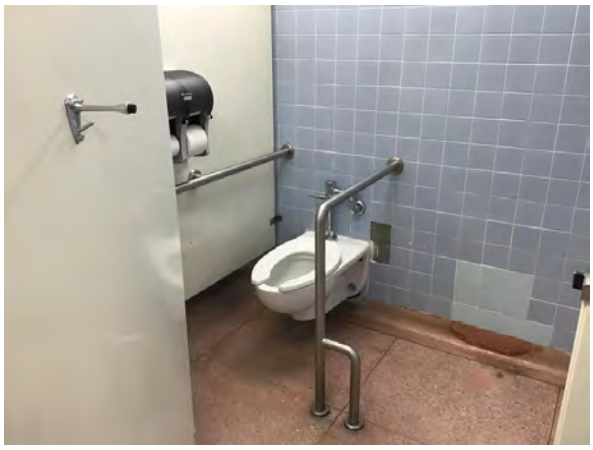
Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

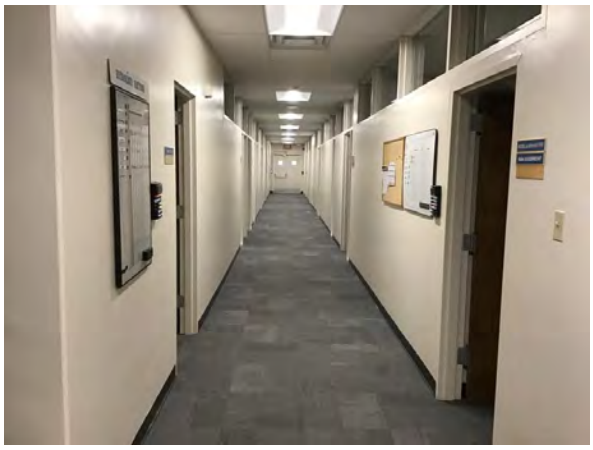
The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 06. **Type 2:** B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

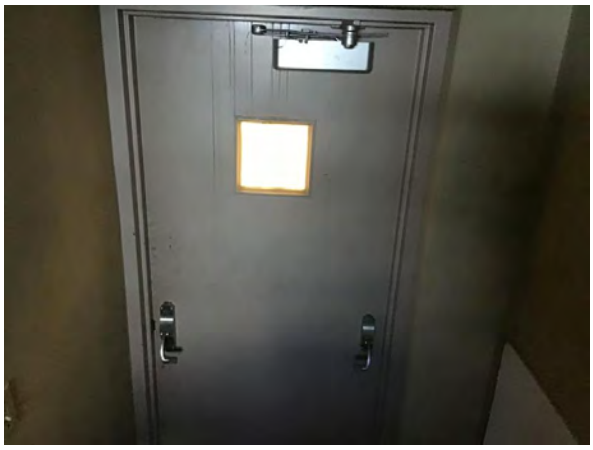
The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018		
Category:	4.	**Type 1:**	04.	**Type 2:**	E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

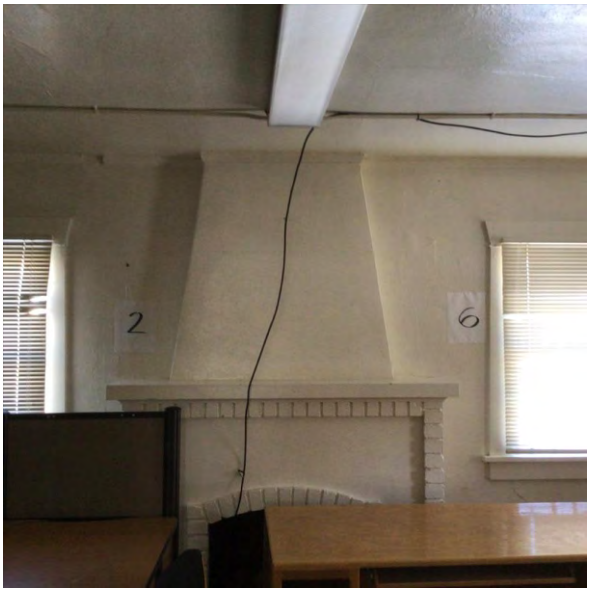
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

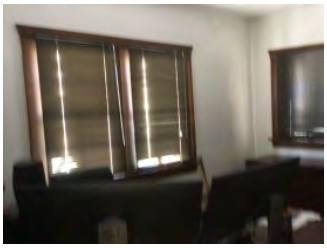
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

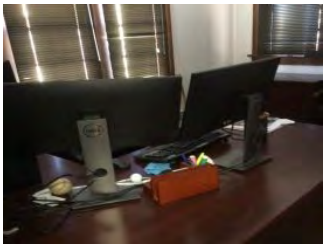
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

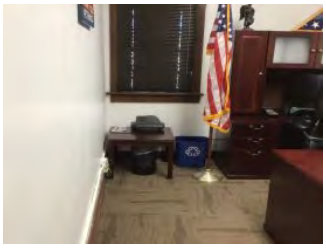
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

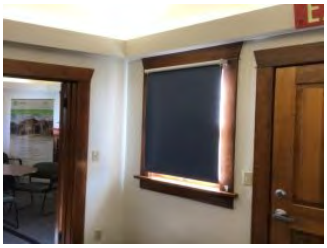
Safety/Security

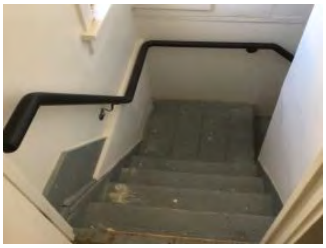
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

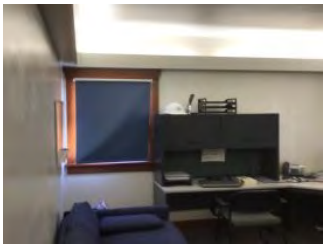
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

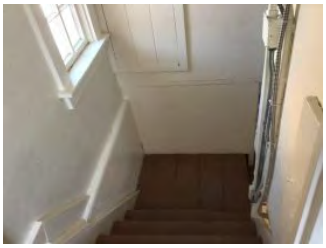
Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

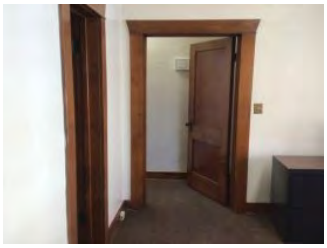
Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.

Project Description

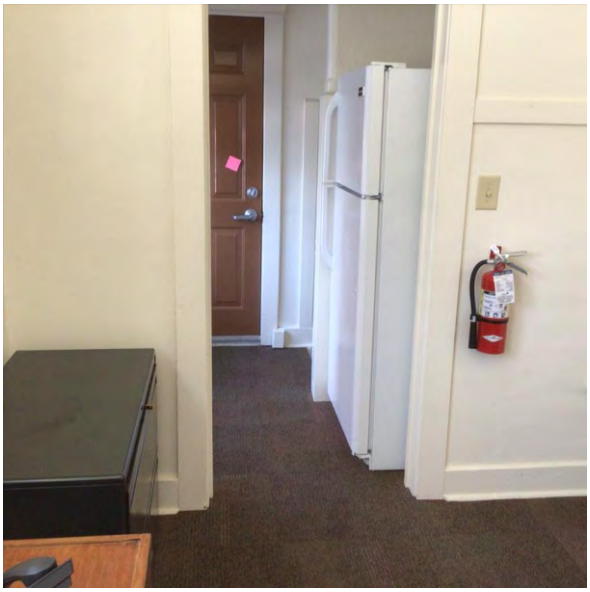
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

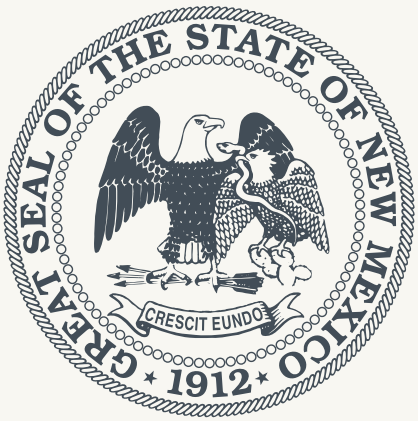
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

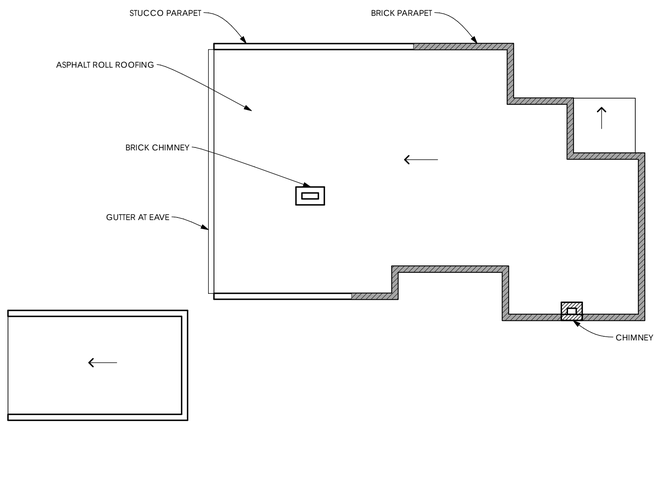
Because the building is 90 years old, hazardous materials may be present.

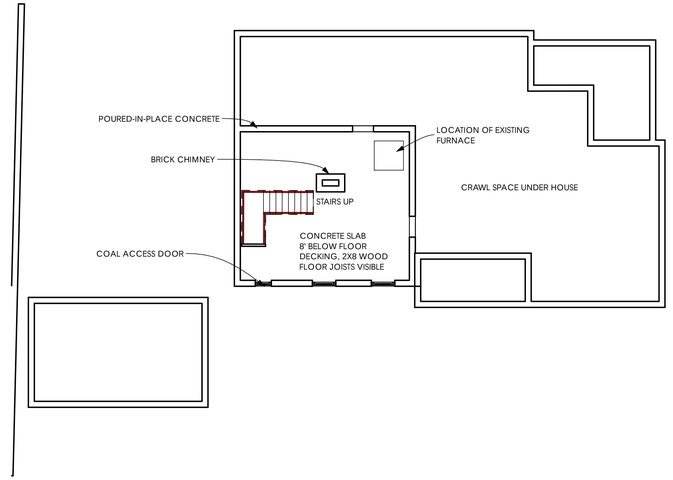
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



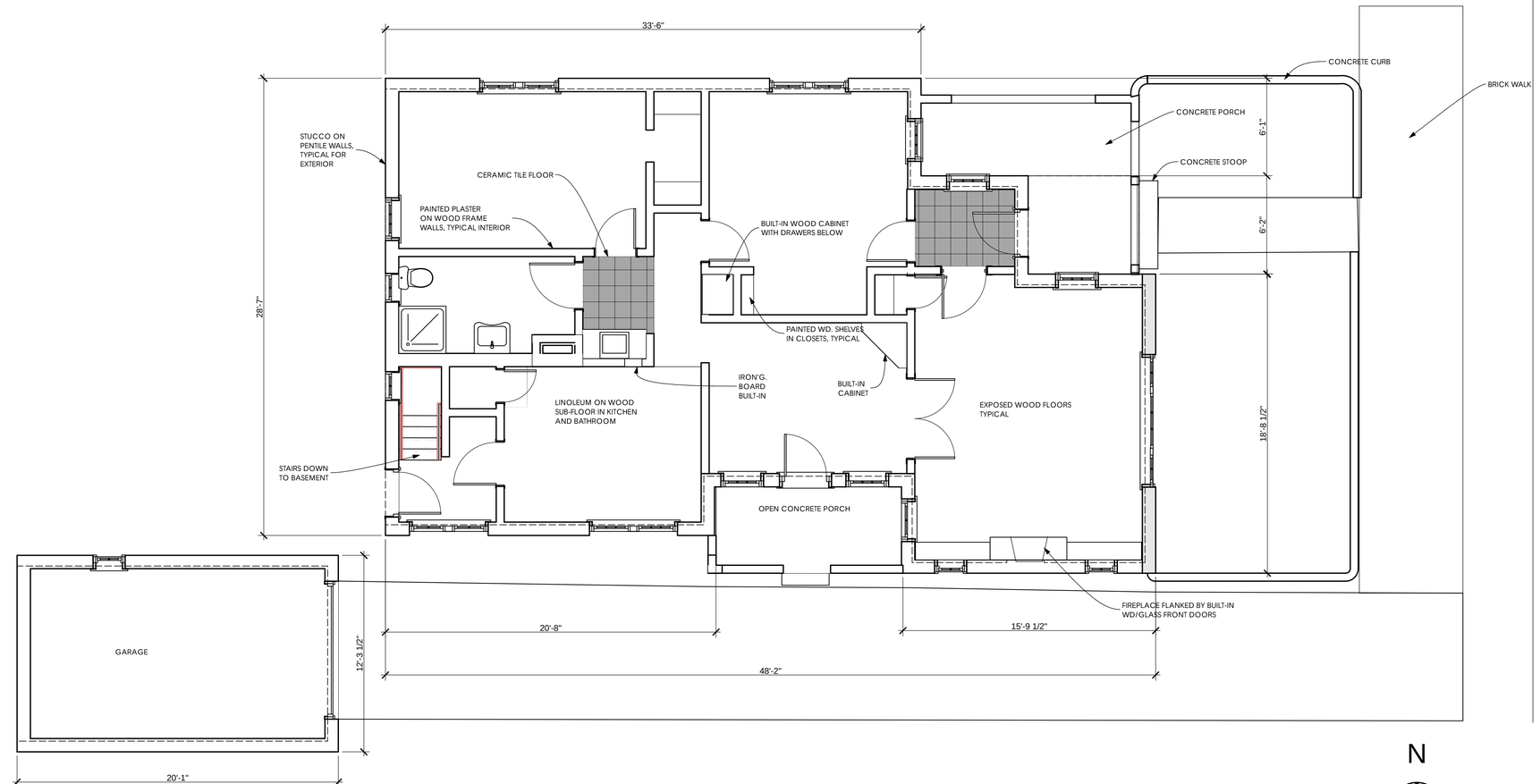


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

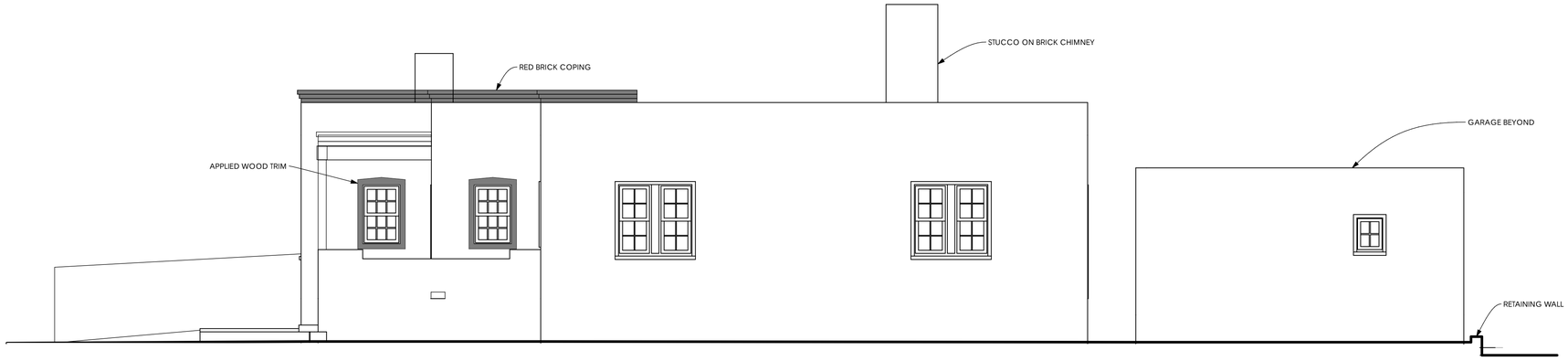
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

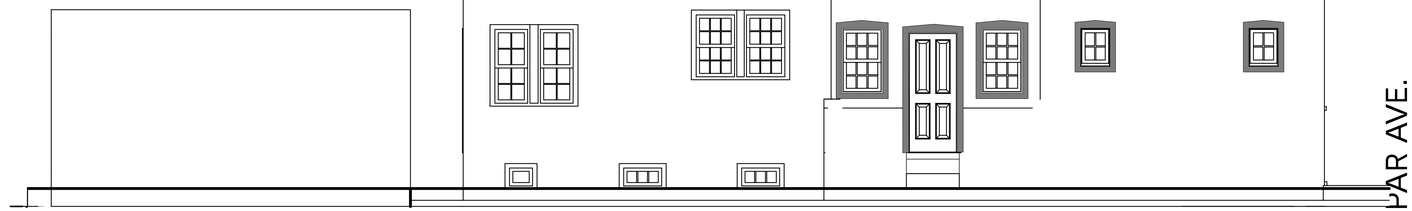
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



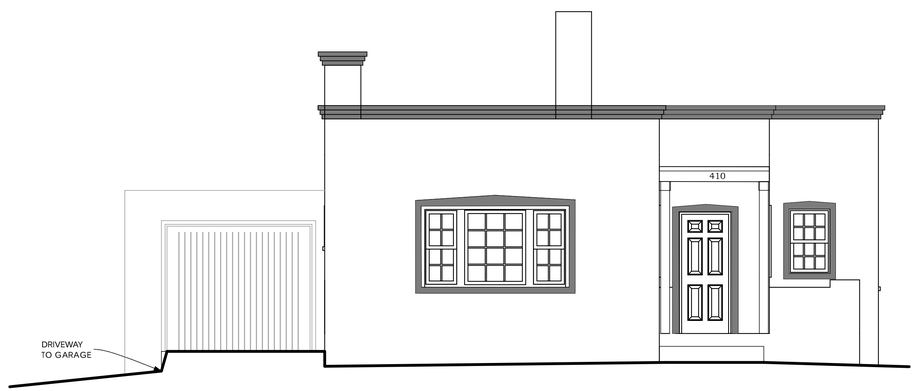
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



410 Don Gaspar Ave – East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave – West Facade



410 Don Gaspar Ave – South Facade



410 Don Gaspar Ave – Garage East Façade



410 Don Gaspar Ave – Garage North Façade



410 Don Gaspar Ave – Garage West Façade



410 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

Main North Entry

North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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West Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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East Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
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West Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
fbt architects

c. **2023-007592-HDRB. 128 S. Capitol St.** – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 128 S. Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note that there is a section in the Code as it specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The fleet building is of a clear Territorial-Revival style, and the garage is a modernist utilitarian structure. At the May 9, 2023 HDRB, the Board designated these buildings as non-contributing.

Furthermore, the buildings do not contribute to a unique street section along Galisteo Street.

The buildings associated with the fleet functions of the campus do not add to historic associations or historic design qualities that are significant for the Downtown & Eastside Historic District.

At the May 9, 2023 hearing, the Historic Districts Review Board designated these buildings as contributing, with the north elevation and the west courtyard elevations being primary. The HDRB found the north elevation conveys shifted massing and fenestration, the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024 the applicant held a community meeting to discuss the proposed demolition of the subject building as well as all other building demolition requests in the subject block requested in order to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscape, including the four bungalows located to the east of the subject site. It should be noted that the building focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction.

It was made clear that the current applicant is not associated with the new building's design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff recommends approval of the proposed demolition of the fleet and garage buildings at 128 S. Capitol and finds that they do not contribute to a unique street section or streetscape and because they are listed as non-contributing to the Downtown and Eastside Historic District.

d. **2023-007593-HDRB. 130 S. Capitol St.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts and this building was determined to be contributing to the Downtown and Eastside Historic District in May of 2023. Please note that 14-5.2(M) in the Code specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The building at 130 S. Capitol Street represents the evolution of the state government campus.

Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neoclassical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

The Concha Ortiz y Pino building, which was built in 1968, blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthens the modernist approach.

The original footprint of the building remains.

The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

At the May 9, 2023, hearing of the Historic Districts Review Board (HDRB) designated this building as contributing to the Downtown and Eastside Historic District, with the north elevation and the west courtyard elevations being primary. The HDRB designated these elevations as primary because the north elevation conveys shifted massing and fenestration, and the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024, the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, as well as all other building demolition requests in the S. Capitol Street, Don Gaspar Avenue, and Galisteo Street, to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscapes, including the four bungalows located to the east of the subject site. It should be noted that the community meeting focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the Concha Ortiz y Pino Building due to its contributing status and finds the criteria in Section 14-5.2(M)(4) which addresses approval for demolition of historic and landmark structures have not been met.

e. **2023-007595-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and

Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

f. **2023-007596-HDRB. 406 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

g. **2023-007597-HDRB. 410 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the

structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

h. **2023-007598-HDRB. 414 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas

represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:
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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus.

This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

APPLICANT PRESENTATION

Jennifer Jenkins was sworn. She was there on behalf of State of New Mexico General Services Department. She said the formal design has not commenced yet. There was a community meeting that was part of the design process. She shared a presentation entitled *State of New Mexico Executive Office Building Project Demolition Request*, which included the following:

- Applicable Regulations
- Background
- Map of New Mexico Main Capital Campus
- Vicinity Map & Historic District Boundaries
- Existing Site Conditions
- Concept Site Plan for Proposed Executive Office Building
- Exterior Design Concept – North Façade
- Exterior Design Concept -- North Main Entry
- Exterior Design Concept -- East Façade
- Exterior Design Concept – West Façade
- Exterior Design Concept – North Elevation
- Exterior Design Concept – East Elevation
- Exterior Design Concept – West Elevation
- Historic Status Designations
- City Building Inspection Reports – 11/22/22 which recommended demolition of all six buildings

Ms. Jenkins said in December of 2023 there was another inspection report, but the recommendation of demolition was deleted. She noted that nothing changed with the buildings in the year between the first and second inspection reports.

Ms. Jenkins this is not a typical case, and it is recognized that there is a unique set of rules. She said the State is trying to approach this in the most fiscally responsible way with taxpayer dollars. This is not a residential neighborhood anymore it hasn't been a residential neighborhood for decades. They are respectfully requesting approval to remove the structures and replace them with a thoughtfully designed facility to serve the needs of the State of New Mexico and its constituents.

Chair Rios asked Ms. Jenkins to confirm that the applicant wanted to memorialize the bungalows, however, the conceptual design does not do that.

Ms. Jenkins said one of the initial ideas was to do something with the pavement pattern along Don Gaspar and the footprint of where those buildings were located. That is something they are continuing to explore.

Member Bienvenu commented that this project has evolved. There is a unique set of procedures that must be followed. The State has always taken the position that they are not bound by Historic Ordinance, however, in good faith collaboration with the City, the State has agreed to follow, to some extent, the Historic Ordinance of Santa Fe. This project is presented to the Board as a State government complex.

He said the bungalows do have importance; however, he doesn't equate historic importance with contributing status. At this time the casitas have been orphaned in this location because they don't seem to have much to do with the State capital complex. The Concha Ortiz y Pino building is a little more difficult. It's ironic that the Board never would have allowed that building to have been built if it would have had a say. The State did that in the face of the Ordinance which specifically prohibited that design. It would be ironic if now, the Board would prohibit the State from replacing it with a design that conforms to the Ordinance. It would be expensive to renovate the buildings. The conceptual design meets general standards. Generally, something of that monumentality is appropriate. The ideal solution would be a contingent approval of demolition.

Member Guida said there's been a great deal of back and forth. What's not unique is when this Board considers a demolition request. He commended the State for presenting preliminary information. He added that this looks better than what's there. The issue of block front is going to be a key issue.

Member Biedscheid said she can see both sides of this. The former four homes are what's left of what was, there's a tendency of wanting to preserve those. What stands out is that these buildings have been poorly maintained.

PUBLIC HEARING

Those public speakers desiring to speak were sworn in.

Frank Katz, 1300 Canyon, previously sworn said the issue is whether the demolitions can be decided before there is a design plan. The whole process that is going on is before the design phase. There needs to be discussion about the design and cooperative process. He suggested that the Board deny the demolitions and work out what should be done. The State should come forward with a final design before the request for demolitions.

Herbert Lotz, 353 East Alameda, previously sworn, said he agreed with Mr. Katz and agrees that the design should be shown before demolition is approved.

Nicoleta Monroe, 701 Dunlap, previously sworn, said the buildings represent a timeline of architecture. The casitas and Concha Ortiz y Pino building represent a point in time. In proposing to demolish them you take away a valuable characteristic. The statement that they need space needs to be written in a report. If the State wants to rebuild, why don't they rebuild at the College of Santa Fe?

Mark Bertram, 906 Trail Cross Court, previously sworn, said this is egregious. This has been on drawing board for 10 to 12 years. Earlier iterations were a modest 56,000 square feet, now it's almost four times that. He's been involved in several projects in front of this Board. The development of those projects would have been much easier, faster and more profitable if the historic regulations had been ignored. The whole purpose of this district is to preserve our historic fabric even though it does create a burden on developers. In this case, the State is the developer, and the taxpayers are going to pay nearly $1,000 a square foot for this building. He said the size of it is out of scale with the existing streetscape and surrounding neighborhoods. They should be required to follow the same rules as the private sector.

Tom Sprigg, 444 Galisteo, previously sworn, pointed out what happened 12 years ago. He was the president of the Old Santa Fe Association ("OSFA"). In 2012 OSFA said they were not opposed to an executive office building on that site. The State had proposed a 60,000 square foot building. The Board's part is simple, reiterate that these are historic and move the process forward in a collaborative way.

Adam Johnson, 141 Arroyo Hondo Trail, previously sworn, said he is the Executive Director of OSFA. He's against, putting cart before the horse. He agrees with staff's recommendation for denial of demolitions requests.

Randall Bell, 2991 Viaja Pavo Real, previously sworn, said he is the President of OFSA. He said it is important to reiterate that there is a collaborative process. The City and development parties are working together. The collaboration in statute involves other parties. There was an informational hearing in January with many public comments. He asked to see the underlying evidence that they are using to try to justify this. This is

premature, there is a process for collaborative meetings on this to try to develop an actual real proposed design. The applicant has failed to follow that procedure, so he asked the Board to please deny the uh application.

Elisa Bertram, 820 Don Cubero, previously sworn, asked the Board to deny these requests. She said this block of Don Cubero is extremely important to the fabric of that neighborhood and not to mention the proposed building is far larger than anything around except for the State capital. This building will drive 700 to 1,000 new people into that neighborhood a day. She didn't think that they're considering Wood Gormely Elementary School just up the street with young children walking home from school every day. She didn't think they're considering a lot of these living and breathing neighborhoods that surround it. Unfortunately, people who live in the neighborhoods have kids and jobs and are unable to come to these meetings to speak out in opposition. There are a lot of young people in the neighborhood and they against this proposed project.

Francesca Bonci, 1030 W. Houghton, previously sworn, said she came here from Long Island, New York. When she saw the picture of the building, she thought she was back in Long Island. She asked if the State really needs 56,000 square feet to house government employees. What's going to happen to those empty buildings that will be vacated. She understands developers ask for the moon, this is the moon.

Raymond Herrera, 379 Hillside, was sworn. In his 79 years of living in Santa Fe he has seen the expansion of the capital from the PERA building to where it is now. A major part of historic part of Santa Fe was lost. It needs to be figured out at some point how not allow the State to do these things. When the PERA building was built his great grandfather's grave was disturbed. He asked, how many buildings are empty around town and if this building really needed.

John Eddy, previously sworn, said he appreciated everything that's been said. The elephant in the room is that state has been practicing demolition by neglect. These homes were owned by Santa Fe people. These four buildings are history, they are speaking to the capital. He urged the Board to deny most of the requests. They need to get to the negotiating table so that there can be a creative design that maintains these historic homes because they're the last part of the fabric of history on that block.

Stefanie Beninato, previously sworn, said she agreed with many of the speakers. There are ways to incorporate those bungalows into the larger complex. She loves the Concha Ortiz y Pino building. Giving the state conditional approval is rewarding them. They should be incorporated into a design.

BOARD DISCUSSION/ACTION

Chair Rios said in reflecting everyone's feelings, she feels the buildings should not be demolished because all the buildings that are preserved tell a story they are a reflection of time and place. They were there before the capital buildings were there. Those buildings could be incorporated into the capital complex. If the buildings were not preserved, they would not be here. She gave the example of the Cathedral and the Palace of the Governors. These buildings should be honored and stand on their own merits. The buildings are part of Santa Fe's legacy.

Member Aguilar Medrano thanked all the members of the public for coming out this evening. The feedback is helpful. She wouldn't feel comfortable approving demolition of the buildings. She said she would assume and hope that the State has gone through an analysis of their office spaces in Santa Fe. Unfortunately, there was none of that in the packet. She wouldn't be comfortable approving the demolition of some of our contributing buildings without seeing some of that analysis done. She also hoped that rather than this thorough study of what the street facades of this building would look like, it would have been more helpful to do a massing study. If the bungalows were approved to be demolished there's an opportunity missed, the block isn't responding to this at all.

Member Guida said preservation in Santa Fe is most specifically pointed to the historic districts. All buildings are a recognition of a place in time. There could be an argument that preservation instinct pushes back. Santa Fe is a living city and a growing city. Community functionality must be developed. Any argument for preserving these very marginal examples of historic buildings must be balanced against the functional argument for making them into office space and against the economic development and against the relative important contribution to the downtown and eastside historic district. The second point is about process, he doesn't feel like the State is circumventing the process. The applicant has shown good faith.

Member Bienvenu appreciated all the comments. The general policy issue is whether the State needs the building. He would assume the State is acting in good faith. The general feeling is not to demolish the buildings, he said he respected that opinion. That's why he proposed that demolition be considered first. Another general concern is the desire to have a collaborative process. A blanket denial would take the City out of the process.

Member Biedscheid said this state capital outlay project is different from others that the Board has heard in the past because it involves demolition. She agrees with most of the comments about process. However, as an at-large member of the Board her role is to amplify the concerns of the public and the stakeholder groups in the preservation community. She's heard that if the Board approves the demolition, the general feeling is that the Board would preclude the opportunity to provide input in a collaborative process with input from preservation minded community members. She didn't want the public to feel like they had missed that opportunity because of the Board's vote. If the Board denies

demolition, that can be appealed and then the Governing Body will be able to approve the demolition.

MOTION: In Case 2023-007592-HDRB, 128 S. Capitol St., Member Aguilar Medrano moved to approve the application as submitted which aligns with staff's recommendation which approves the demolition of the non-contributing building. The motion was seconded by Member Biedscheid

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

MOTION: In Case 2023-007593-HDRB, 130 S. Capitol St., Member Guida moved that the Board approve demolition noting that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. Member Bienvenu seconded the motion with a friendly amendment that approval is contingent upon the City and the State reaching agreement through the collaborative process set forth in 14-5.2(M) and Section 3-22-6 for design of a replacement building.

Member Guida accepted as friendly.

VOTE: The motion passed by (3-2) roll call vote with Members Guida, Mather, and Bienvenu voting in favor and Members Aguilar Medrano and Biedscheid voting against.

MOTION: In Case 2023-007595-HDRB, 402 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition, consistent with staff's recommendation that the approval criteria for demolition have not been met. The motion was seconded by Member Aguilar Medrano

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Guida moved that demolition request be approved, finding that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration

of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. He added that the demolition requests be contingent upon an approved design for the replacement building. Member Bienvenu seconded the motion with a friendly amendment that the demolition is contingent upon the State and the City reaching agreement on a final design of a replacement building pursuant to the State statute and the City ordinance.

Member Guida accepted the friendly amendment.

VOTE: The motion failed by (2-3) roll call vote with Members Bienvenu and Guida voting in favor and Members Aguilar Medrano, Biedscheid and Mather voting against.

Chair Rios entertained a new motion.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition consistent with staff's recommendation and determination that the criteria have not been met for demolition. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007597-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007598-HDRB, 414 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=fF7ZEywAor0 (1:23:13 – 3:41:37)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

None

11. NEXT MEETING: Tuesday, April 9, 2024

12. ADJOURN

MOTION: Member Guida moved, seconded by Member Biedscheid to adjourn the meeting at 9:18 p.m.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

_____
Cecilia Rios, Chair

Exhibit 1 -- 3/26/24 Historic Districts Review Board



FRONT PERSPECTIVE 126 & 128 CAMINO SANTIAGO



REAR PERSPECTIVE 126 & 128 CAMINO SANTIAGO

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico Executive Office Building Project
Application to Demolish Existing Structures at 410 Don Gaspar Avenue

Dear Amanda:

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of the existing structures located at 410 Don Gaspar Avenue (casita and garage) for consideration by the HDRB on December 9, 2025. As requested by staff, exceptions are requested to demolish buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023. The procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition application. An application for design review of the proposed Executive Office Building accompanies this request.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing	N/A
	Garage	c. 1970-1981	Non- Contributing	N/A
	Yard Wall	c. 1970-1981	Non- Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Address	**Structure**	**Demolition Approved**
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being "disagreement as to demolition". Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City's position, the State terminated the proceedings of the state-local government review board on June 26, 2024 and subsequently initiated the design process. The design is complete and the application for design approval accompanies this request.

Historical Summary

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below is a summary statement of the history of the buildings for which demolition is proposed.

Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single- story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south.

Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and design plans have been provided.

The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the

structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below for each Contributing structure on the subject property:

Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale

and style with the other buildings within the Capitol Complex.

In support of this request, the following documentation is submitted herewith for your reference:

- HDRB Application Form
- State of New Mexico Authorization Letter
- HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- Photos – 402 Don Gaspar Avenue
- Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- Main Capitol Campus Map & Existing Site Plan
- Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- Long-Range Strategic Space Master Plan, 2021 – Excerpts

Please let me know if you have any questions or require any additional information.

Sincerely,



Jennifer Jenkins, Principal
JenkinsGavin, Inc.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53750 **Address of Property**: 402 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 **Address of Property**:402 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE **Are associated properties eligible for listing**? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



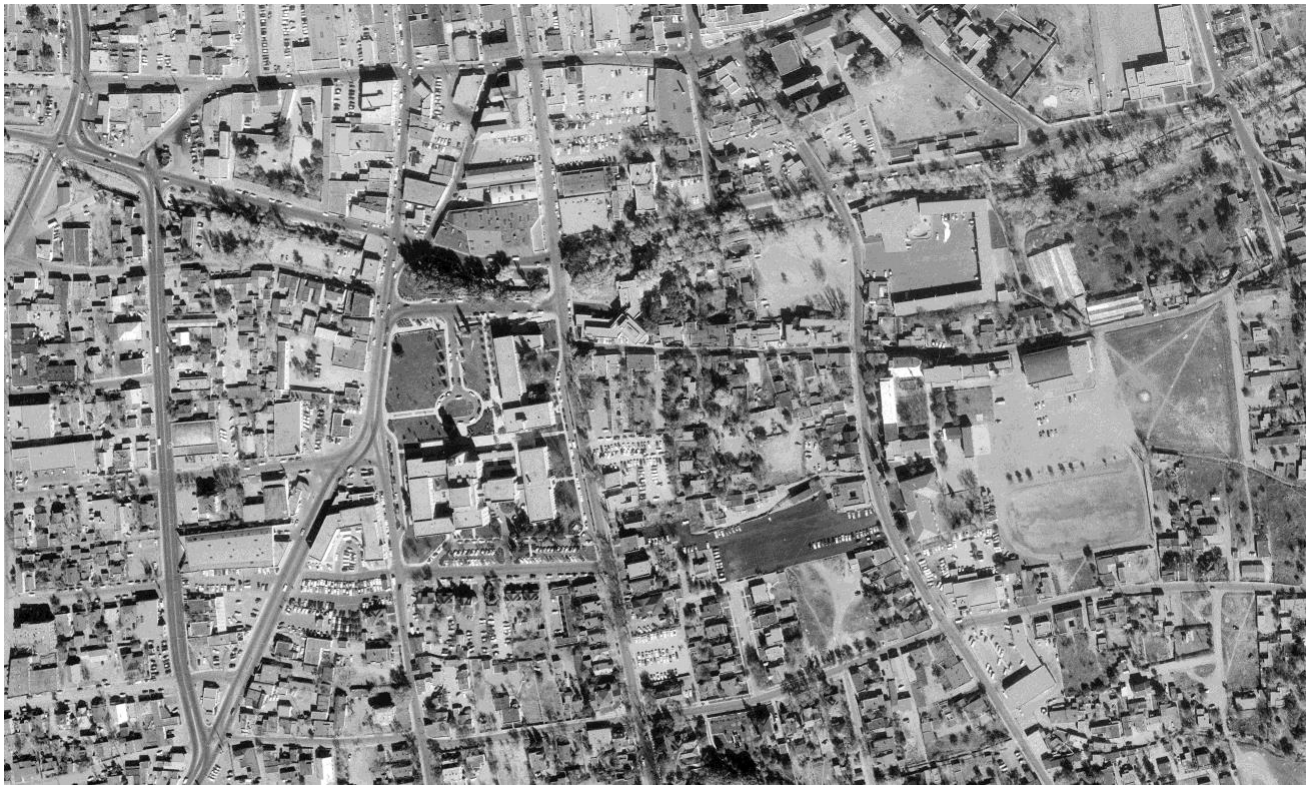
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



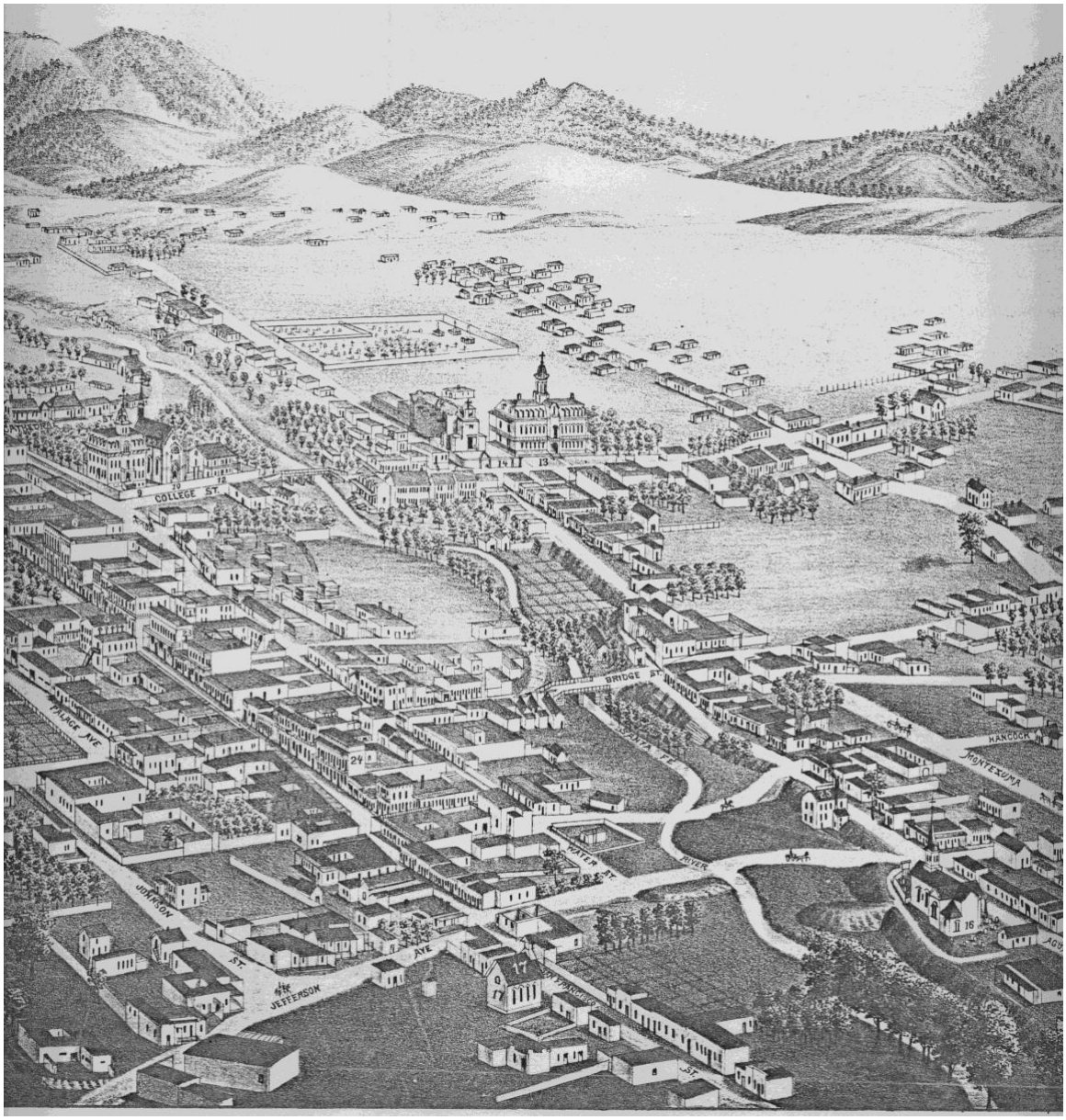
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



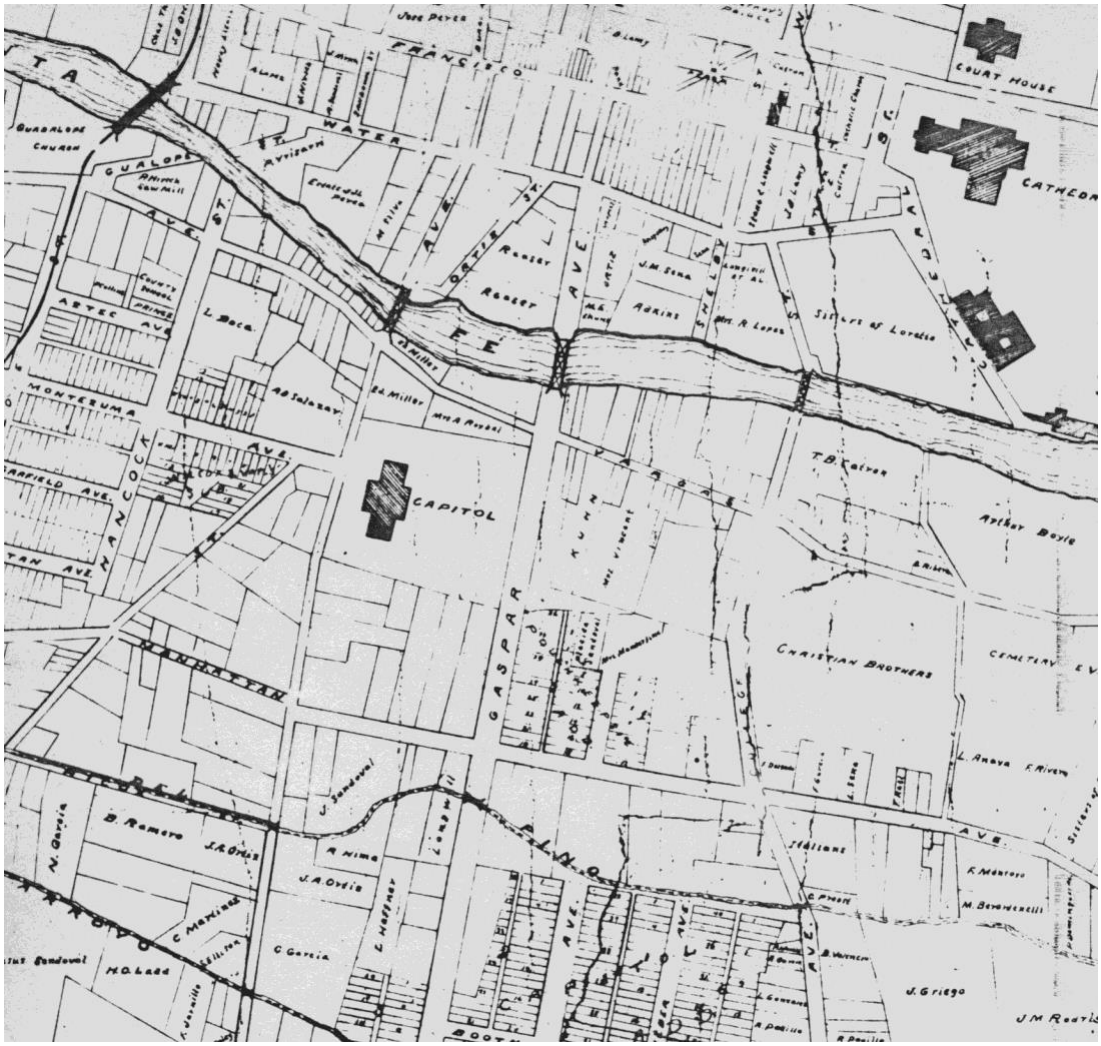
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



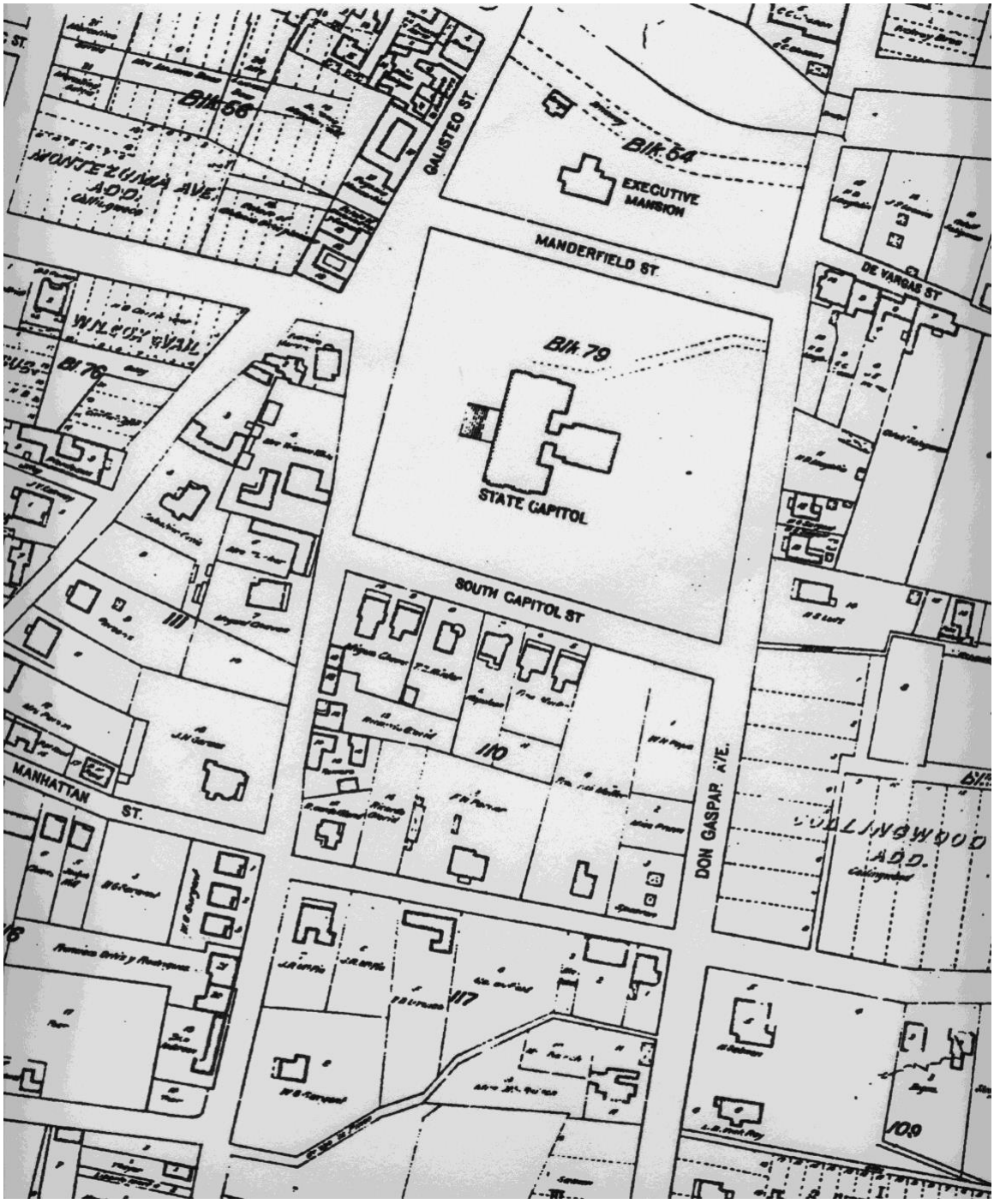
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



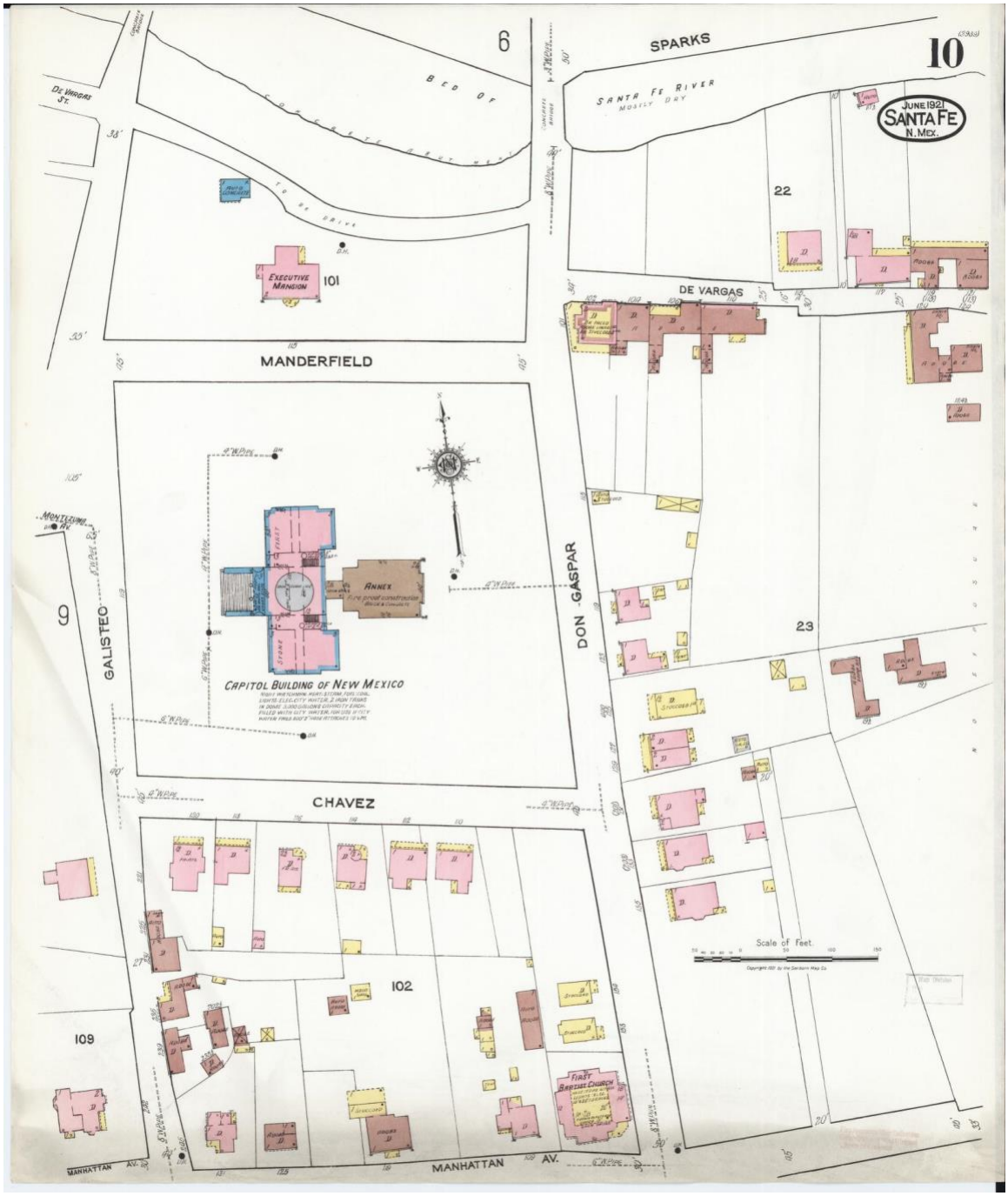
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



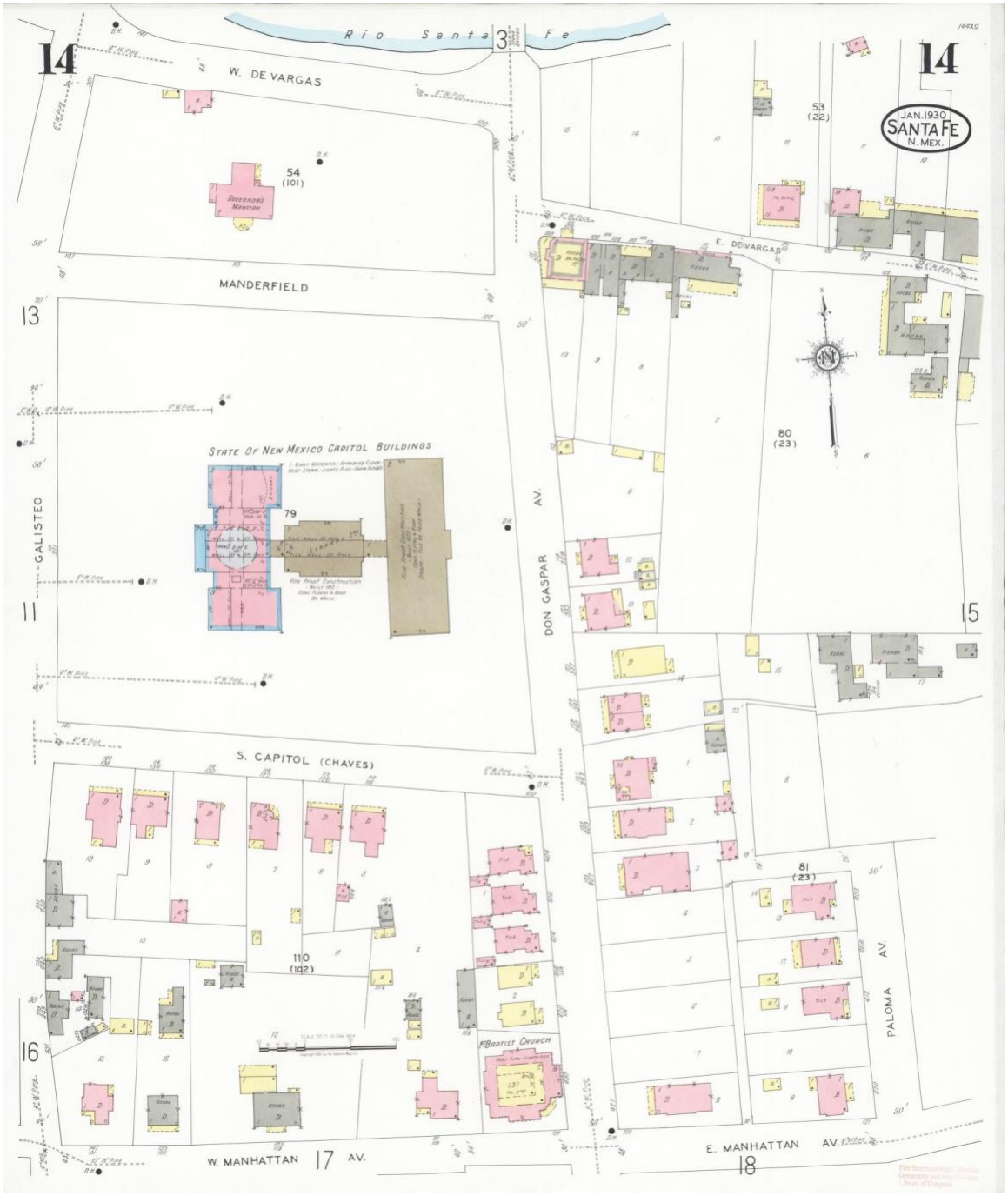
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

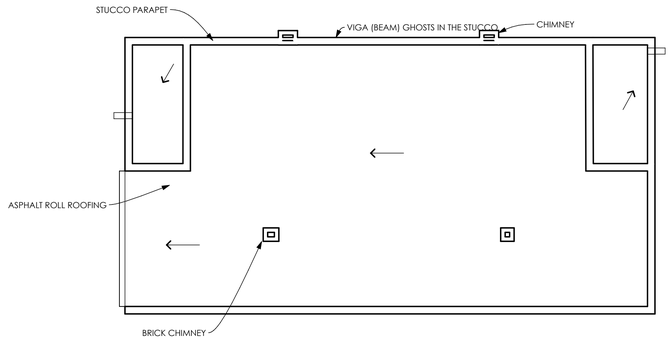


Sanborn Map, 1921

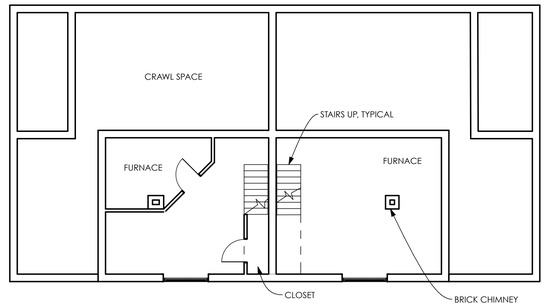
AERIAL PHOTOGRAPHS AND MAPS



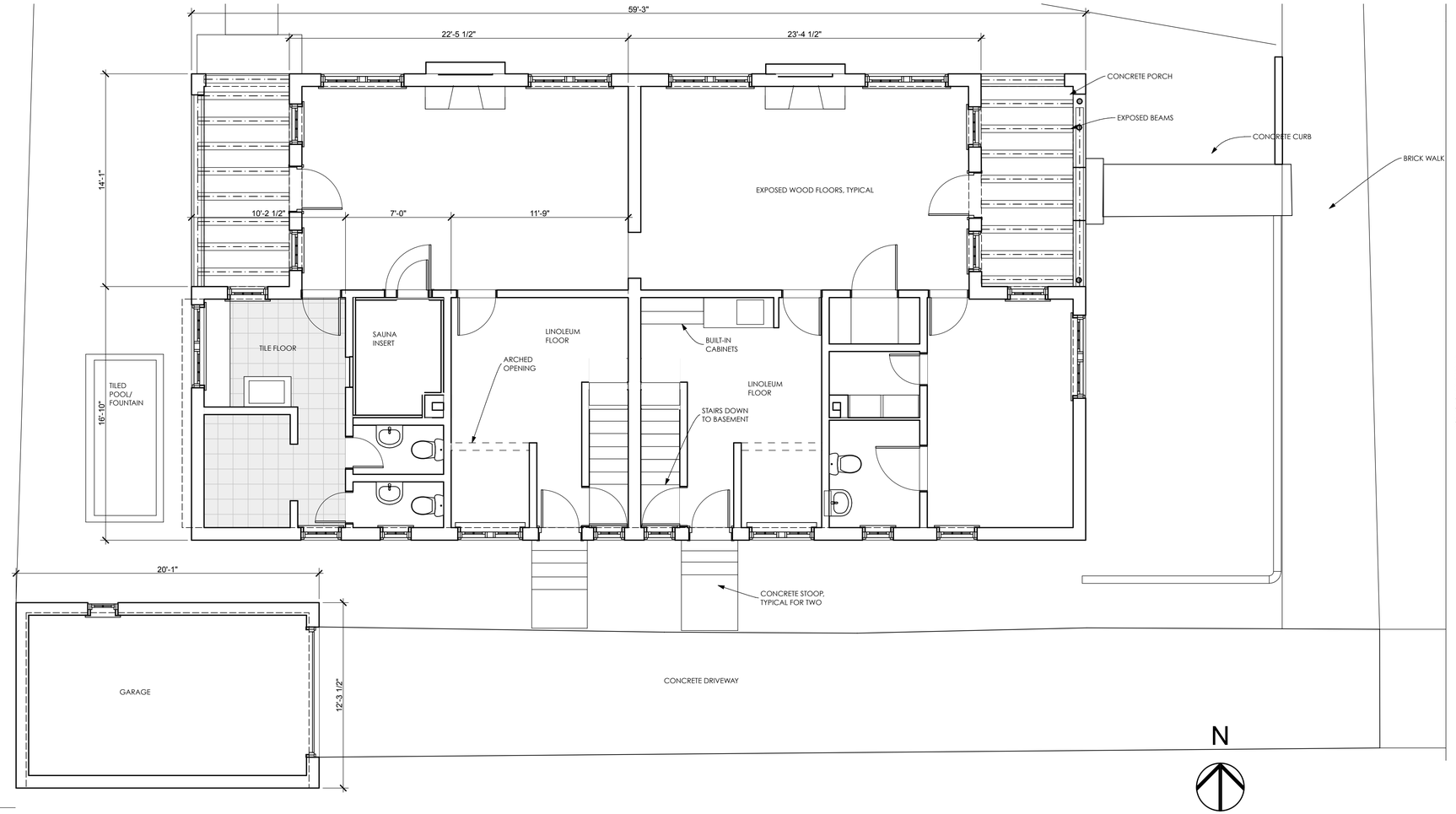
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

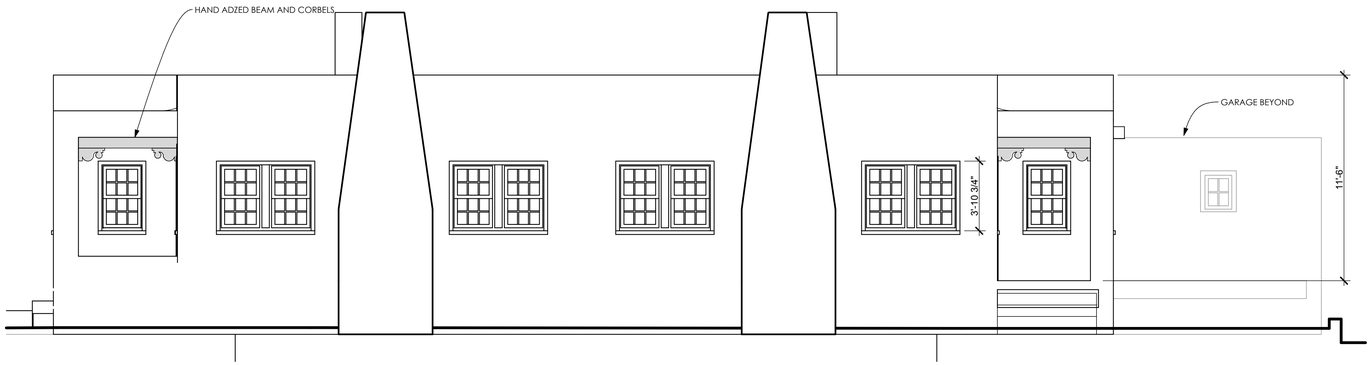
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1
FLOOR PLANS

Plotted On: 7/9/12

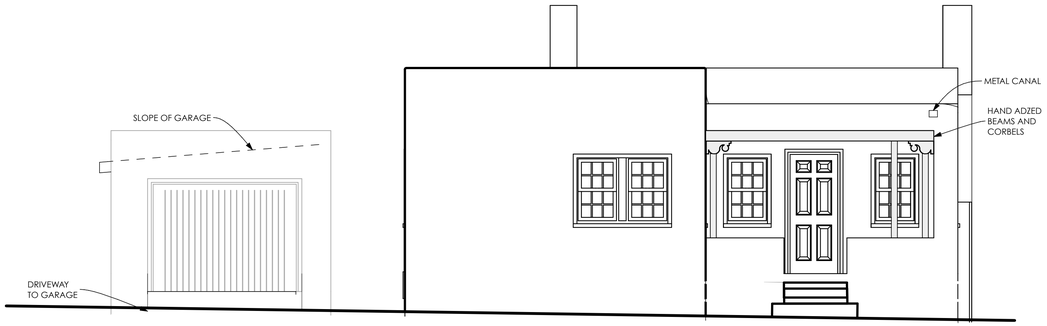
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



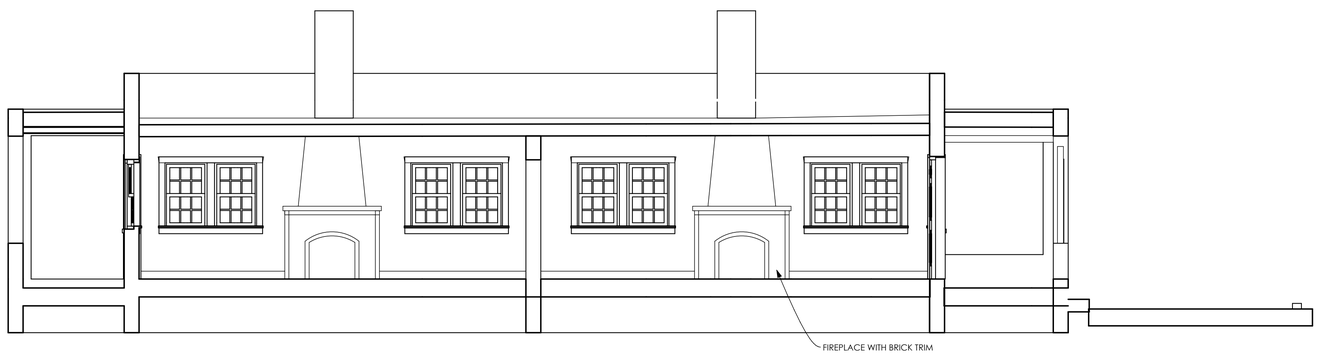
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI # Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 2

Type: ☒One-leaf ☐Two-leaf

Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:

Components: Panels/Lights-Number 6 and configuration 2/4
☐Sidelights - number and configuration ☐Transom

Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe

Depth of Reveal: 5"

Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



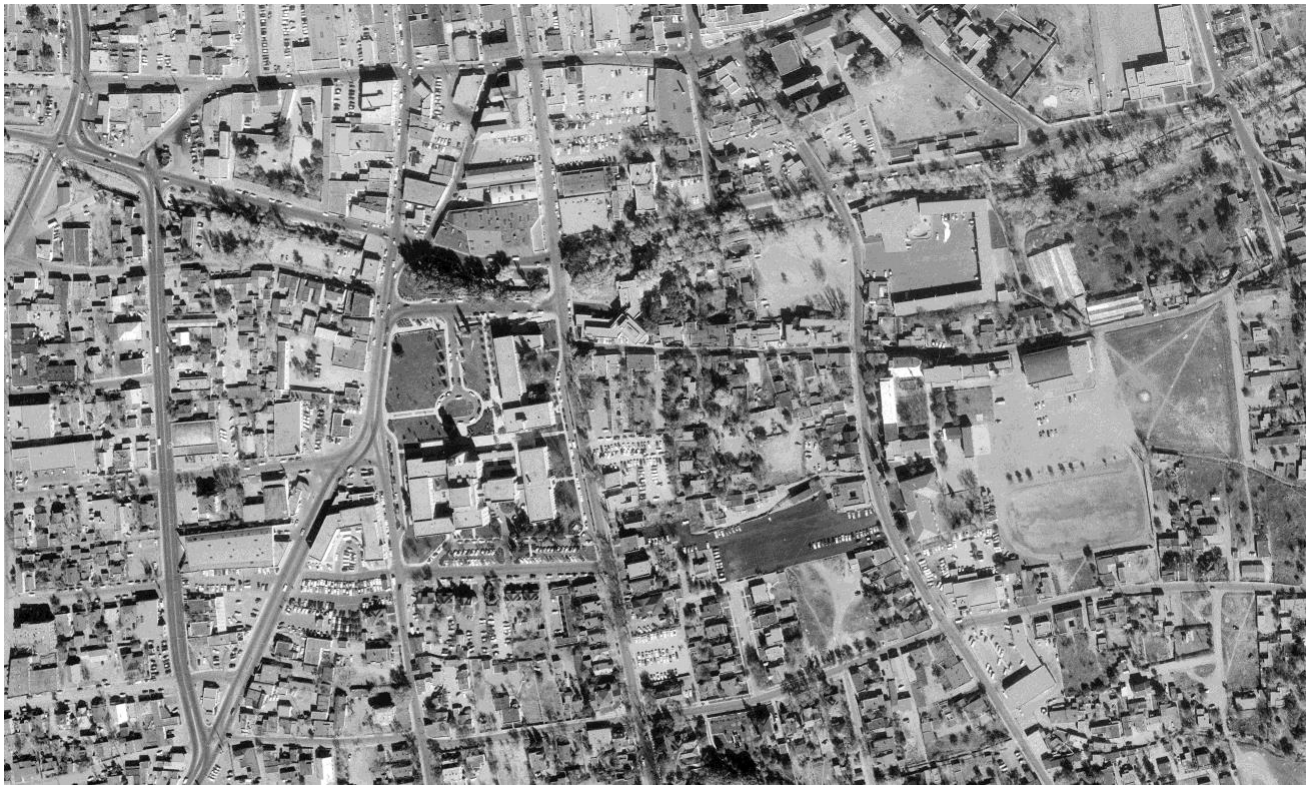
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



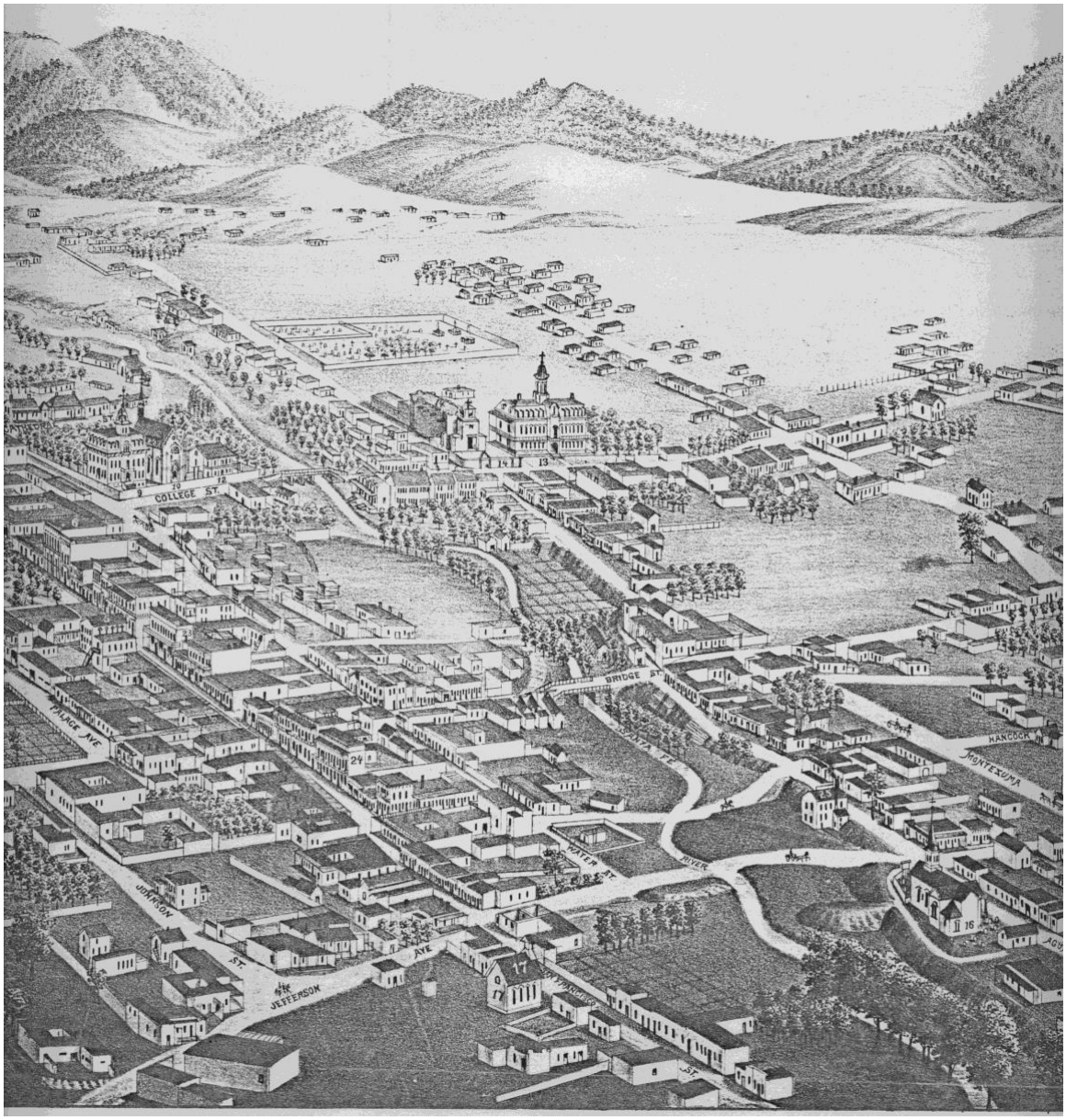
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



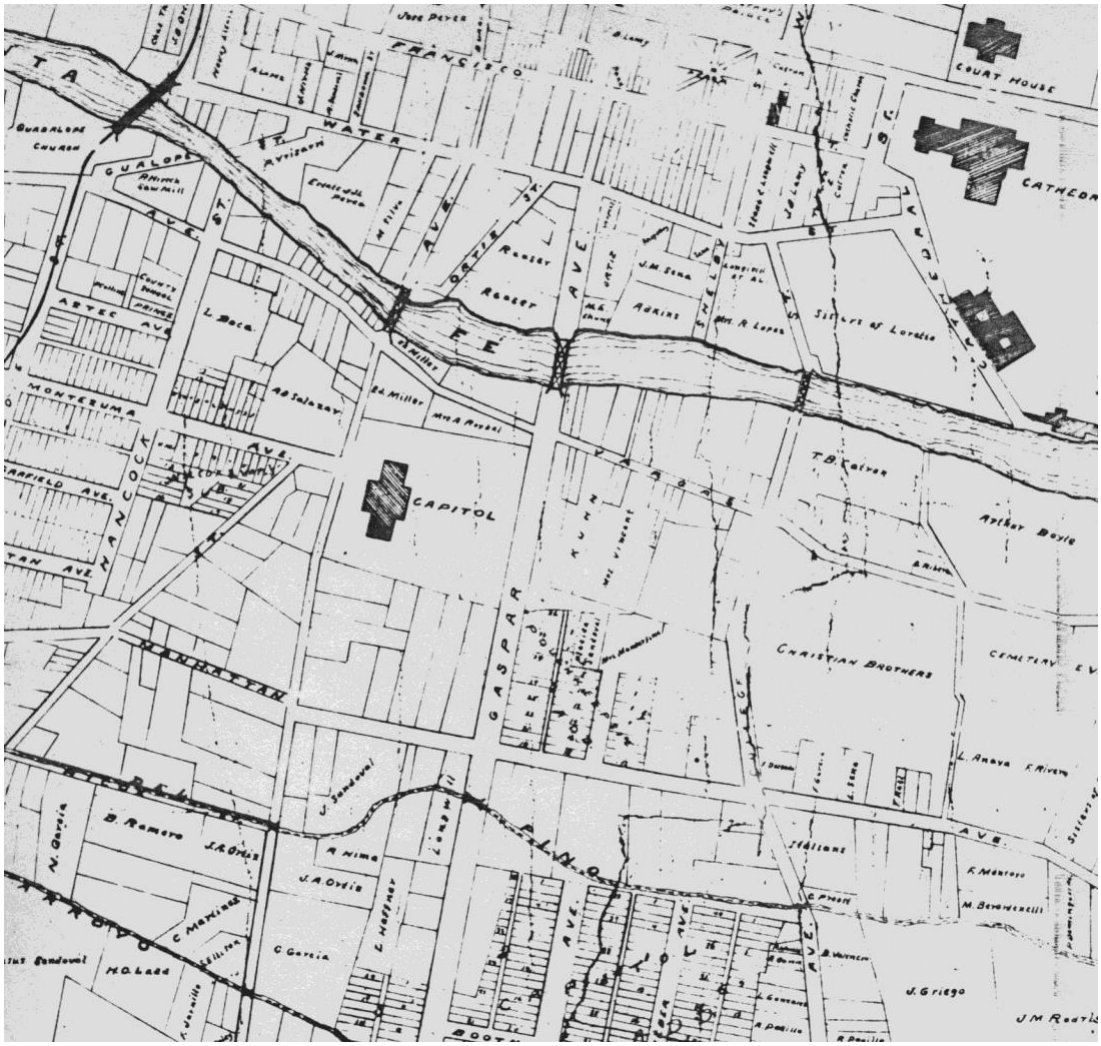
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



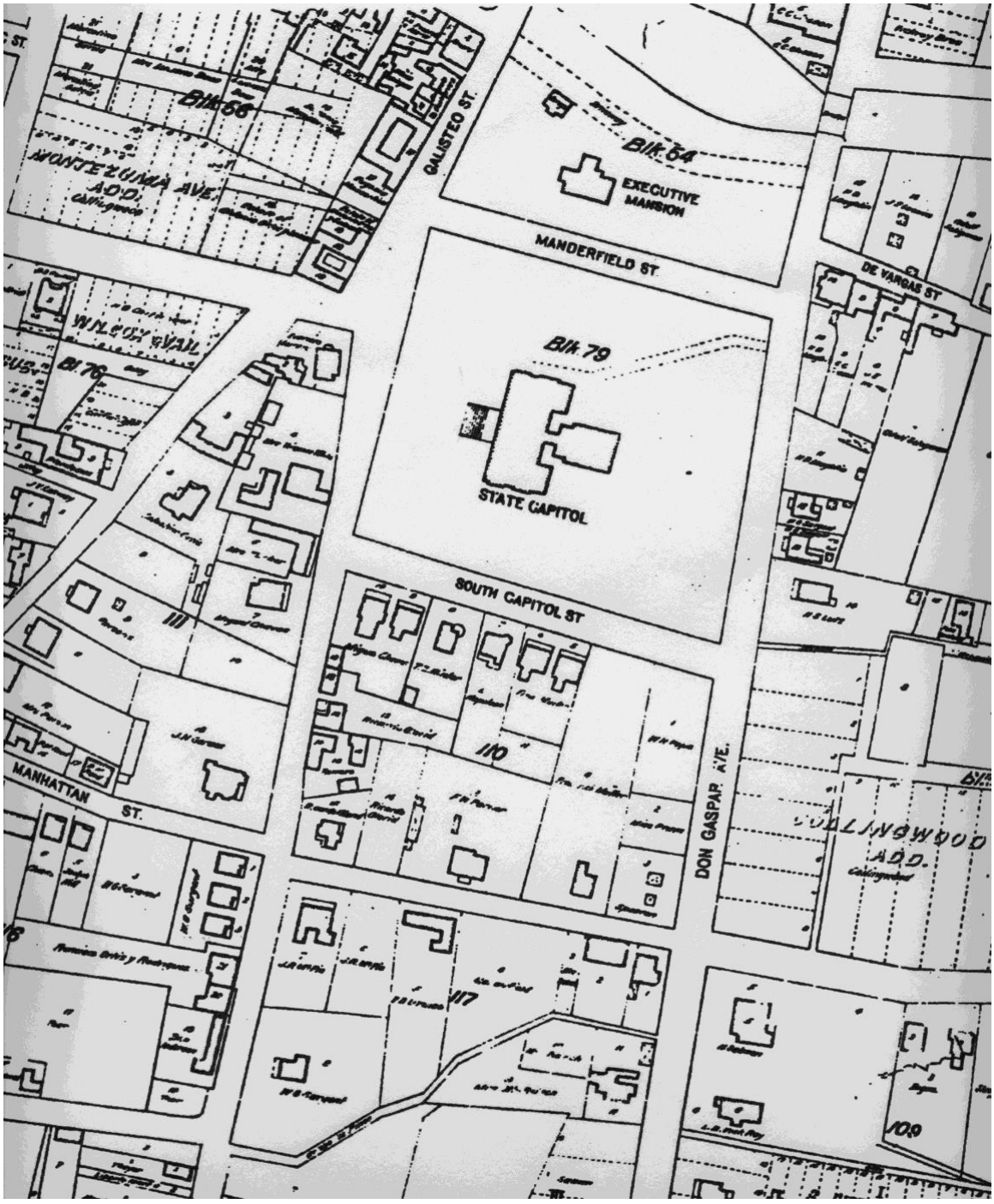
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



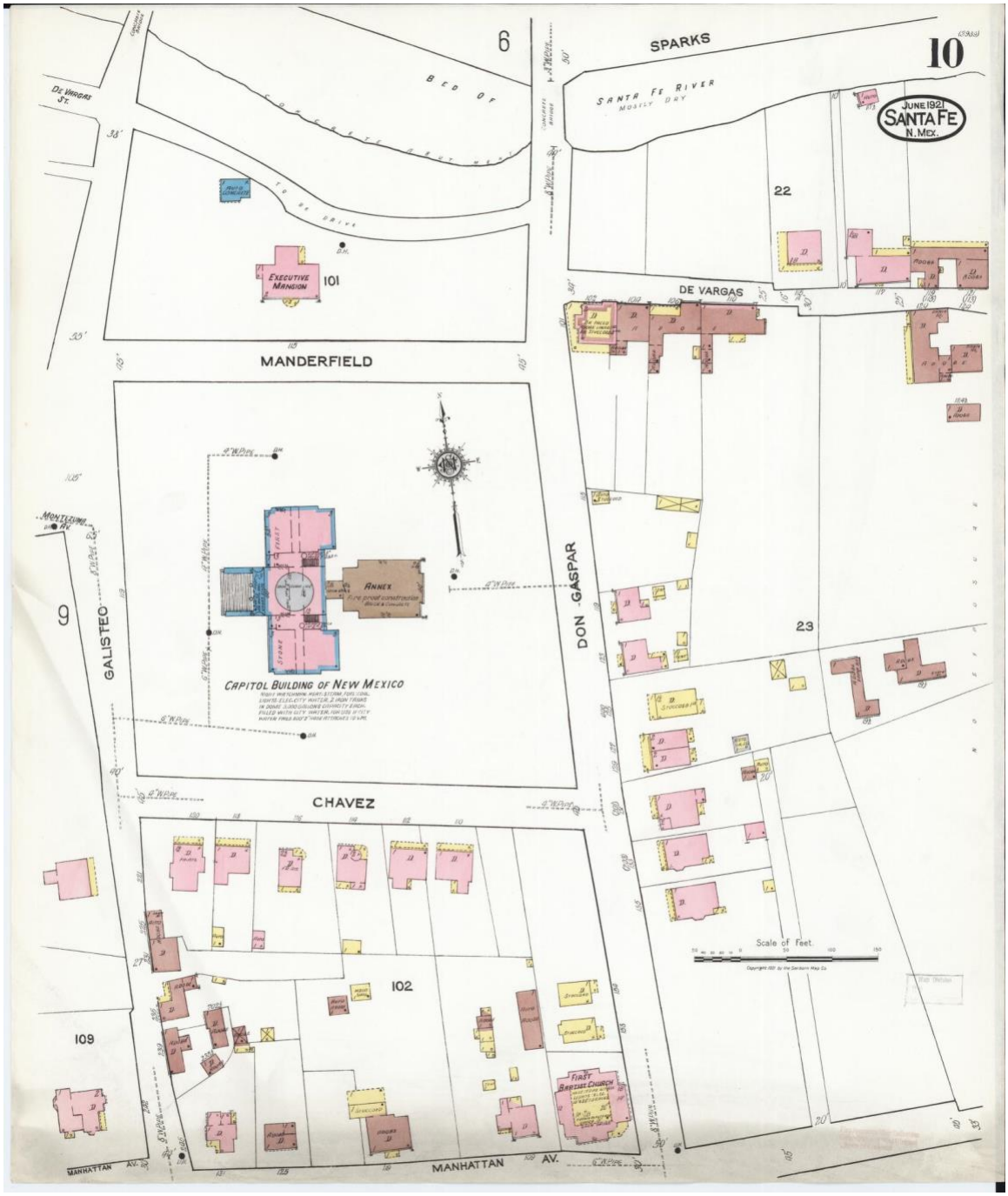
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



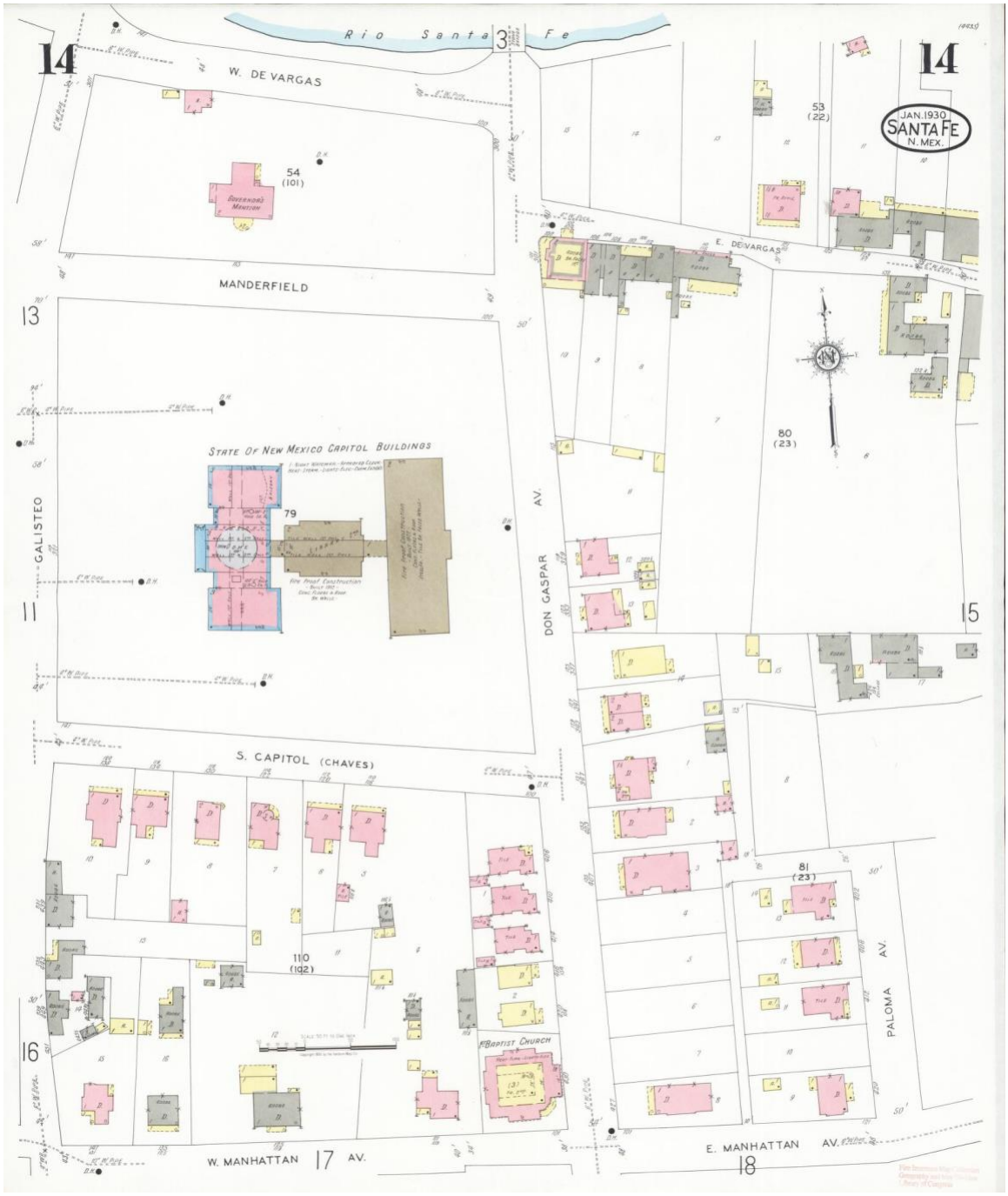
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

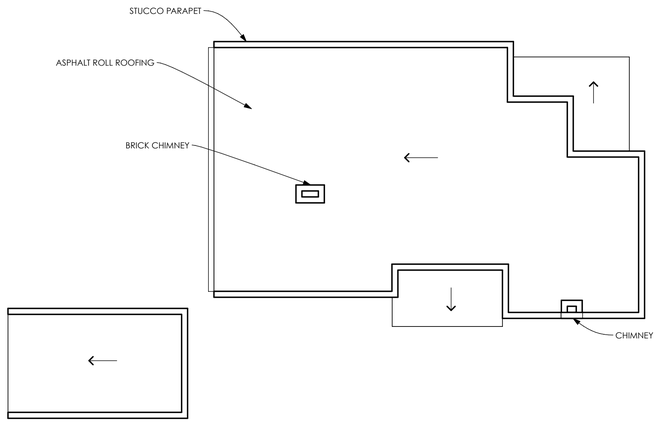


Sanborn Map, 1921

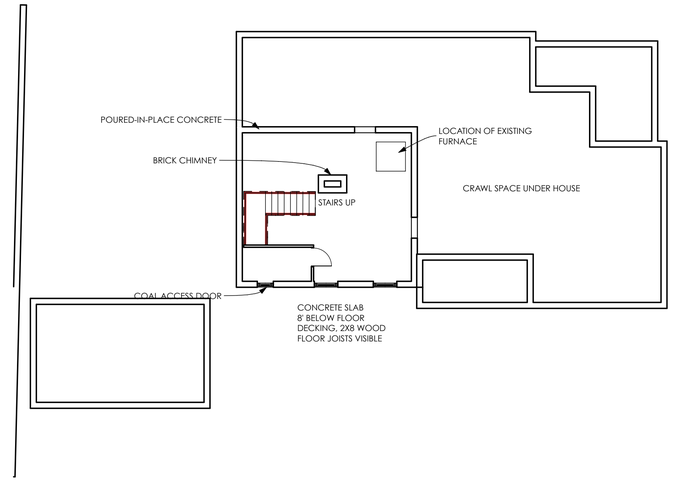
AERIAL PHOTOGRAPHS AND MAPS



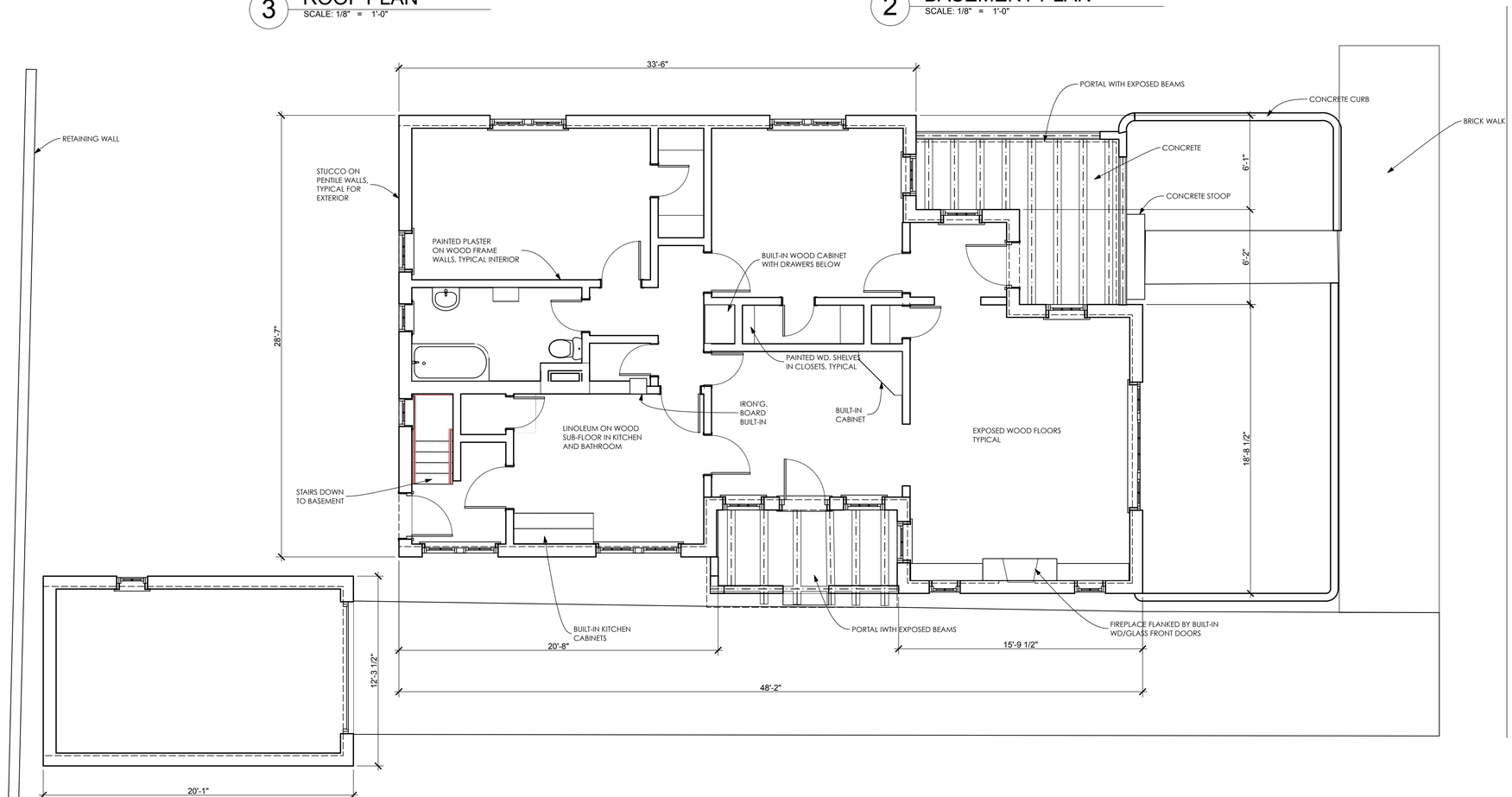
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

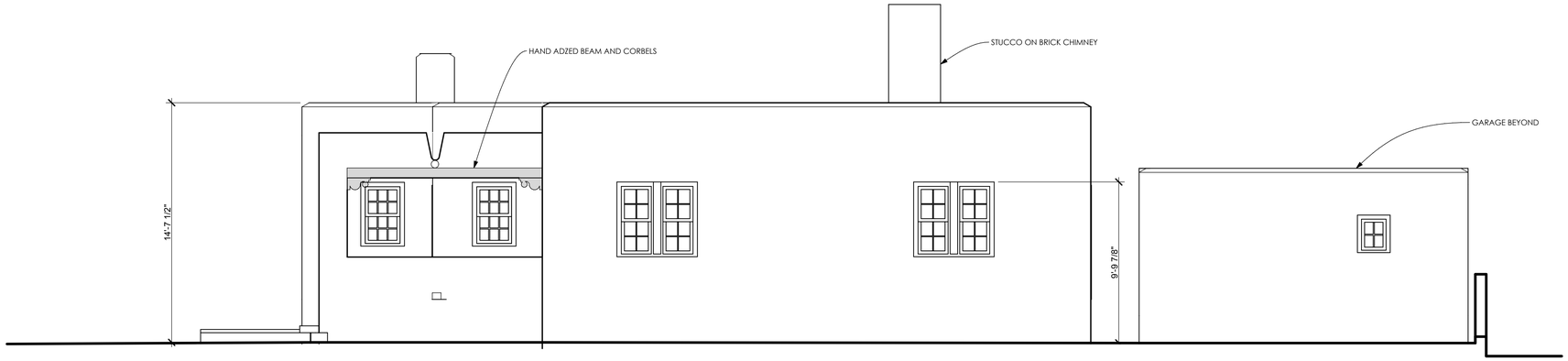
Date: 7/9/12

A 1.1

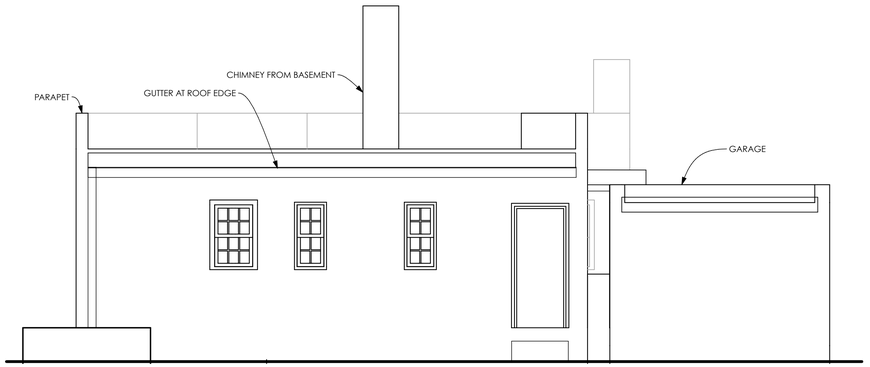
FLOOR PLANS

Plotted On: 7/9/12

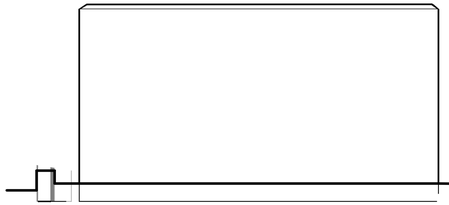
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



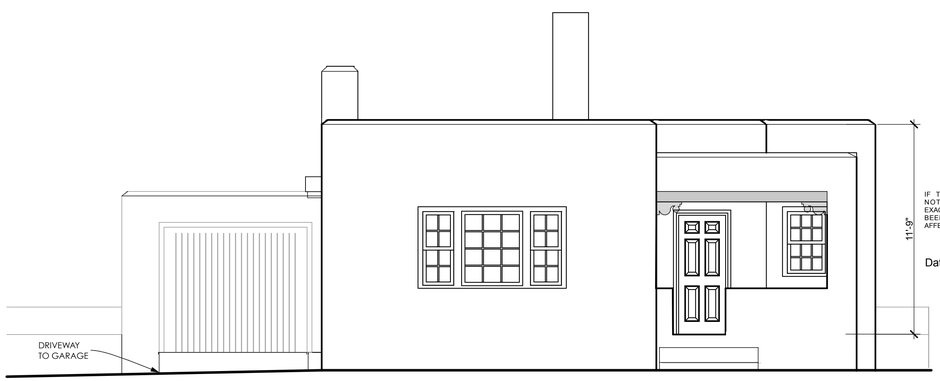
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53814 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☐ Yes ☒ No
Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:
National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53814 **Address of Property**:410 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3						
Type: ☒One-leaf ☐Two-leaf						
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom						
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes: TERRITORIAL REVIVAL TRIM				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE **Are associated properties eligible for listing**?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

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AERIAL PHOTOGRAPHS AND MAPS



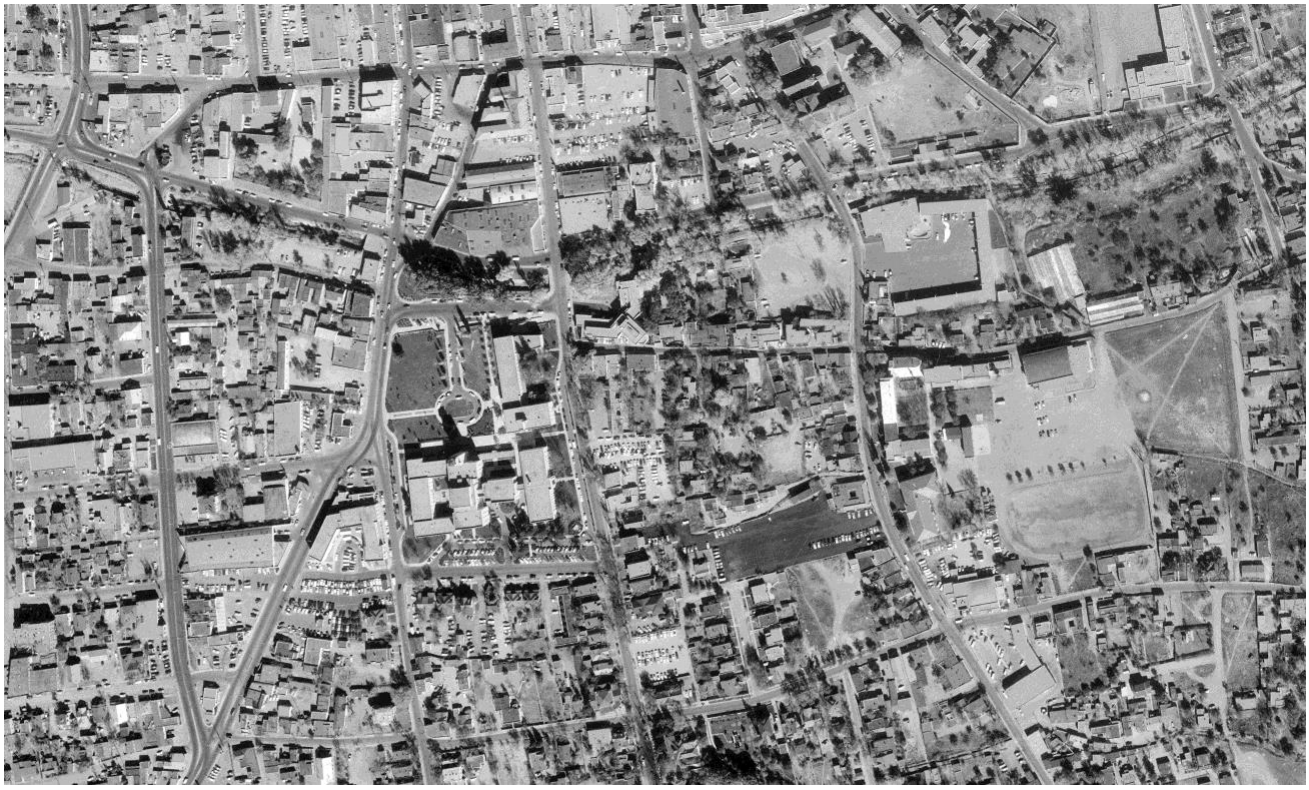
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



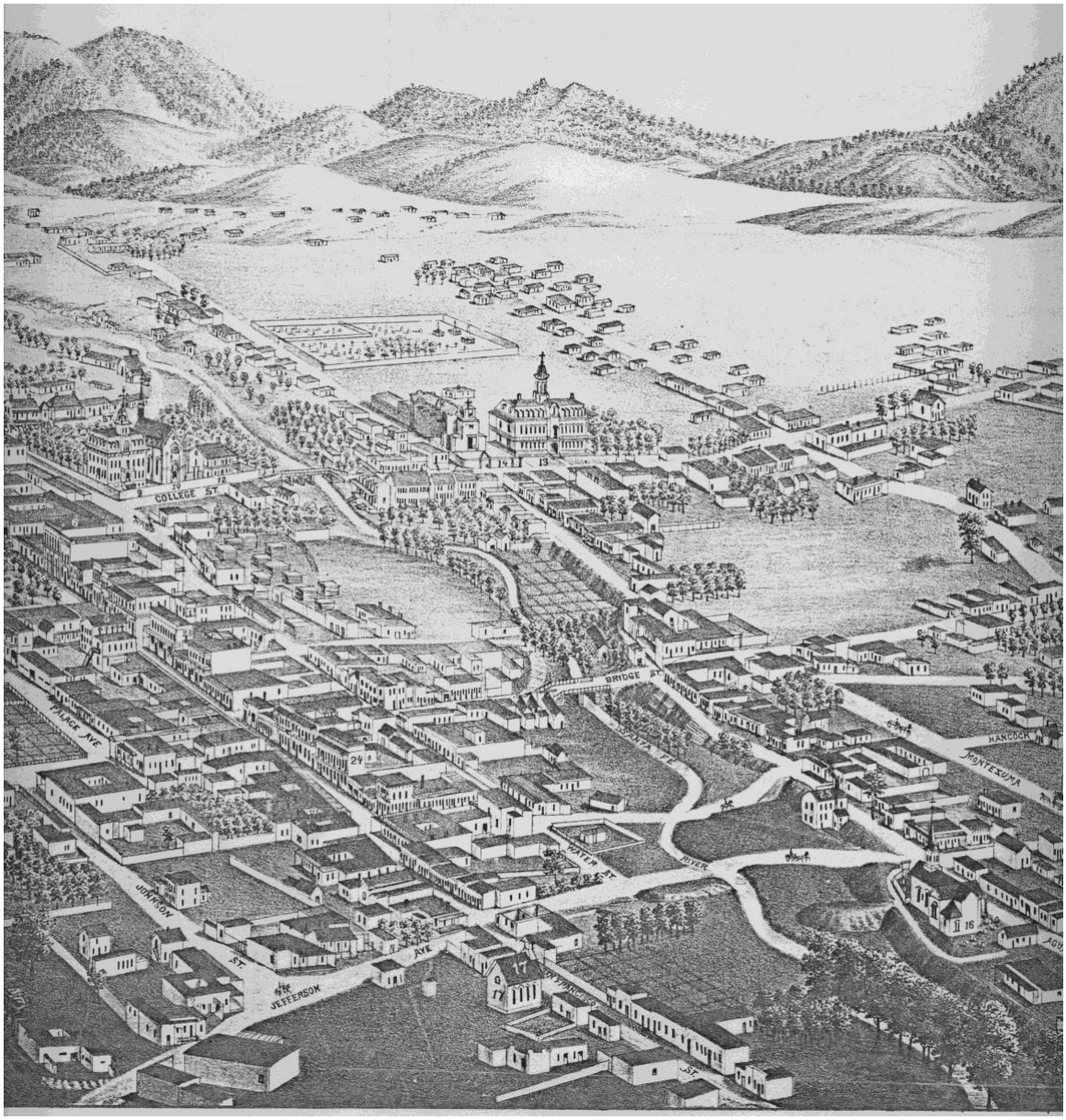
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



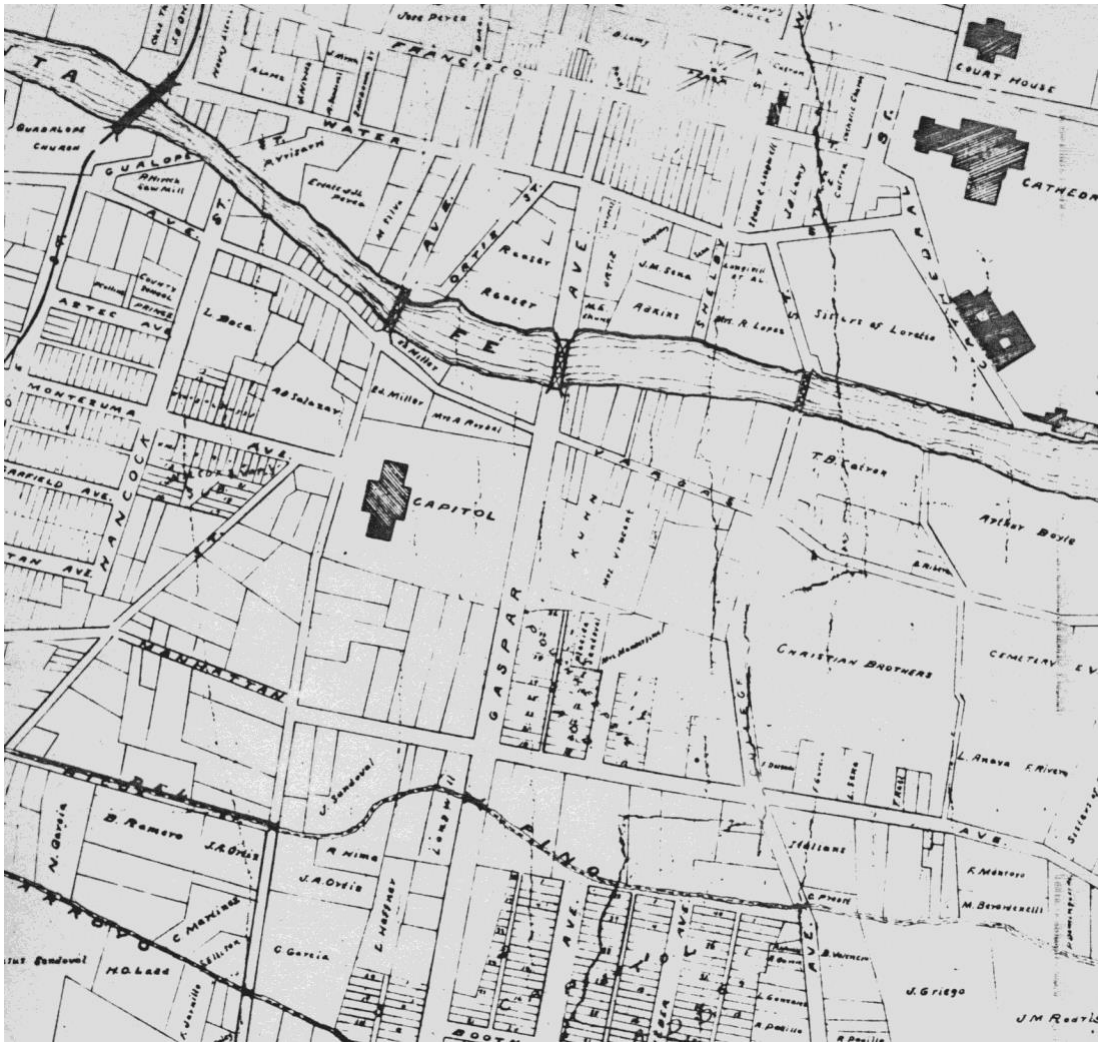
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



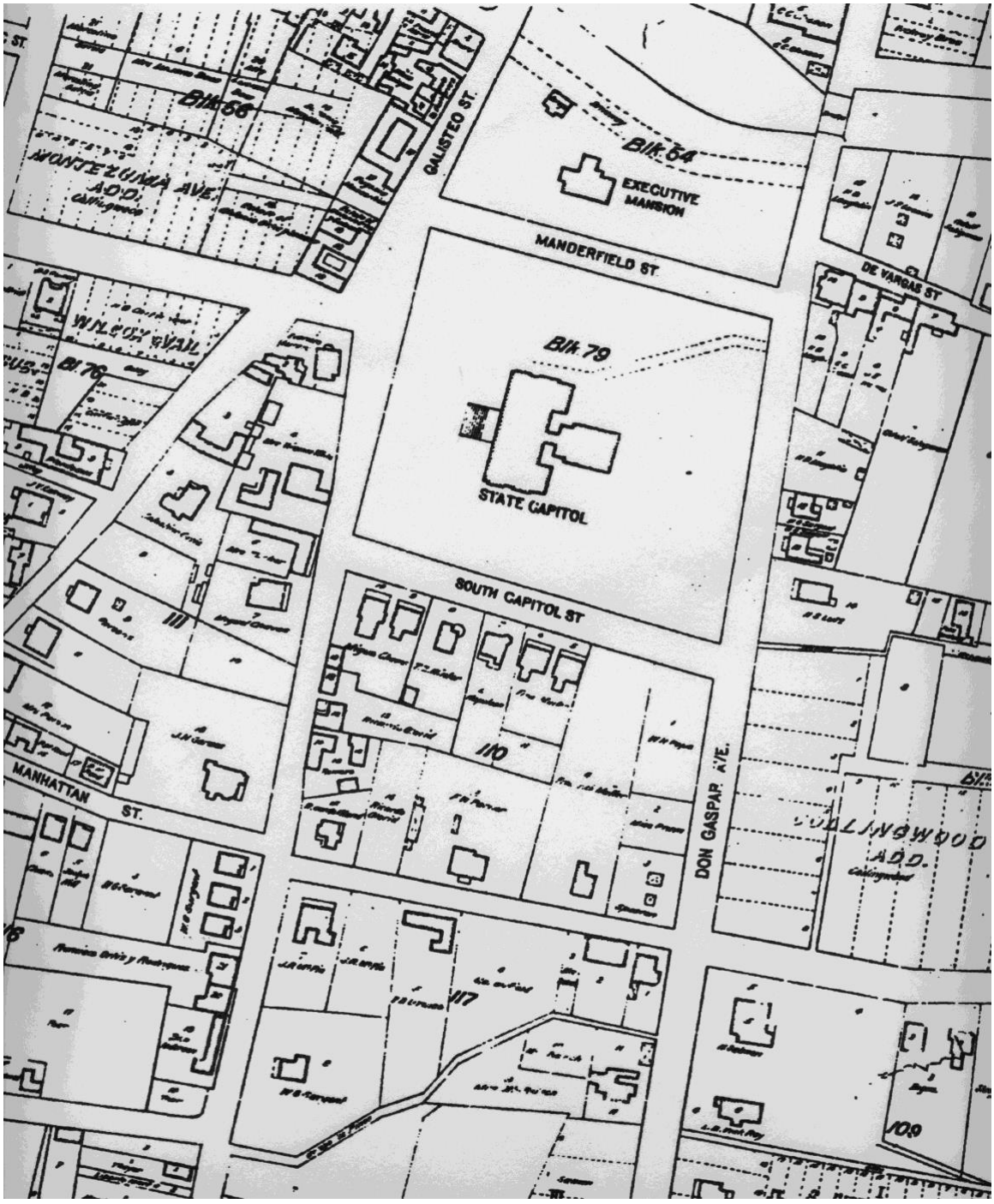
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



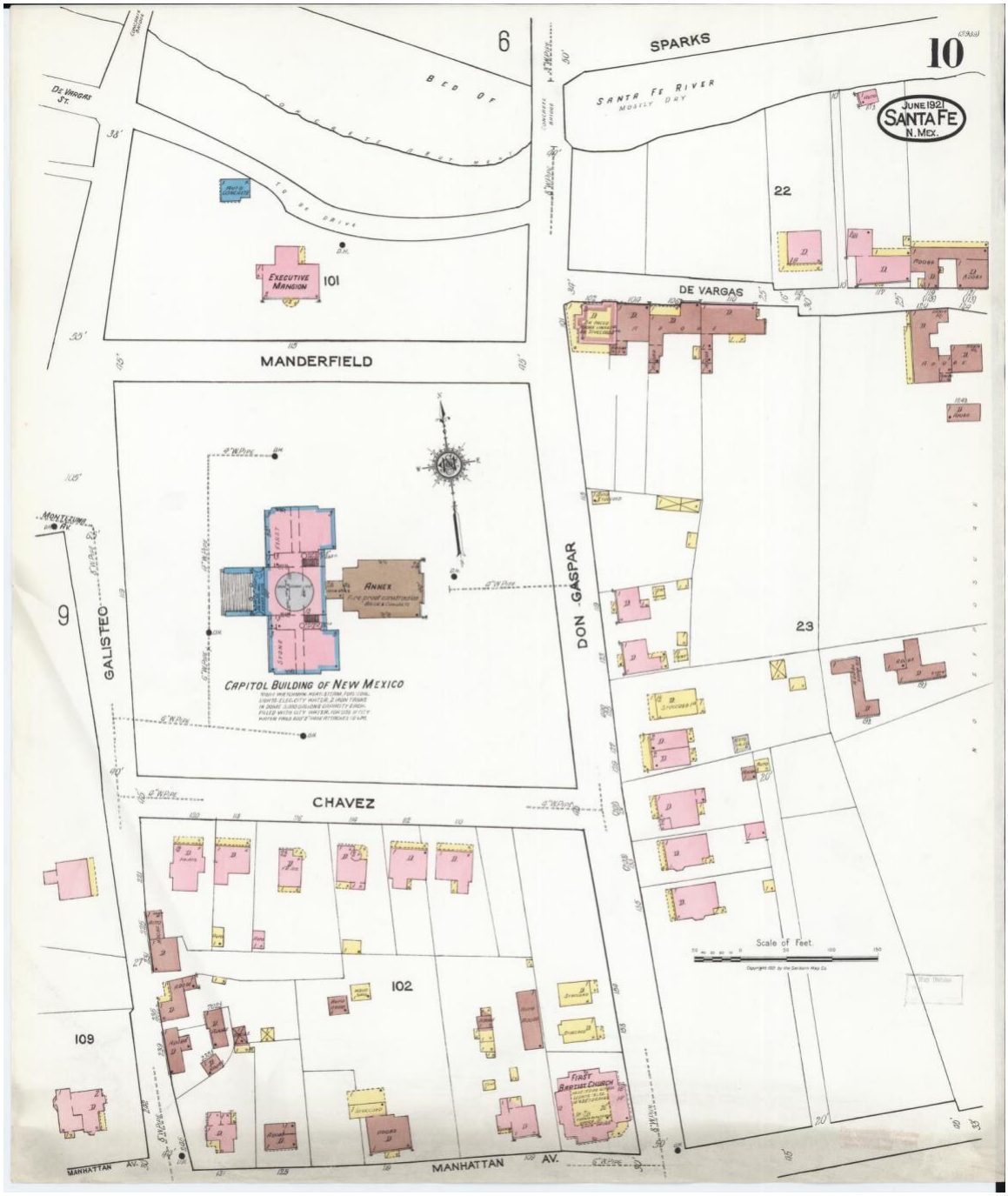
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



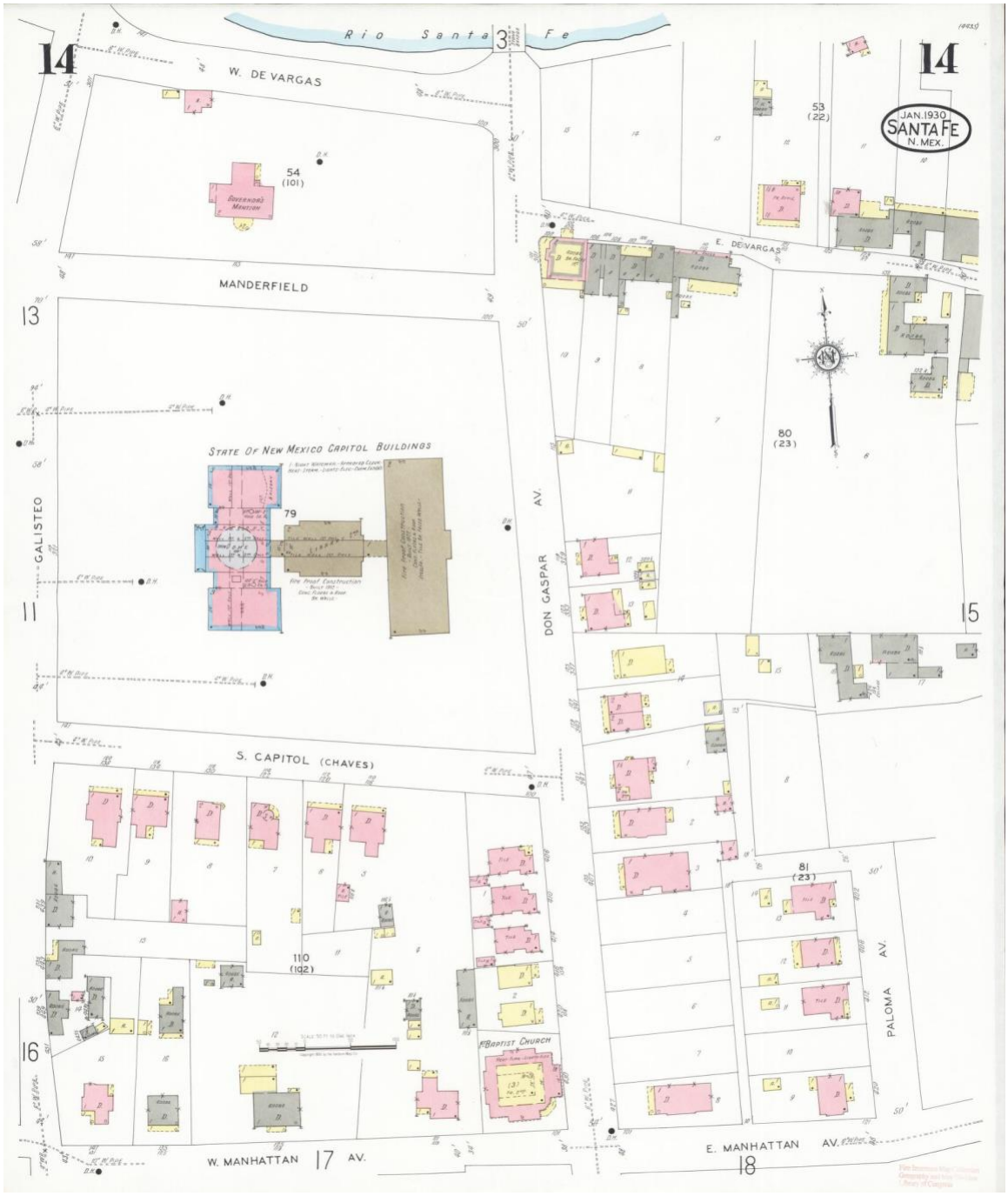
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

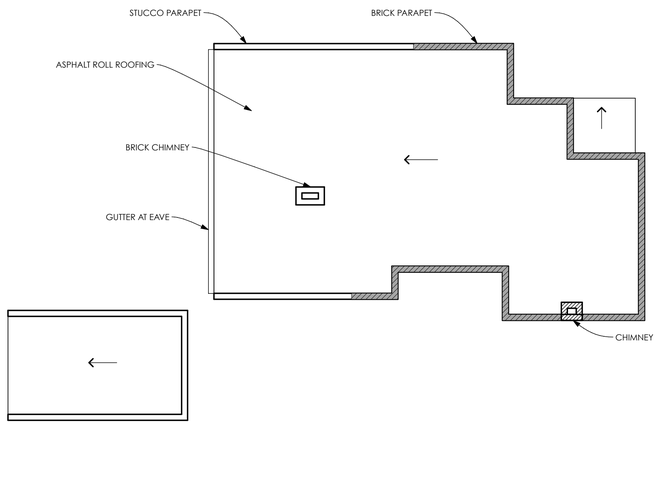


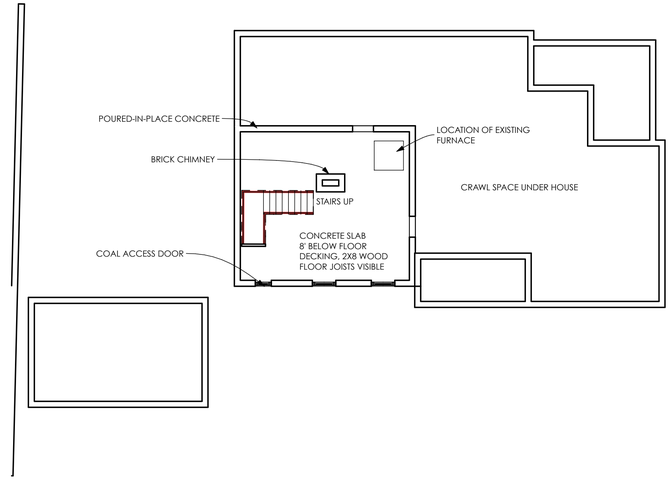
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



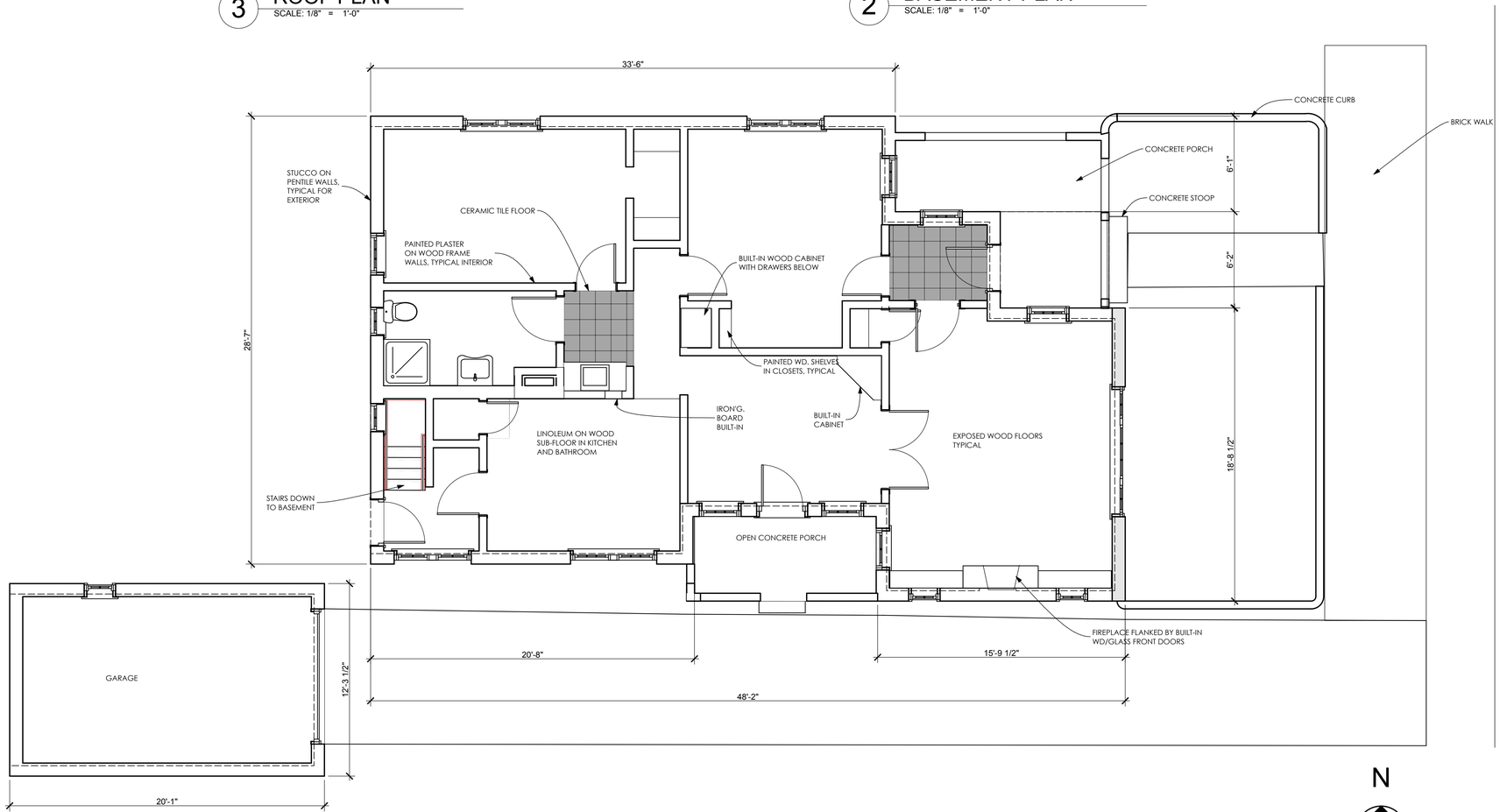


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

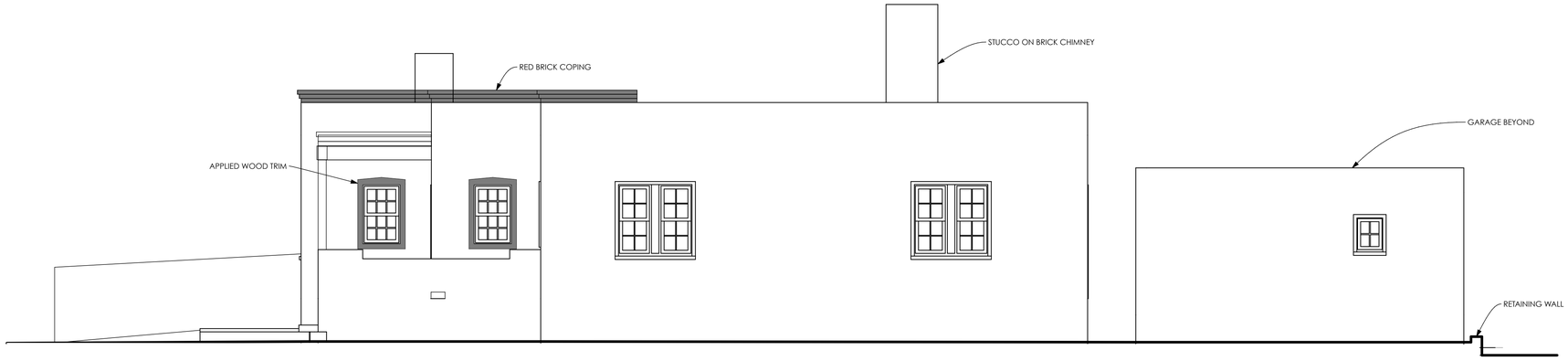
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

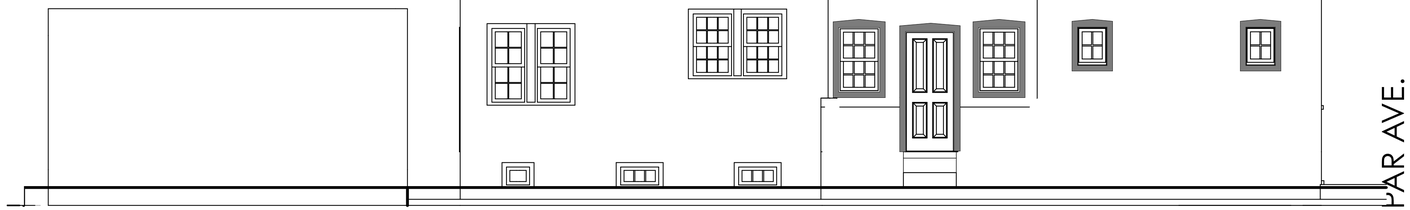
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR\410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



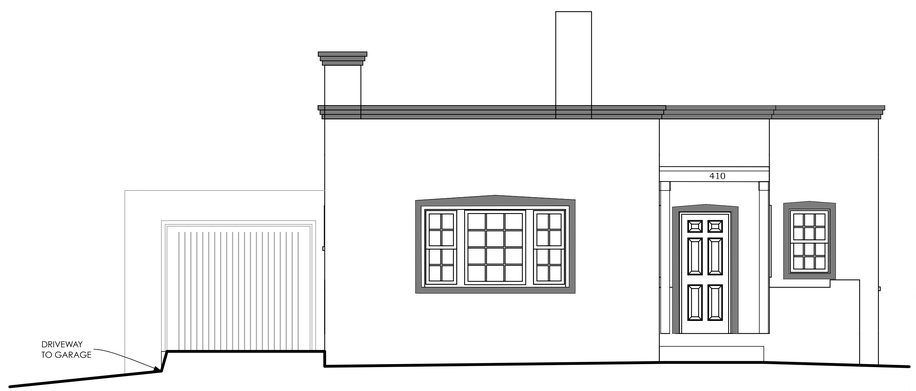
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53815 **Address of Property**: 414 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 **Address of Property**:414 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE **Are associated properties eligible for listing**? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



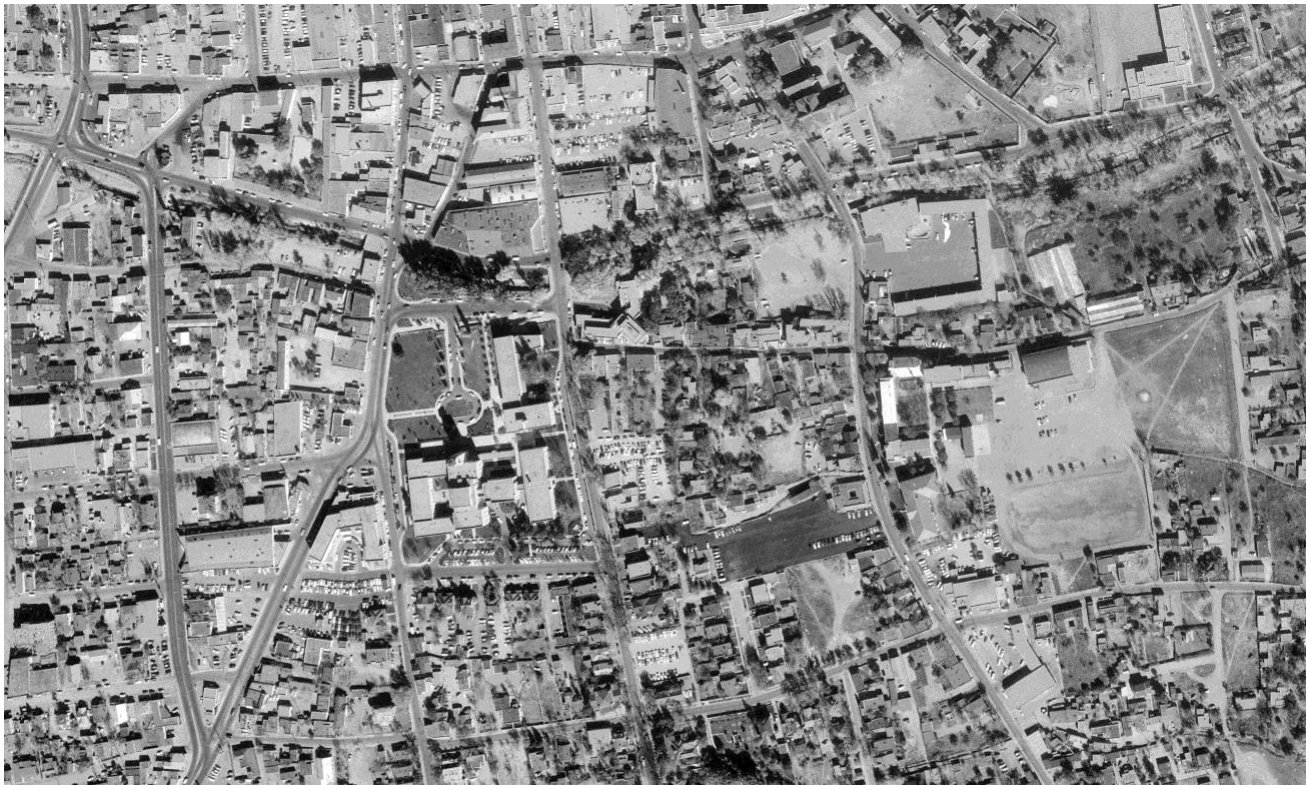
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



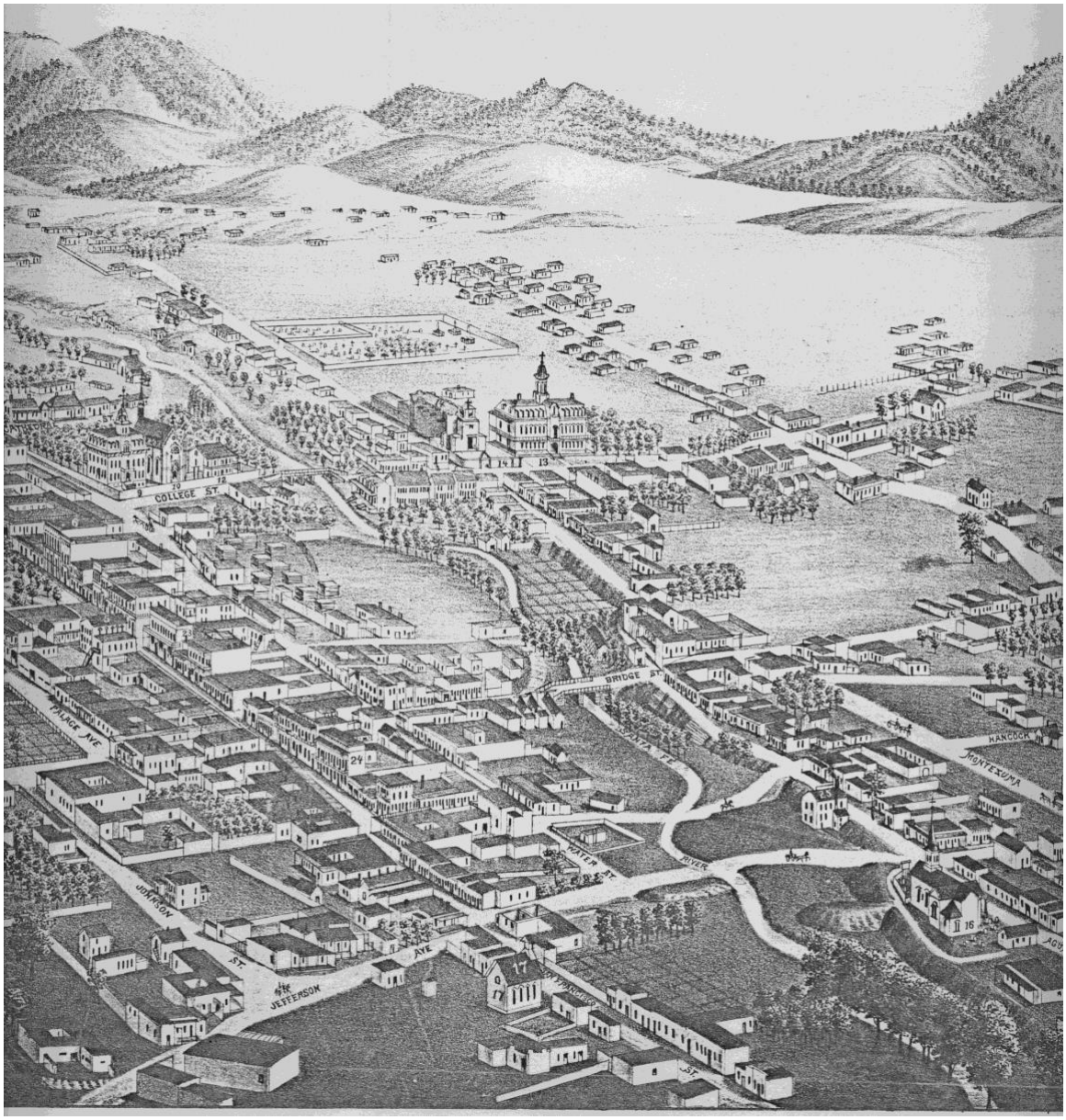
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



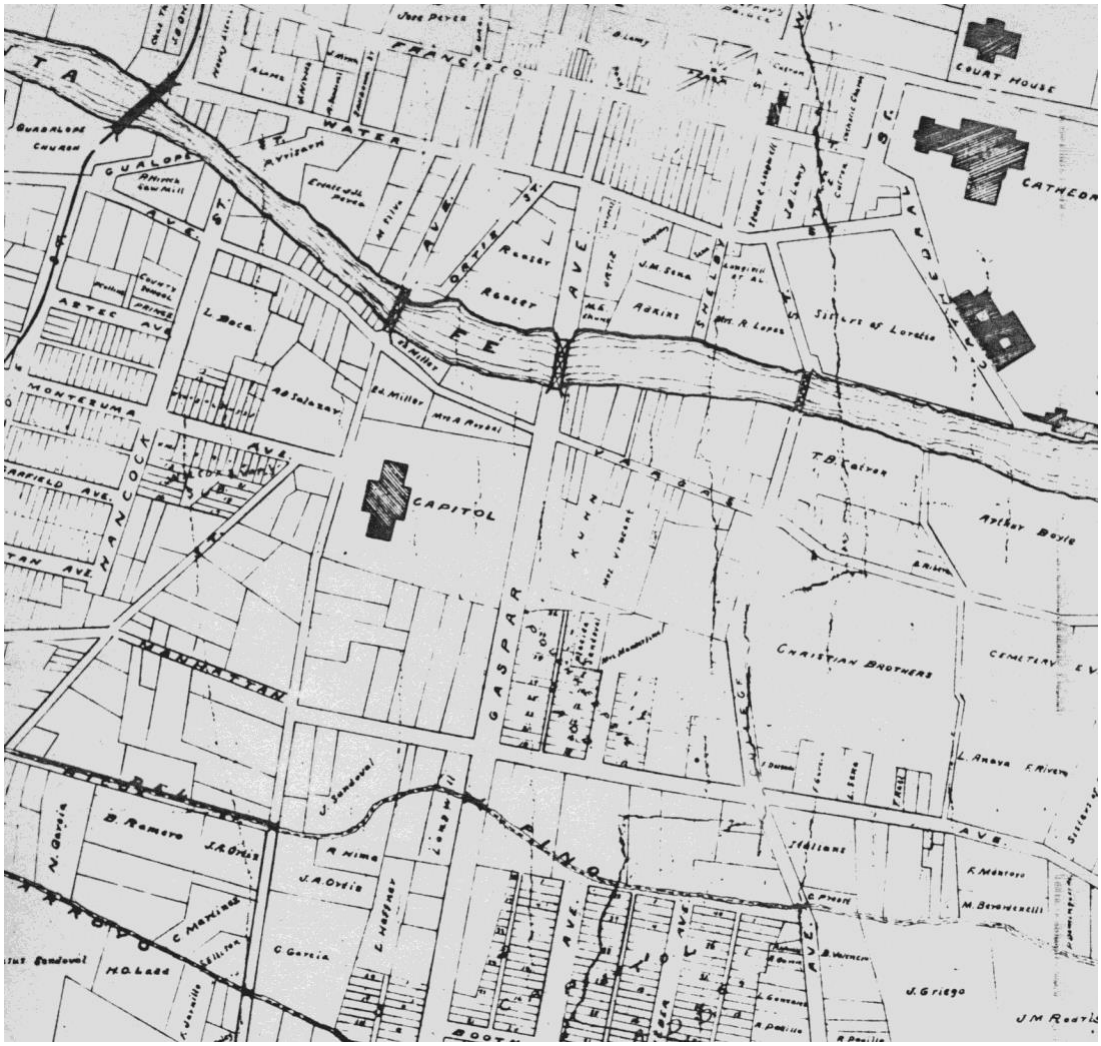
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



1892 P.O. GAYNOR

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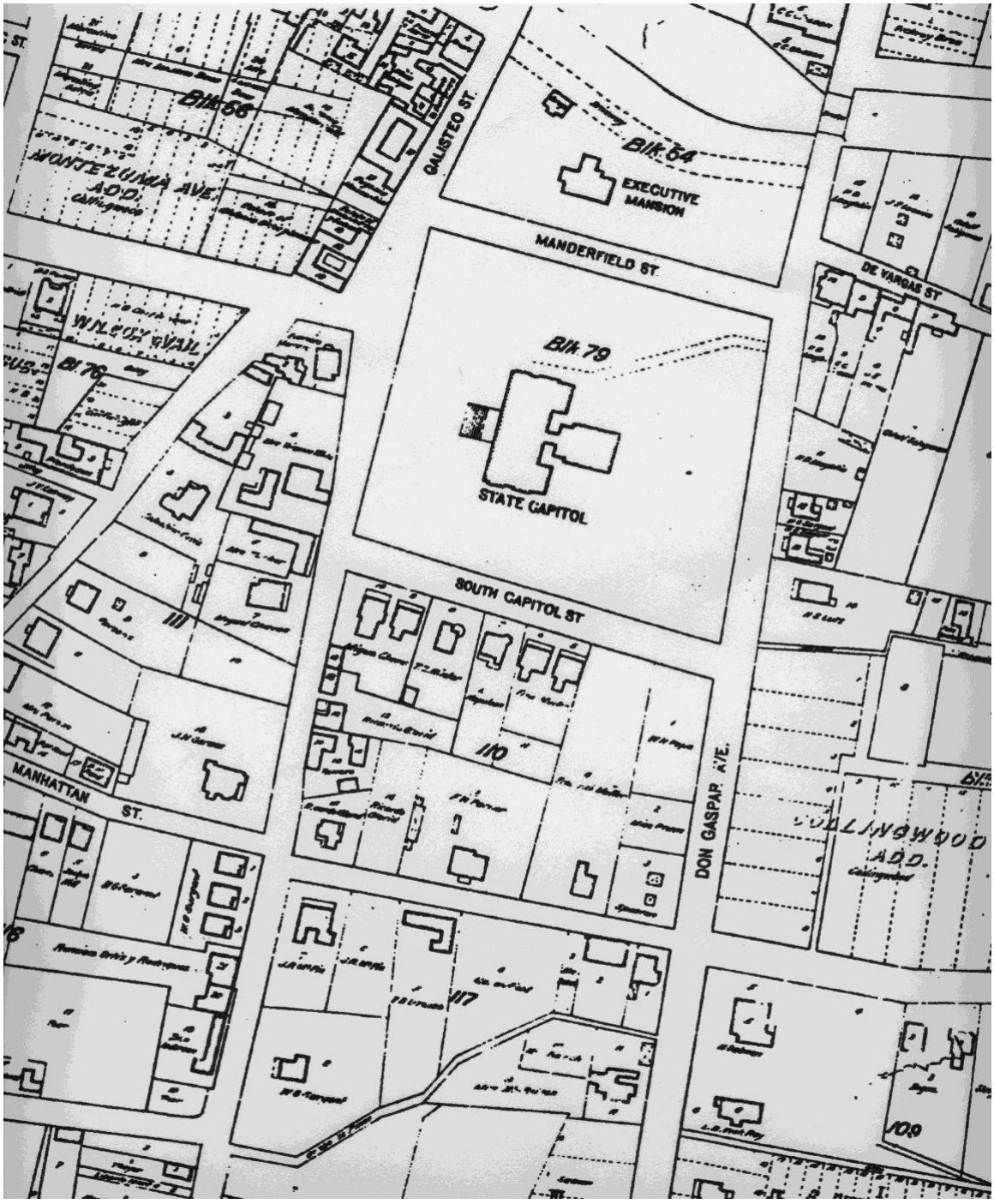
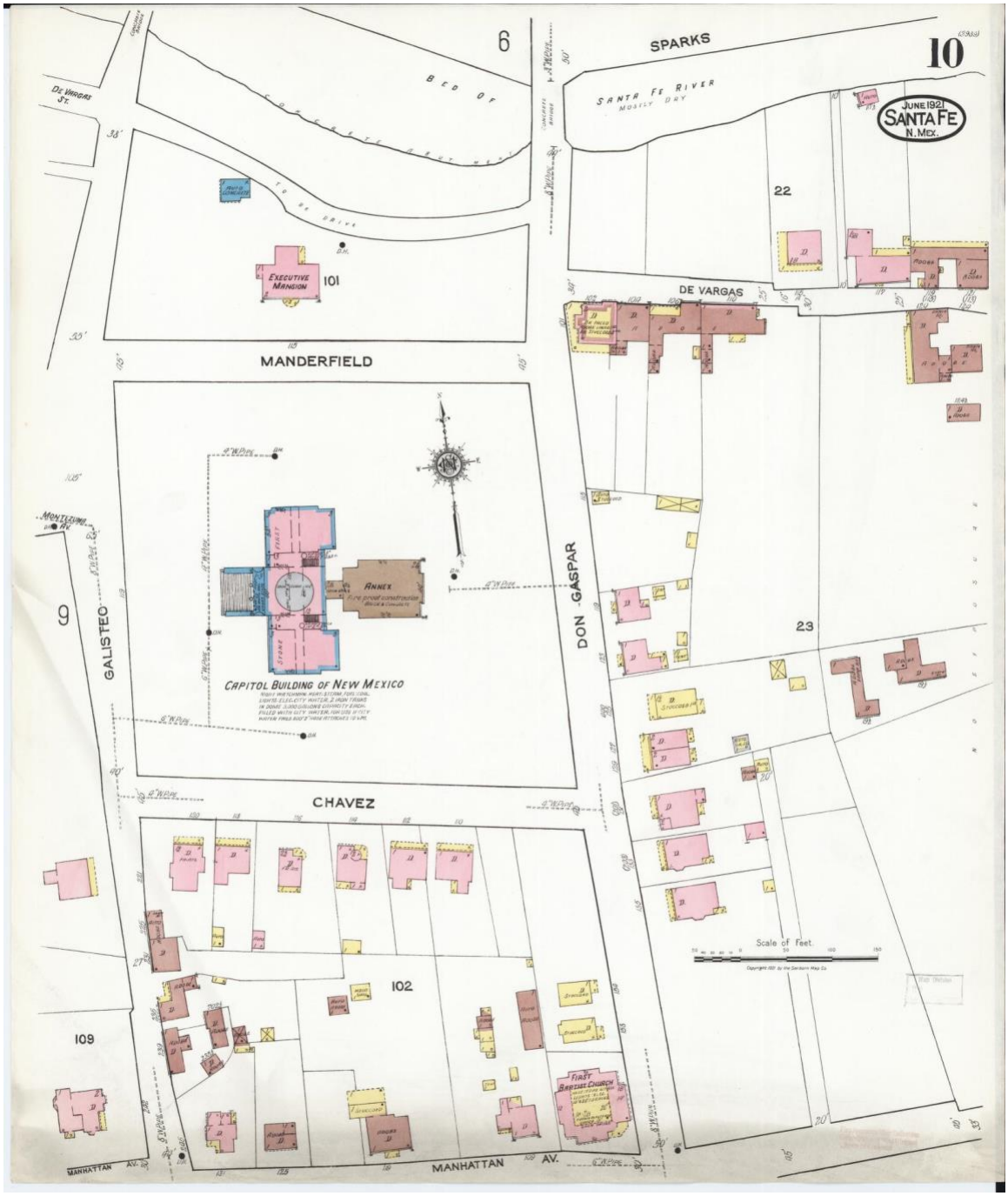


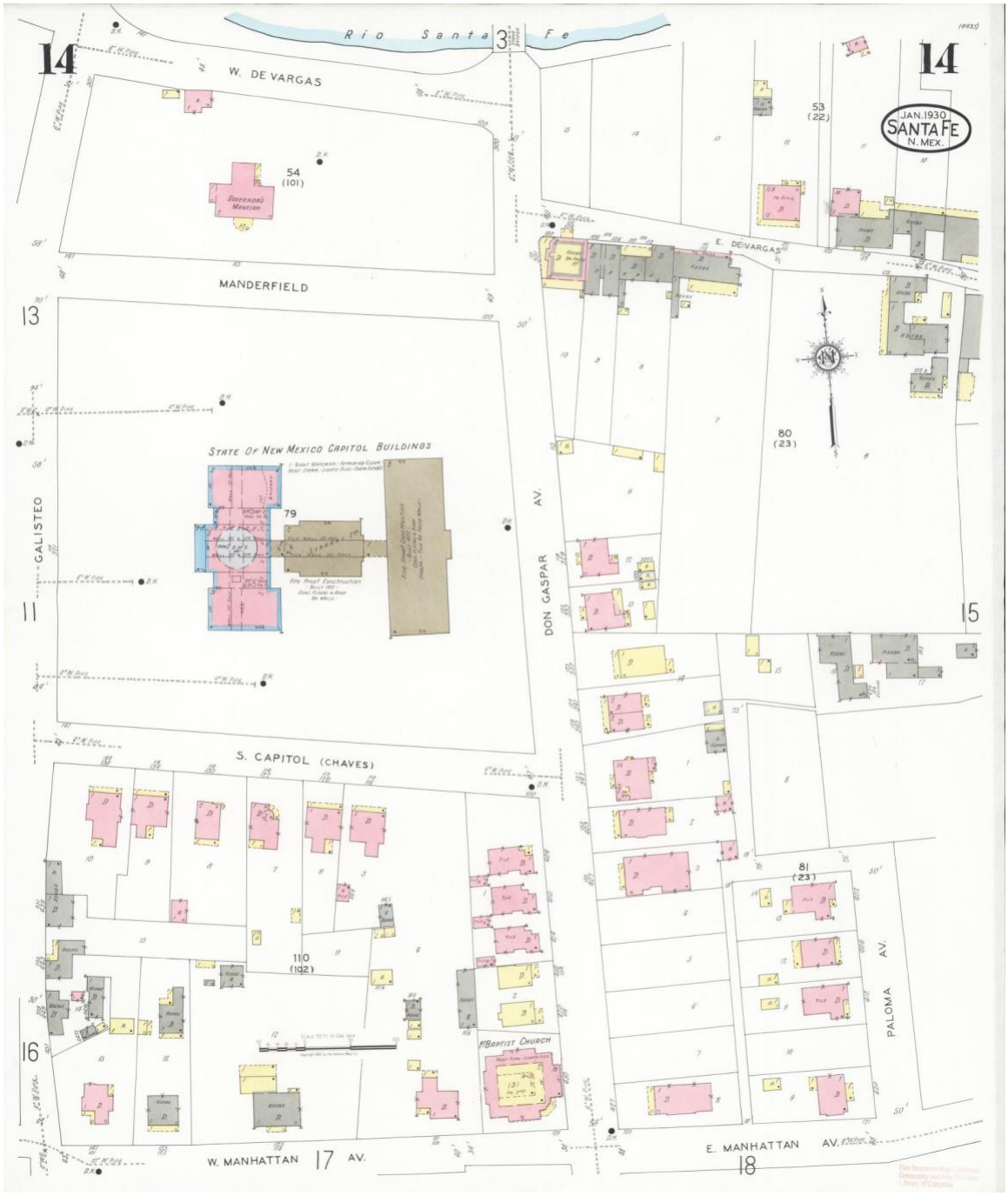
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

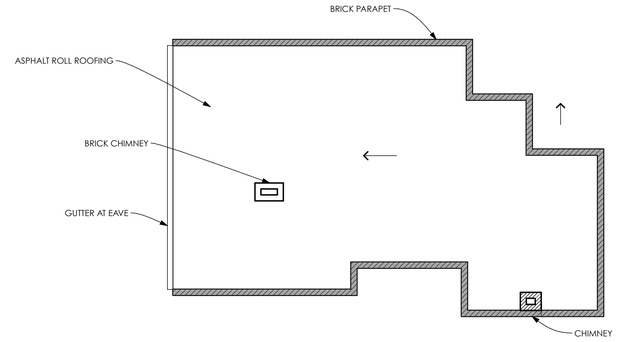


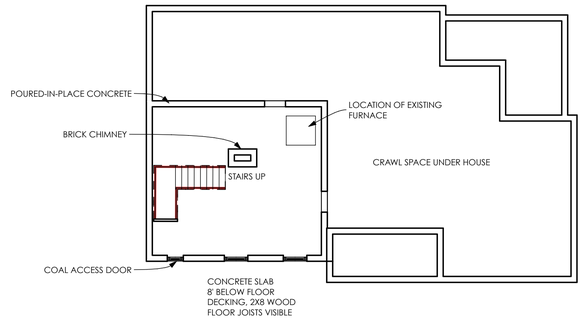
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



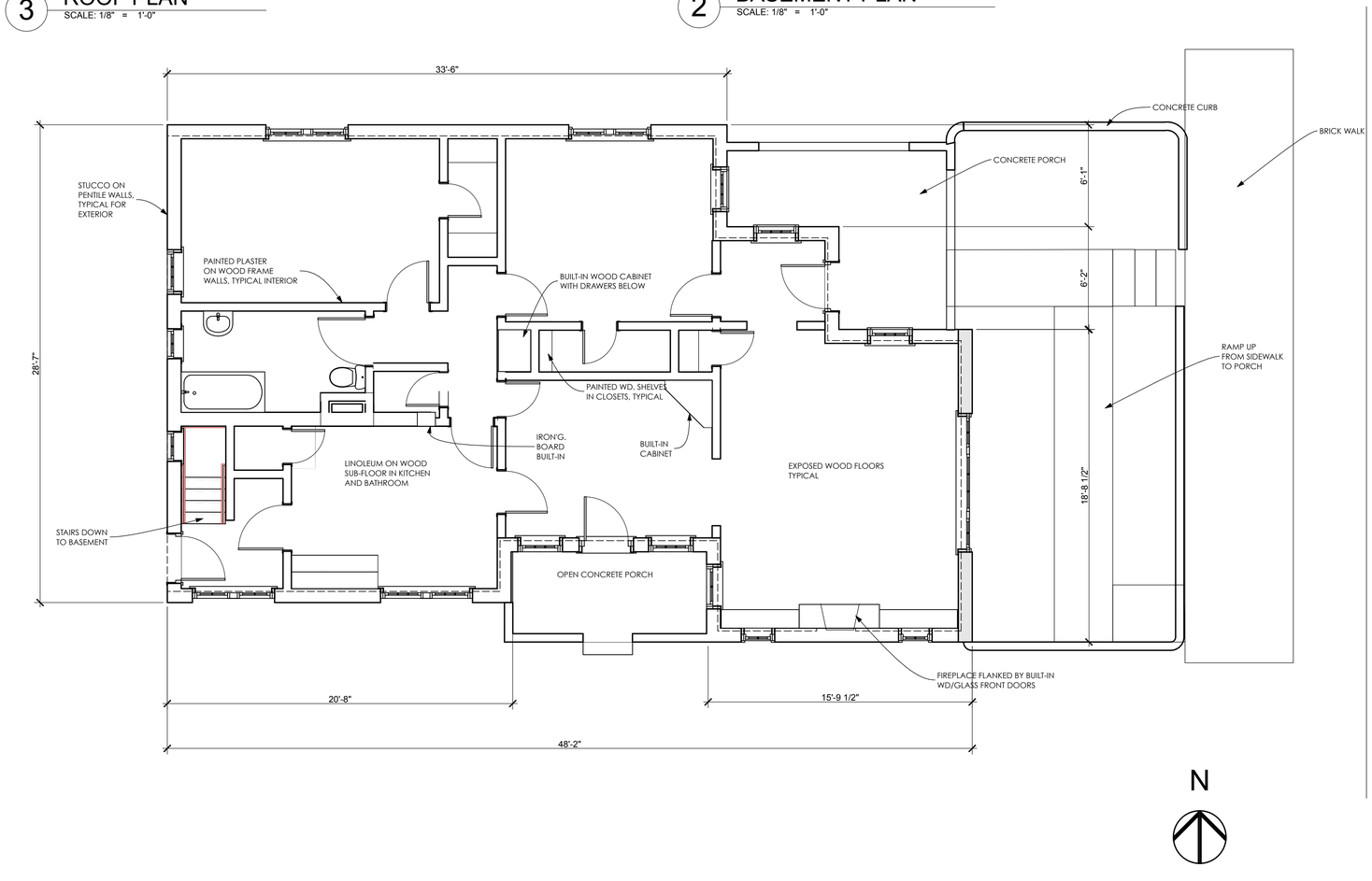


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE. SANTA FE, NEW MEXICO

HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

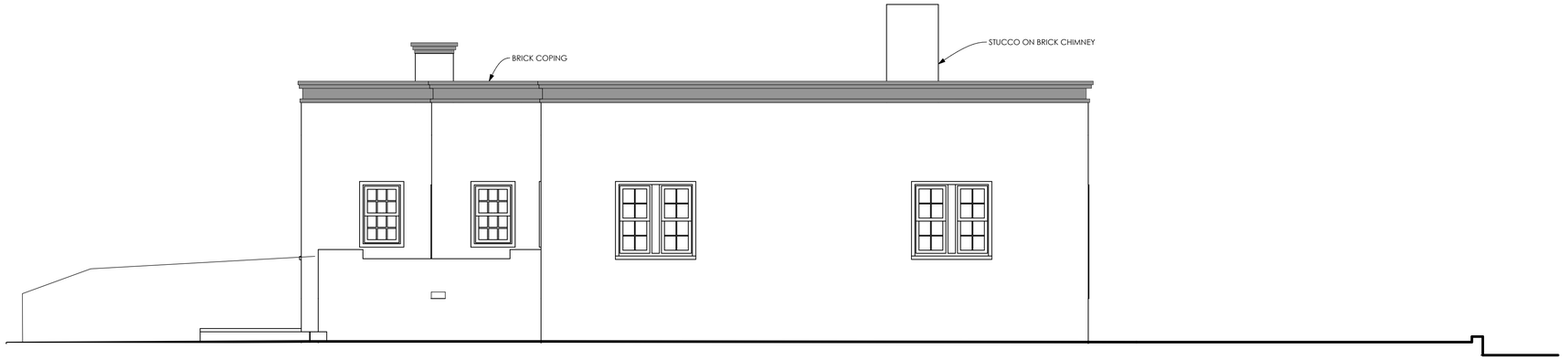
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



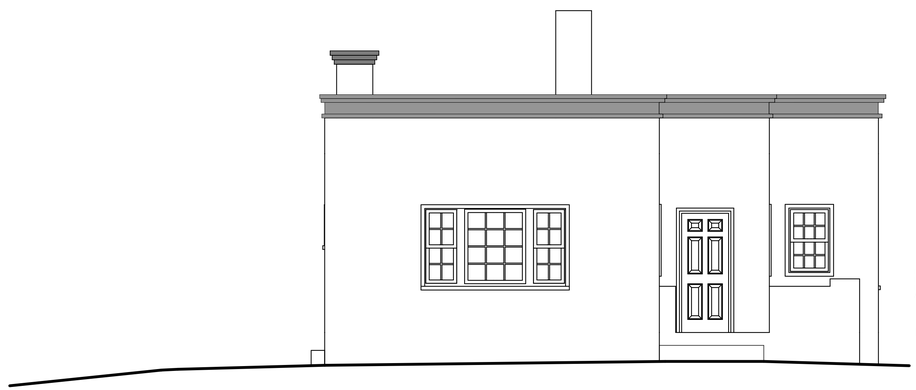
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION





410 Don Gaspar Ave – East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave – West Facade



410 Don Gaspar Ave – South Facade



410 Don Gaspar Ave – Garage East Façade



410 Don Gaspar Ave – Garage North Façade



410 Don Gaspar Ave – Garage West Façade



410 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

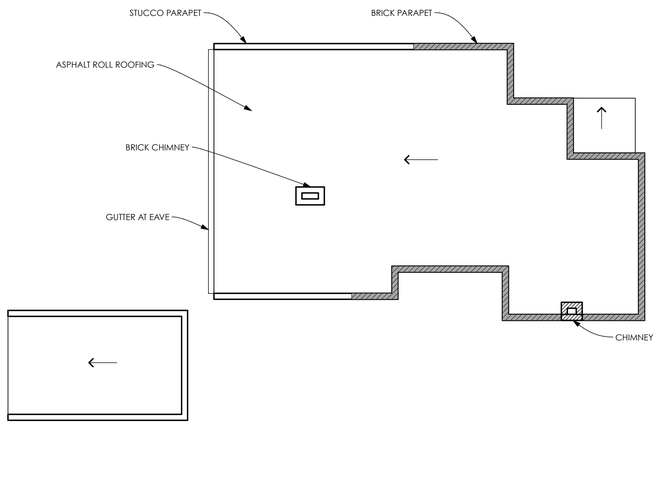
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

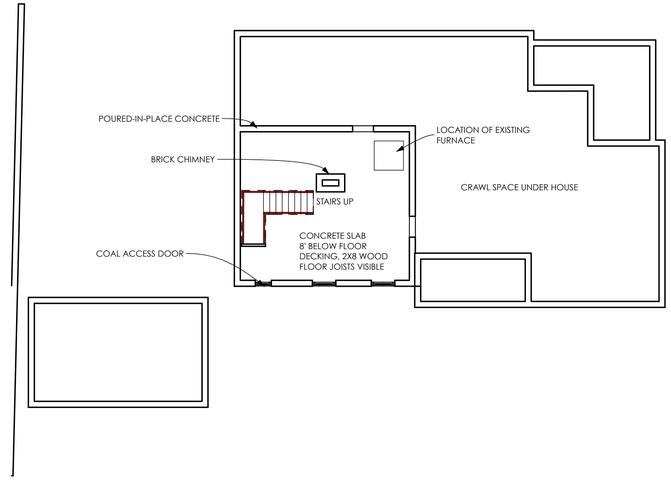
Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



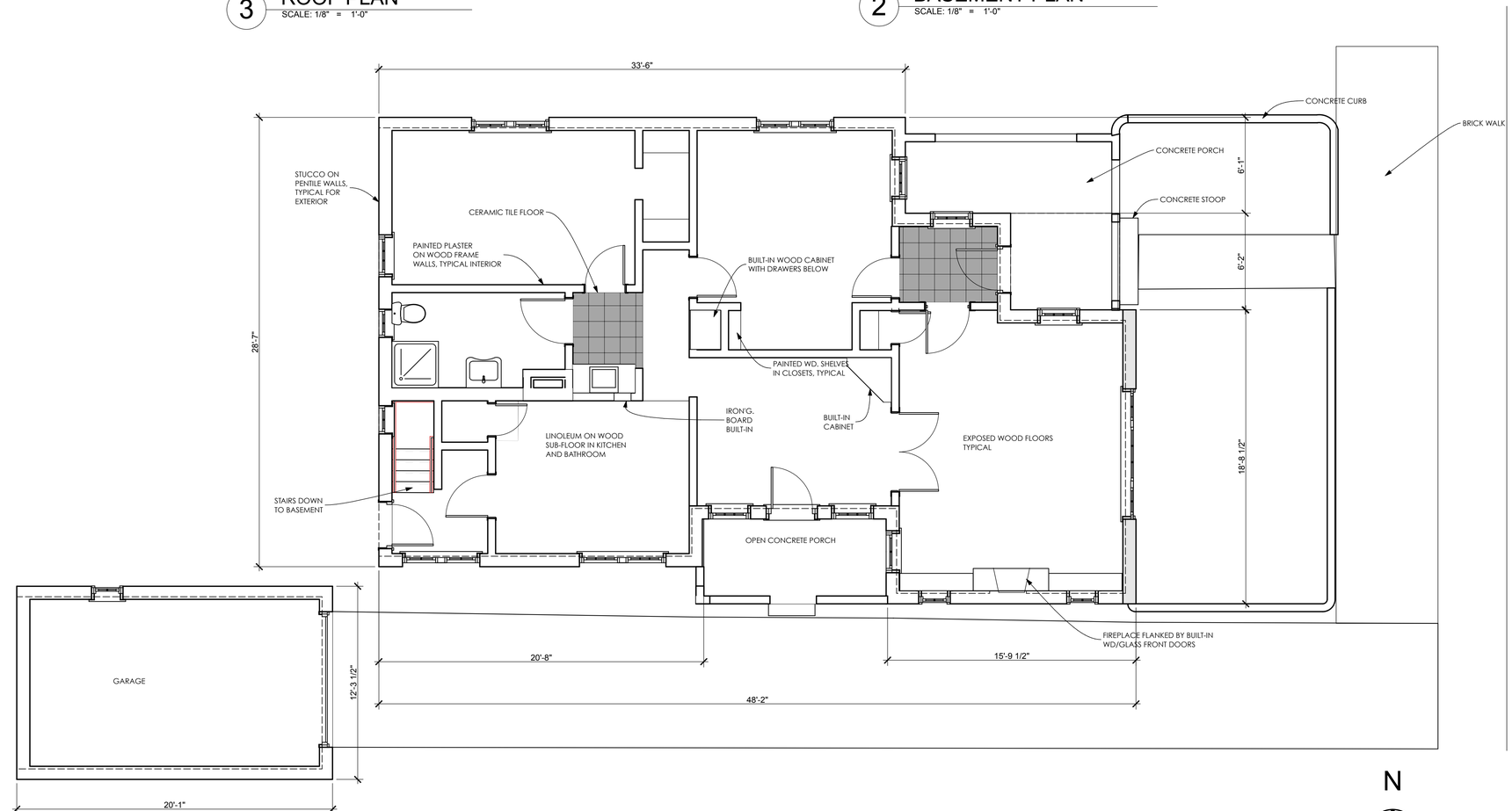


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

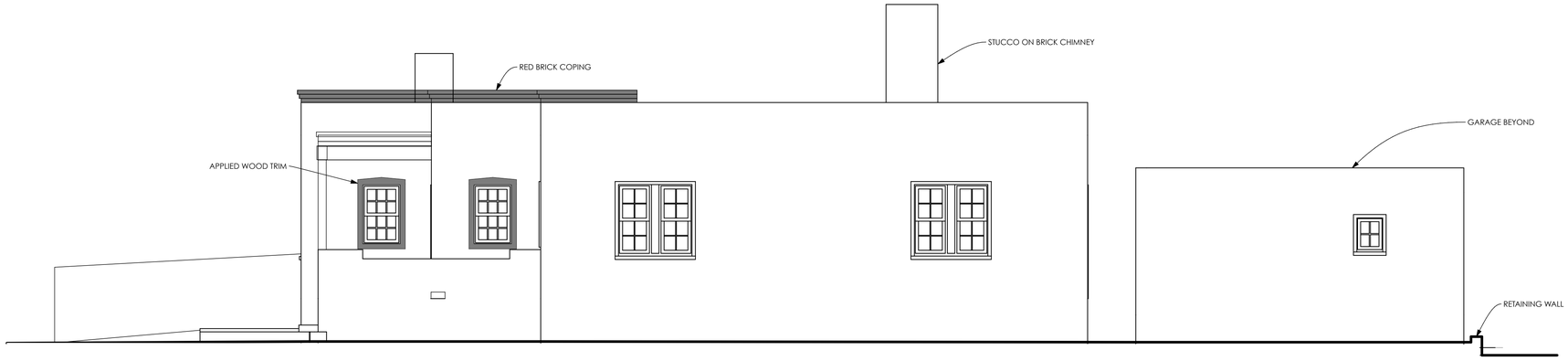
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

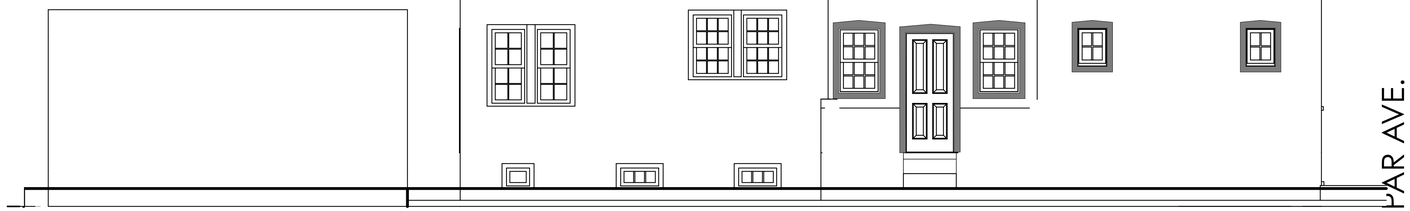
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



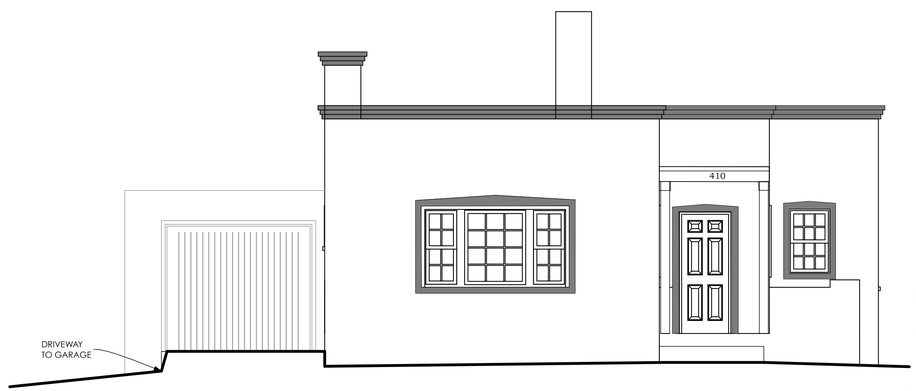
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

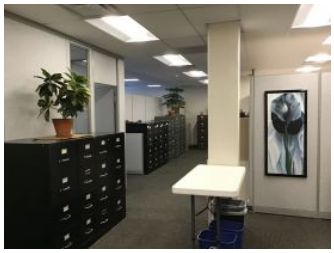
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018		
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

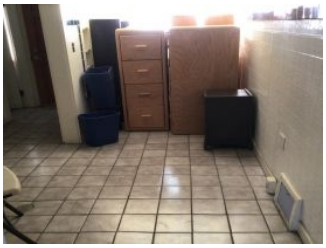
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

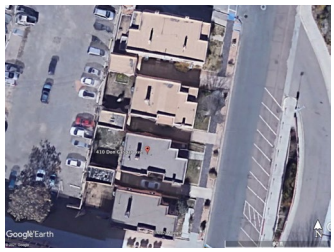
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

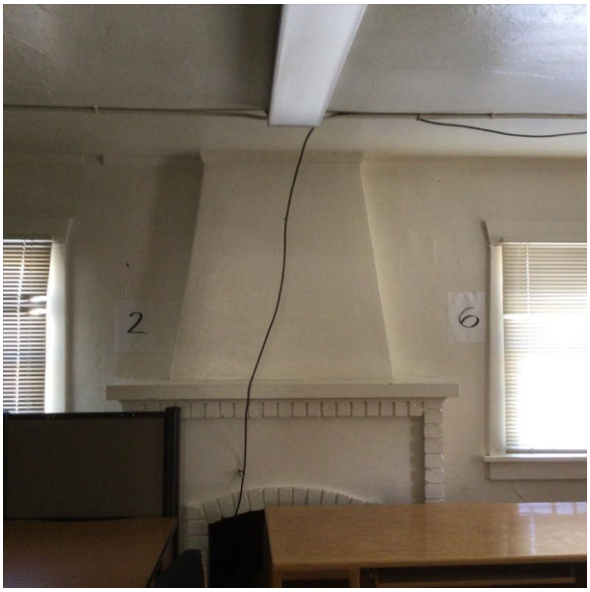
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

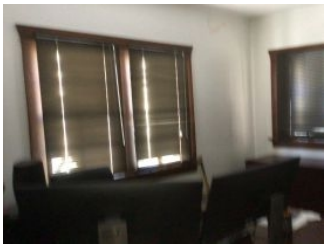
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

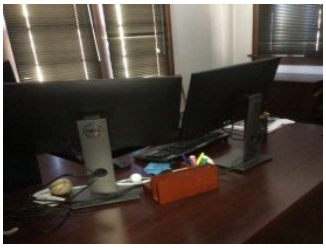
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

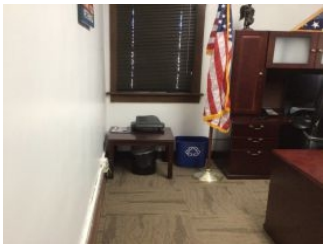
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

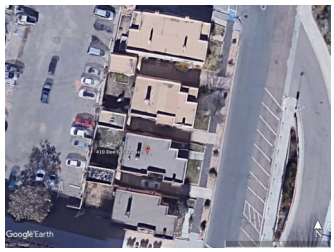
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

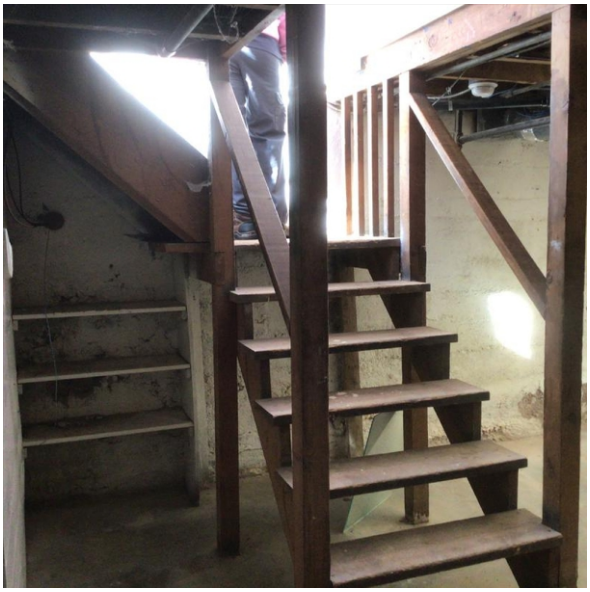
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





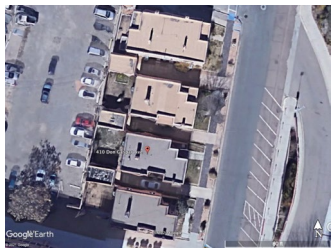
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

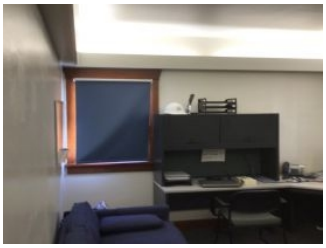
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

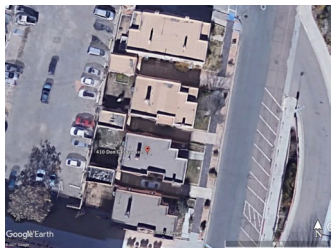
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

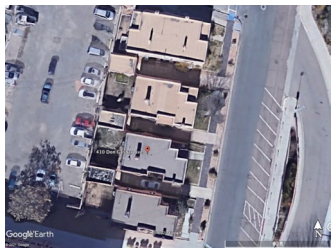
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

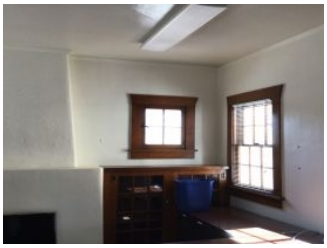
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

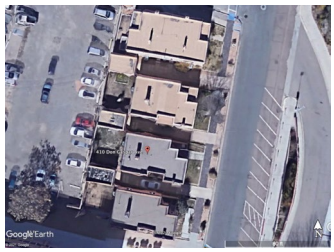
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:**	B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.

Project Description

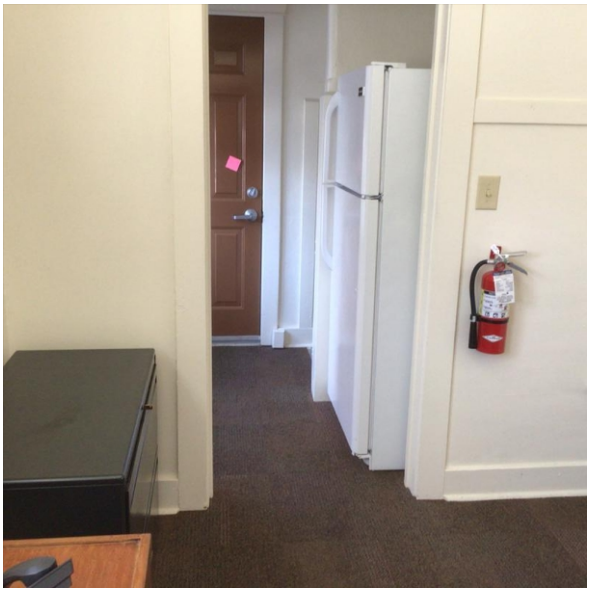
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

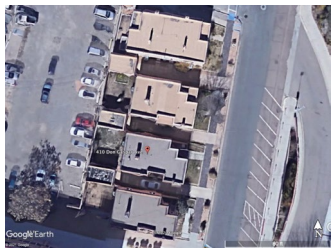
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

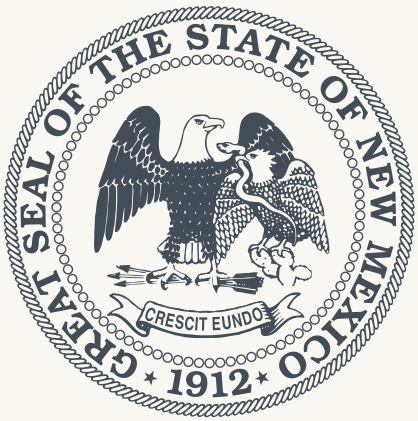
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

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2023-007598-HDRB. 414 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: 5/9/2023 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:

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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

414 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the

construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
(A) Summary of Procedure
1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .
(B) Hearing Required
1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.

2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .
(D) Referral to Archaeological Review Committee
Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.
(E) Appeals
1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
a. Whether the structure is of historical importance;

b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
a. The historical importance of the structure; and
b. The state of repair and structural stability of the structure.

14-5.2(A)(1) GENERAL PURPOSE

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

Section 14-5.2(M) State Capitol Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark

earth color, matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state

agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	OWNER and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE Category: ☒Building ☐Structure ☐Object ☐District ☐Site Subcategory: ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	Subcategory: ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL CURRENT FUNCTION: STATE OFFICE BUILDING	CURRENT CONDITION: ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	ARCHITECT/BUILDER: FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒continuation	
ACEQUIA/HISTORIC IRRIGATION DITCH: Name of Acequia/Ditch Association:	

HCPI #: 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 Address of Property:414 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A Features: ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A Number of Doorways: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A Number of Window Openings: 15				
Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached: ☒ Site Plan (required) ☒ Photos (required) ☒ Map or aerial photo (required) ☒ Continuation sheet (Word document), if necessary ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



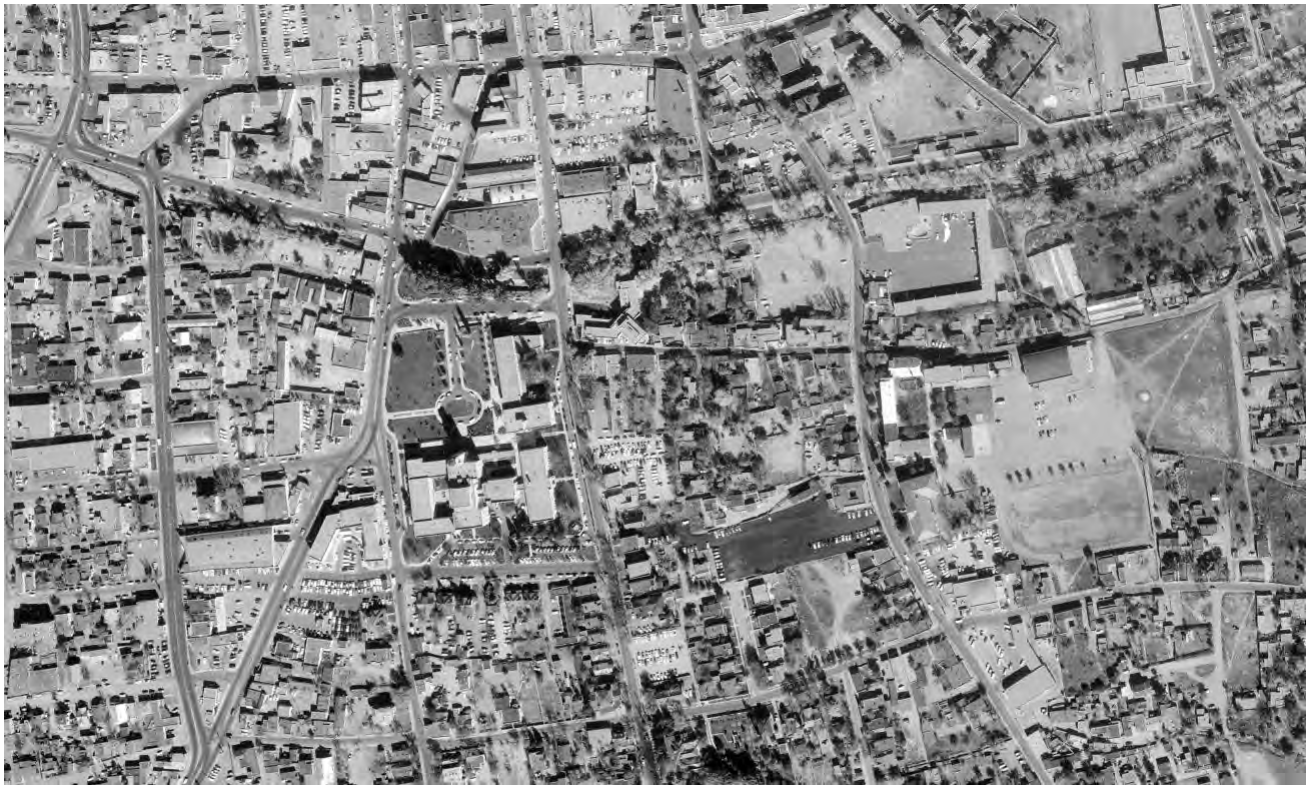
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



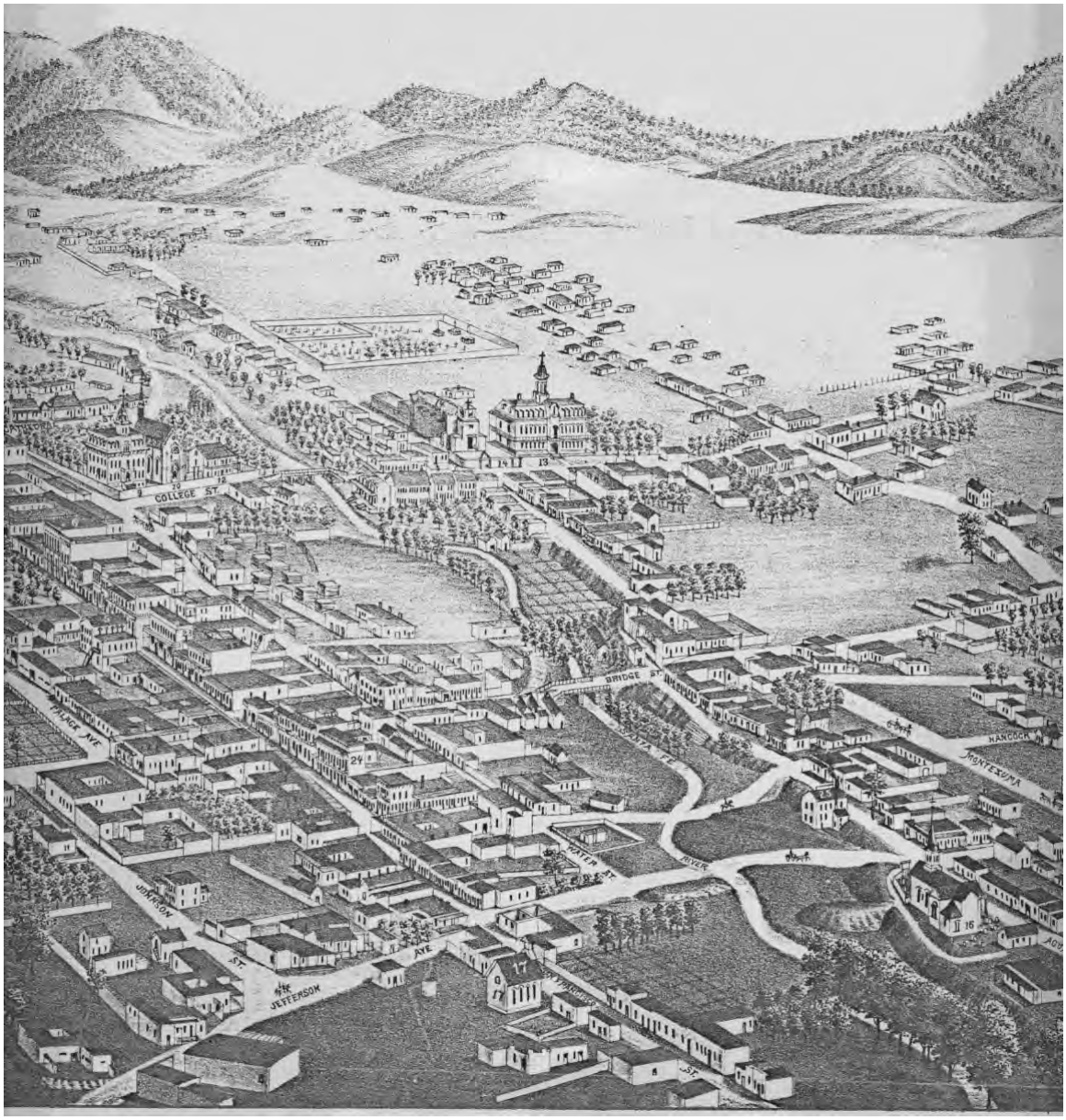
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



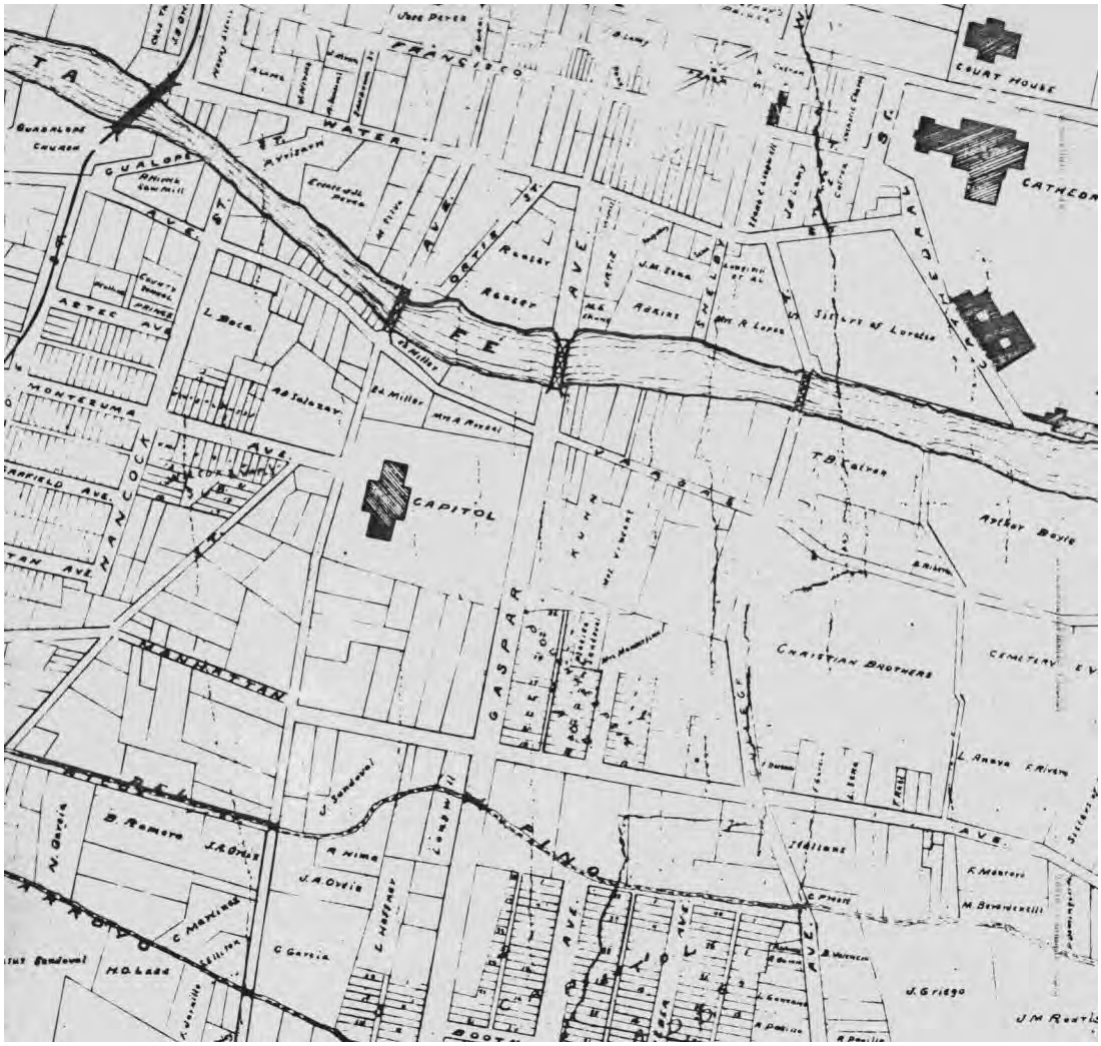
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



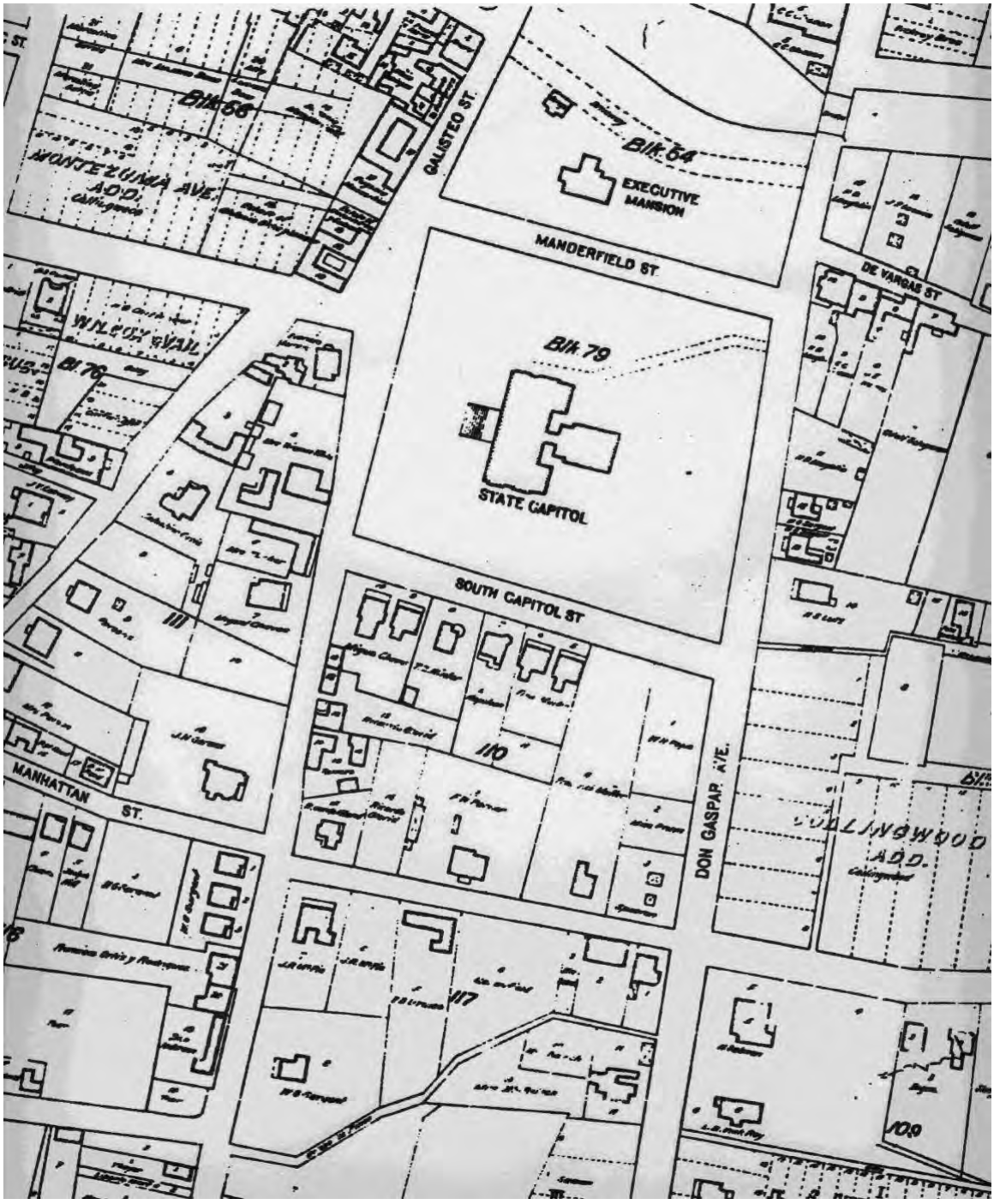
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



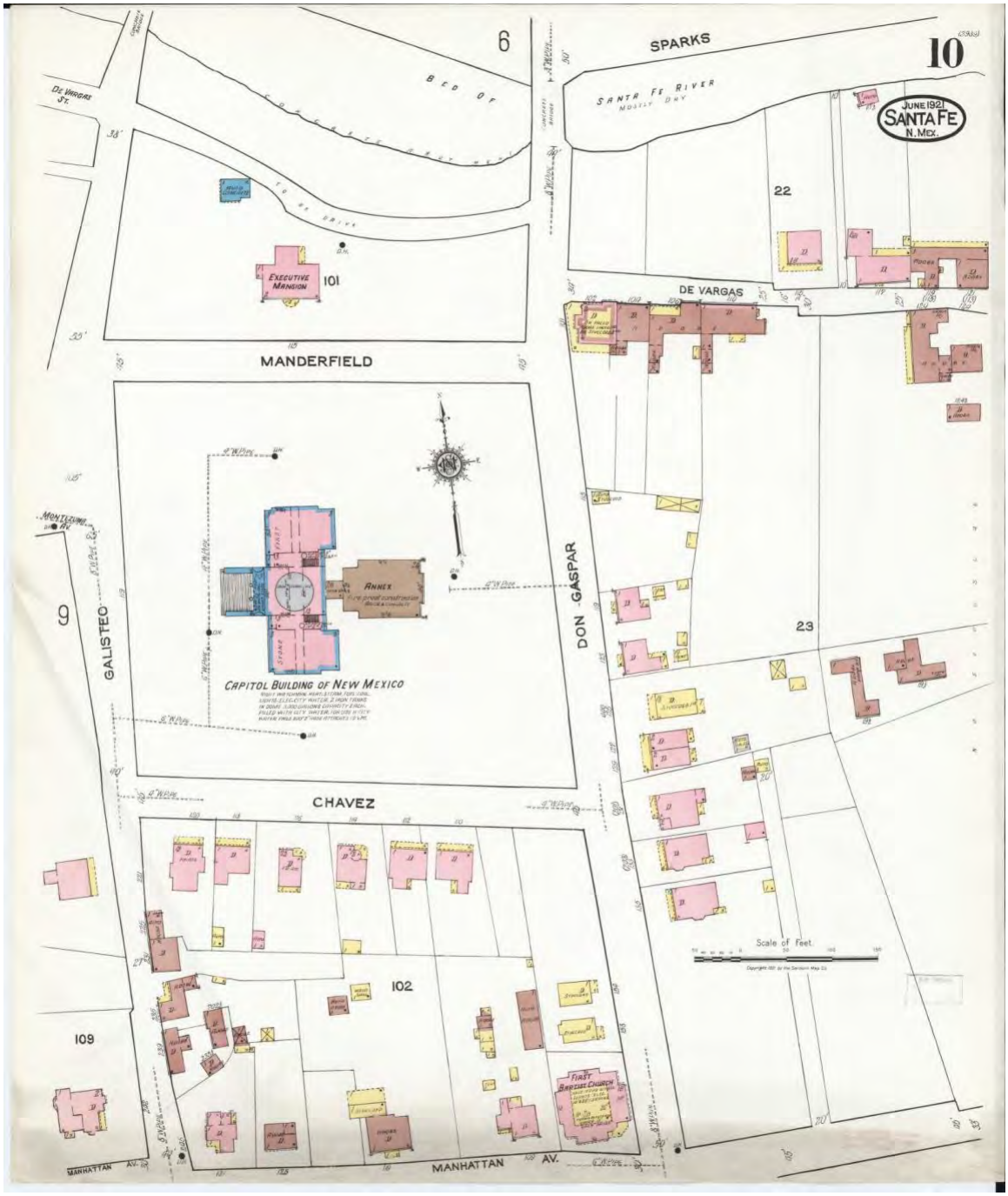
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

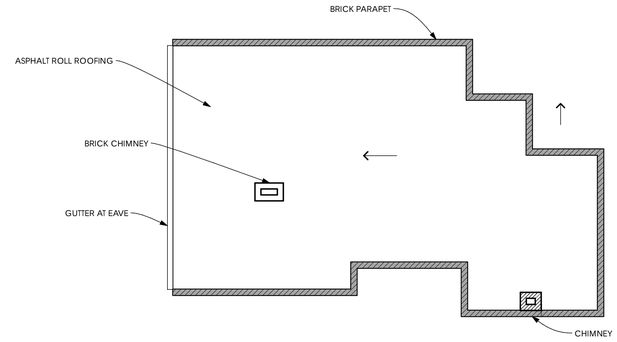


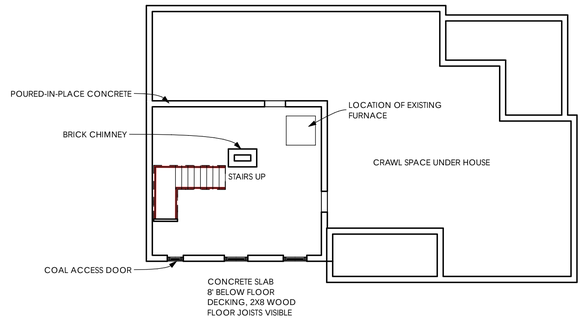
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



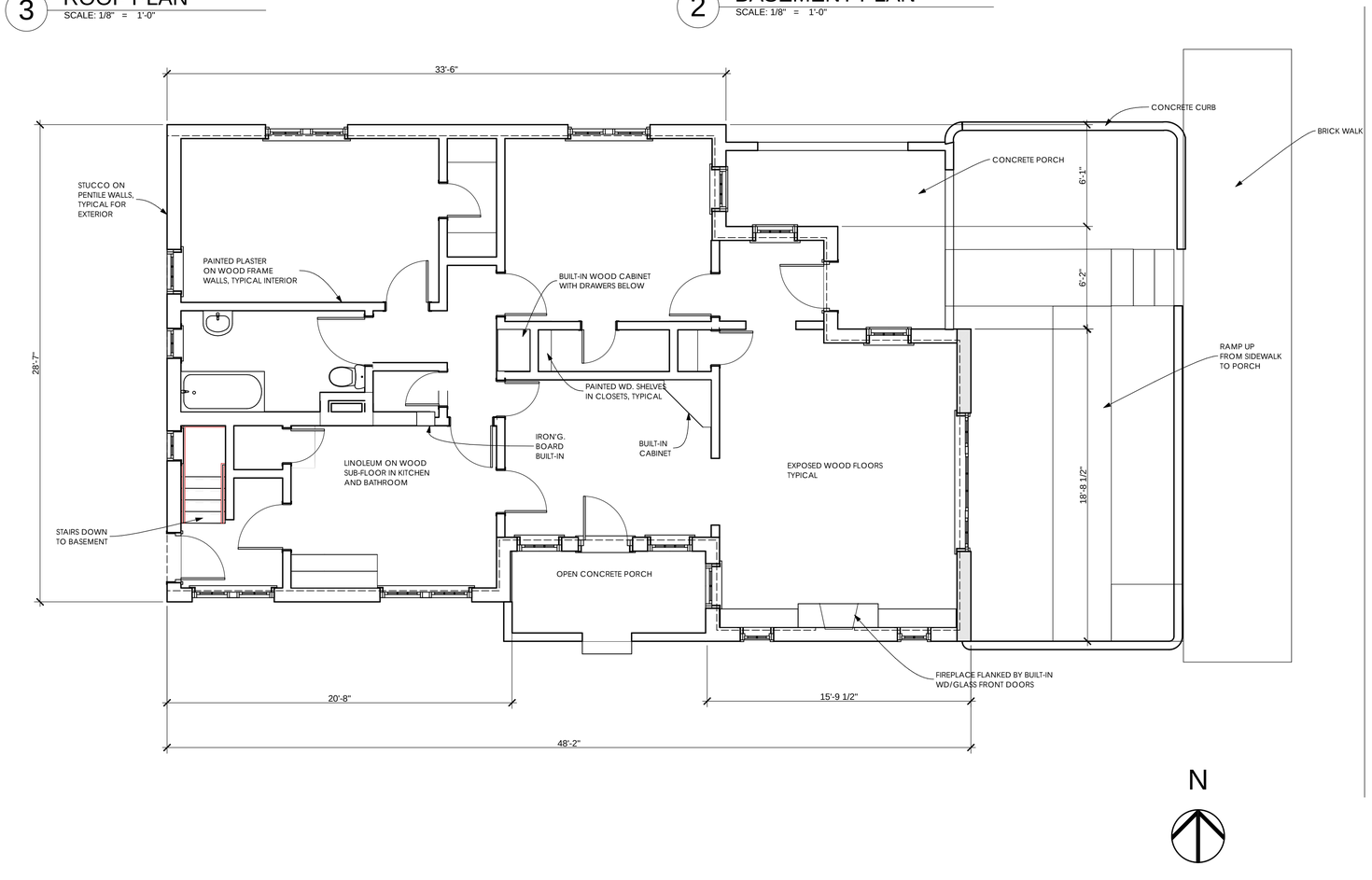


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

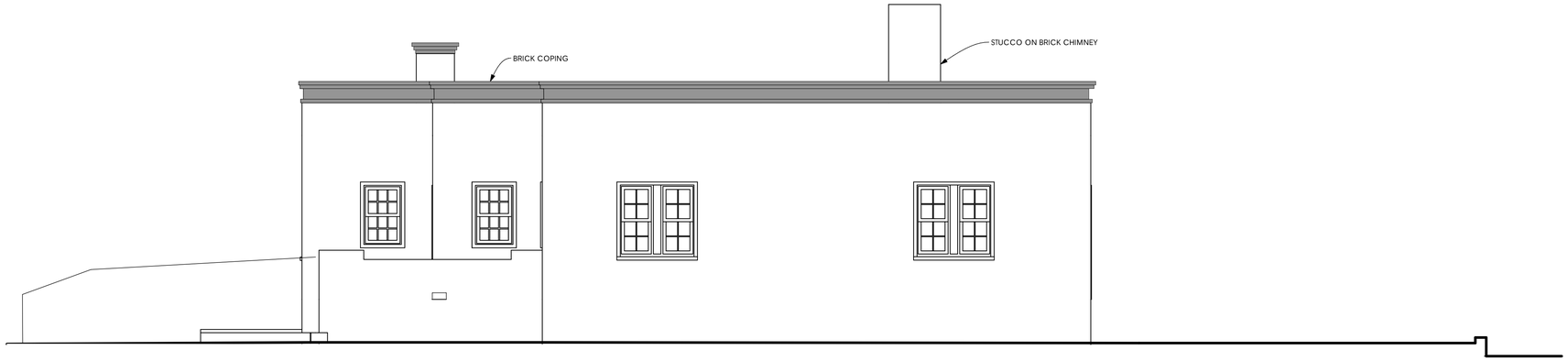
Date: 7/9/12

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



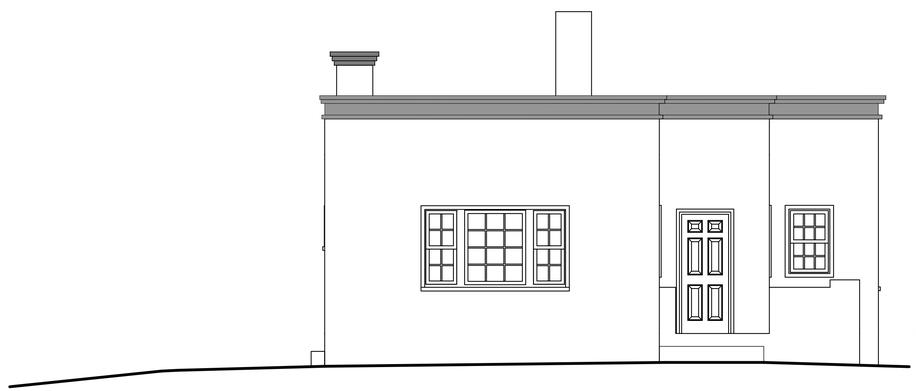
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

BUILDING ELEVATIONS

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.2

Plotted On: 7/9/12



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION

414 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 414 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping.

The front façade has less architectural detail and is not as articulated as the façade of the buildings to the north.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 414 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

PUBLIC HEARING:

David Rasch said he is speaking for all six buildings, each with a garage. He said it is unbelievable that Code does not use the terms Spanish Revival, Spanish Territorial or Territorial. The Code uses Old Santa Fe and Recent Santa Fe style. He said John Gaw Meem in 1975 is the modern movement and these are pentile adobe buildings. They are exact examples of Recent Santa Fe style in Pueblo Spanish Revival and Territorial Revival. He said again, he does not recommend significant.

Tom Spray, previously sworn, said the effort by the State in 2012 was put on the area where the casitas were located, including the empty parking lot. At the time OSFA said they were not against the office building and requested a massing study. They wanted to see if a 60,000 square-foot building would fit there. They have an exceptional office building in which the State has won awards for preservation. It was a win-win. He urged the Board to adopt all of staff's recommendations for all six structures.

John Eddy, previously sworn, urged the Board to accept staff's recommendation all six buildings to be significant, but making the first building contributing, locks them into being consistent with the other buildings. He said the four buildings are very related, like children born to a mother at the same time. They should be treated consistently. He said the Board unfortunately, set a precedent which he preferred had been significant.

Adam Johnson, previously sworn, said these are interesting when looking at them one by one. They have different stylistic features but the same footprint. He thought it worth consideration how significant status would play into that.

Stefanie Beninato, previously sworn, said the Board should follow staff recommendations for significant status on the casitas and contributing for the garages. The buildings are different and were built at different time periods by different builders. On the backside, the windows are characteristic of a time when windows were varied in height. She thought the back could be designated primary, but the duplex doesn't merit that. She reminded them it is important to preserve the downtown history. Until 1940 everyone lived within two miles of downtown. The residents were artists or worked in hospitality who were able to live downtown. She thought that important to help give this status.

BOARD DISCUSSION:

Member Guida was troubled that the four properties would likely be designated as contributing. He said he mentioned the 2012 case tonight because he thought those designations, specifically the significant designation, was made out of fear of development, not good preservation practice. He thought the comments this evening are motivated by the same fear of change and new construction, and preferring what is here now. Possibly that is because the ordinance is ambiguous. That opens up space to voice and use the ordinance for that and to prevent development. He pointed out that all of the efforts of Santa Fe style through the 1990s, was about design. It was not a historic preservation ordinance, it was a historical styles movement and a style control exercise about design, placemaking and creating a unique place and identity for Santa Fe. He said he agrees with some in the public who stated that it is the reason Santa Fe is unique. He said when he looks at this from the site, the ground, an aerial etc., he is confounded by the design. In any other context of discussion on good urban design, this is a ridiculous move. He said he is frustrated at this aspect of supposed historic preservation being used as a weapon. It is at odds with good design and what they set out to do and that they did successfully through 1990s. He said he does not support any arguments about the historic status of the structures. He said this seems very misguided.

Chair Rios said she was on the Board in 2012. She believed they obviously had discussion and Board members, including herself, felt the buildings should be significant. She felt that decision was from a preservation standpoint not as a "weaponized" aspect.

Member Berkley said for the record she is not making these motions because she is afraid of the potential building. She thought Member Guida had mischaracterized some intentions. She said she is of a clear mind and if all four of these were presented as one piece, she would consider them as primary.

MOTION: In 2023-006704-HDRB. 406 Don Gaspar Ave., Member Berkley moved to designate the house as contributing and maintain the garage as contributing and designate the east and south as primary for the house and the east façade as primary for the garage. Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano and Berkley voting in favor and Member Guida voting against.

MOTION: In 2023-006705-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to downgrade the status of the main building to contributing and maintain the garage status as contributing and to designate as primary façades, the east and south for the house and the east façade as primary for the garage. Member Berkley seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Aguilar Medrano, Berkley and Bienvenu voting in favor and Member Guida voting against.

MOTION: In 2023-006706-HDRB. 414 Don Gaspar Ave., Member Berkley moved to downgrade the status of the house to contributing and maintain the garage status as contributing and designate the east and south as the primary façades for the house and the east façade as primary for the garage. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano, and Berkley voting in favor and Member Guida voting against.

Ms. Jenkins asked if they will revisit the primary façades for 130 S. Capitol. She asked if appropriate to have confirmed the yard walls on 128 S. Capitol will also be a noncontributing designation.

Ms. Lamboy confirmed with Attorney Ruybalid that it would not be an issue regarding notice although not specifically included in the caption. She said she would address that in the discussion of primary facades.

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006709-HDRB, 130 South Capital, Member Bienvenu moved to reopen the case for the purpose of the designation of primary facades. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Aguilar Medrano, Berkley and Guida voting in favor and none voting against.

Ms. Lamboy said staff's opinion is that the elevations facing S. Capitol Street, north, should be considered as primary. The courtyard was an important feature as outlined in the drawings. Staff recommends the west elevation be considered primary. For the yard wall abutting the parking area, staff recommends designation as primary as it is a stylistic modernist movement design.

Member Guida confirmed that staff recommended for primary the entirety of the north façade, the west courtyard facing elevation and the entirety of the courtyard yard wall.

PUBLIC COMMENT

David Rasch, previously sworn, said the Concha building modernist quality is not preserved with one façade. The east and west façade are minimally fenestrated creating the massive two ends in a highly window dominated north and south, and east façade on the interior courtyard. The character defining features on the building are not just the fenestrated façades, they are east and west as well. They are significantly different and give a different quality of the building. If the north façade were mimicked on the west and east façade, the building would be very different.

Chair Rios asked if he was indicating the west should be included. She said staff indicated north and west and the yard wall.

Mr. Rasch said he would designate east and north of the main building, but he didn’t know about the interior courtyard. Either east or west of the massing is character defining of the building, it is not just fenestrations.

Ms. Lamboy confirmed Mr. Rasch referenced the east elevation left of the flagpole.

Mr. Eddy, previously sworn, said he agreed with Mr. Rasch.

MOTION: In 2023-006709-HDRB, 130 South Capitol Street, Member Guida said the motion has been reopened to designate the following primary elevations: the north elevation, finding that it adequately conveys the shifted massing and fenestration and the entry of the building; the west courtyard facing elevation because of its design features and relationship to the designed courtyard, and the entirety of the courtyard enclosed yard wall.

Member Bienvenu asked if Member Guida had deliberately not included the east elevation.

Member Guida said the east elevation is unremarkable. The west elevation has vertical elements, and the courtyard entry is a defining characteristic of the building. He thought given the restrictions working within, or near, primary façades, they should be able to maintain the massing and all of the character defining features of the building with the façades as designated.

Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members, Berkley, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida moved to reopen the case to clarify the yard walls as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

Ms. Lamboy said on the yard wall shown in front of the building, it stands alone and does not contribute to the character of the district, and she isn't sure when the wall was built. The primary property was built in 1961 and finished in 1969 and may be historic, but staff recommends designation as noncontributing.

Ms. Jenkins said her records indicate the wall was [built] around 1981.

Ms. Lamboy said the cut-out in the yard wall indicates a traffic triangle for site which was not used prior to 1980, so it is consistent that it is a newer addition.

PUBLIC COMMENT

Ms. Beninato said it should not be contributing, but she wondered what would be visible to the public if removed.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida said adding to the Board's previous designation of the building as noncontributing, he moved to designate the yard wall of the property as noncontributing as well. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, May 23, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 8:20 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (4-0) roll call vote with Members, Berkley, Bienvenu, Guida and Aguilar Medrano

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 414 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 414 Don Gaspar Avenue (casita only). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

414 Don Gaspar Avenue: Constructed in approximately 1930 in the Territorial Revival style as a residential. The stuccoed pen-tile residence is a single-story bungalow with brick coping that is now occupied as an office.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see

attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on

the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structure at 414 Don Gaspar Avenue will inherently cause that structure to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall

be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: To-date, the structure at 414 Don Gaspar Avenue has been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that it is presently being occupied and operational. Future maintenance of the existing structure will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 414 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 414 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

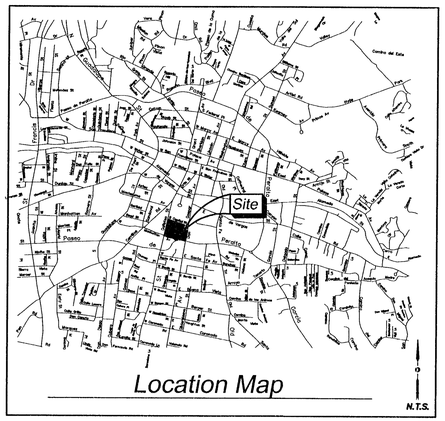
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = BCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35049C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008.
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: Bill Taylor
BILL TAYLOR
ITS: DIRECTOR

Barbara J. Gurule
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 03-17-2012

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY Barbara Gurule MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STAIE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 10th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM., AND WAS DULY RECORDED IN BOOK 722, PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

Plat of

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

722001

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

Risana Zaxus 09/10/10
CITY ENGINEER FOR LAND USE DATE

Tamara Baer 8-18-10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

08/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110

Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE–HUNDRED–TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE–FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

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THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

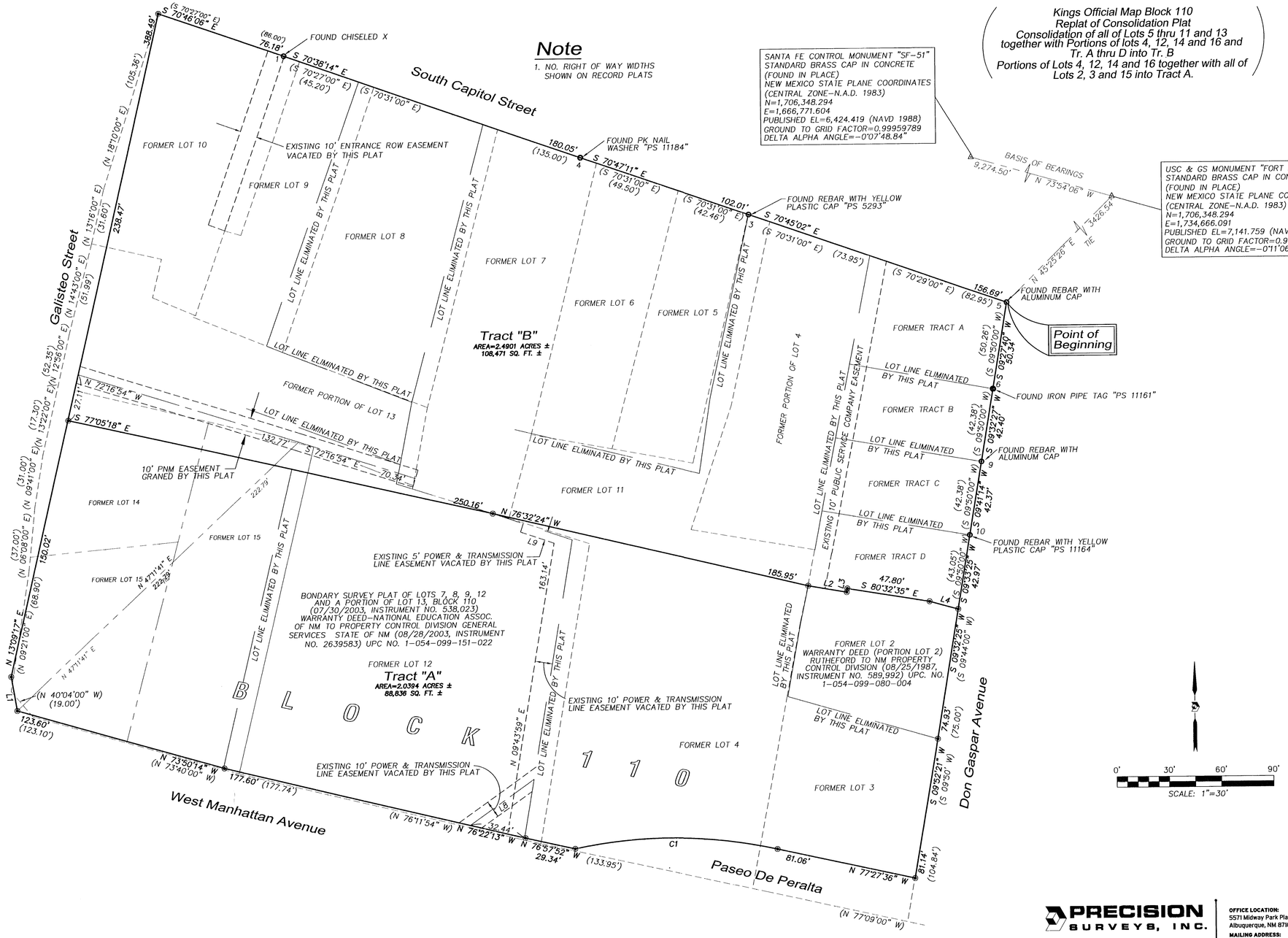
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

New Mexico Main Capitol Campus

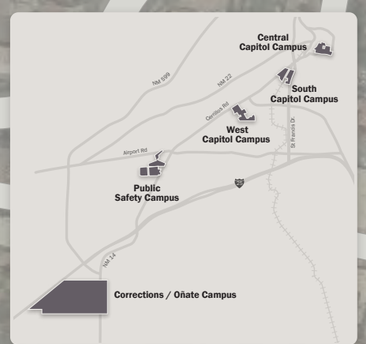
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278

Share of State Owned Facilities in Santa Fe:

27.1%



0' 150' 300' 600'

NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   - 402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

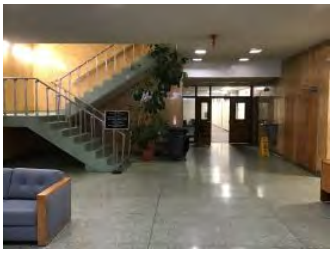
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

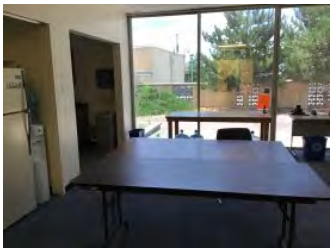
The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

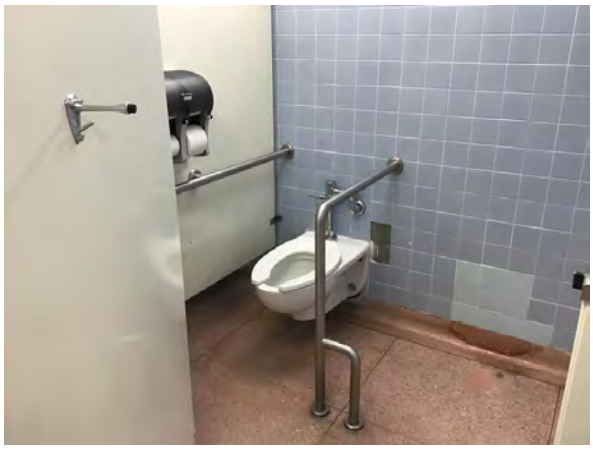
Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

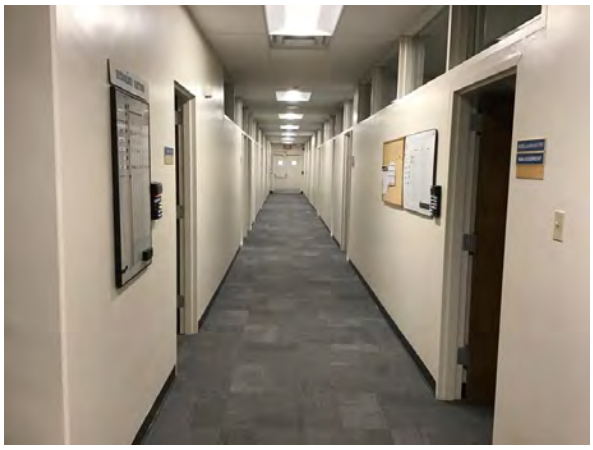
The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 05. **Type 2:** A03.3.	**P/Class:**	2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

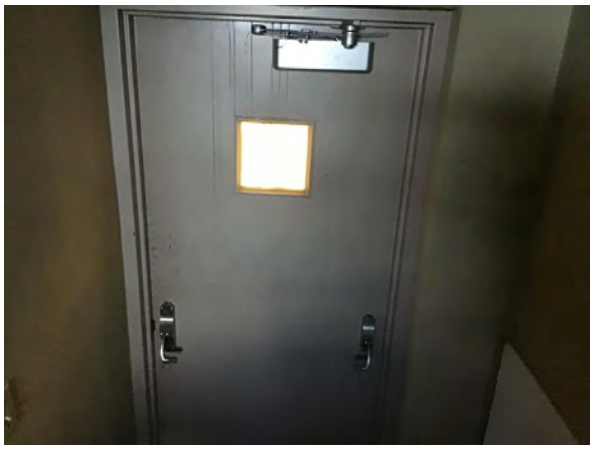
The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

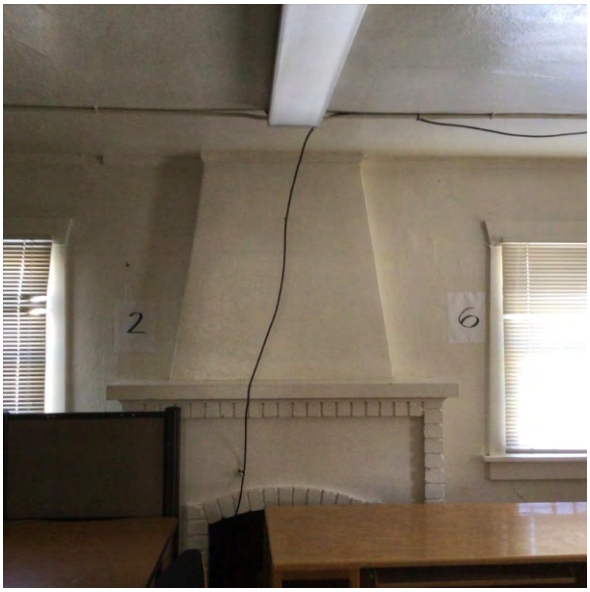
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

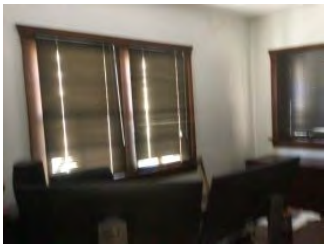
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

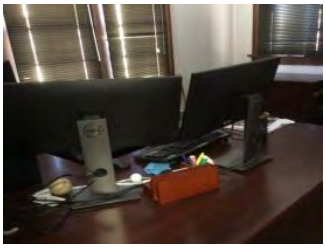
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

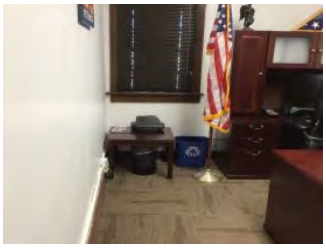
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

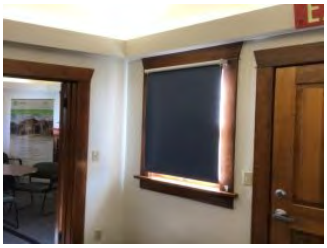
Safety/Security

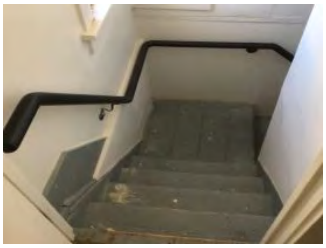
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

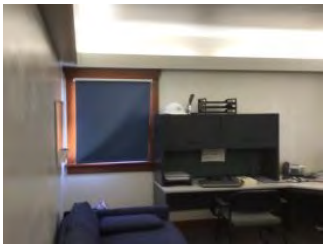
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

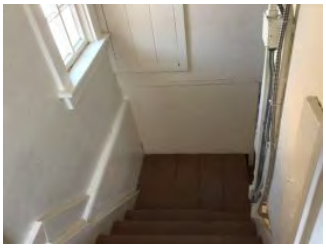
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes

An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

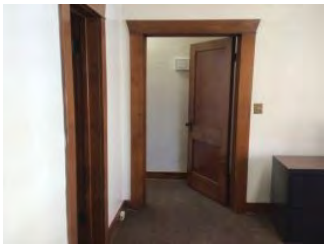
Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

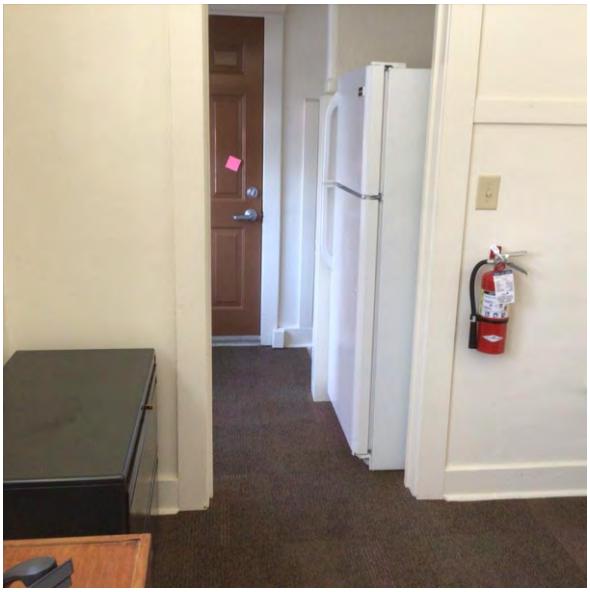
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

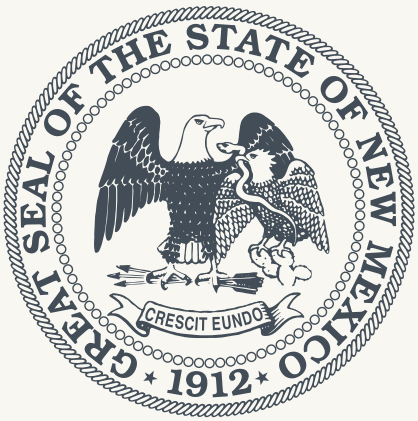
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



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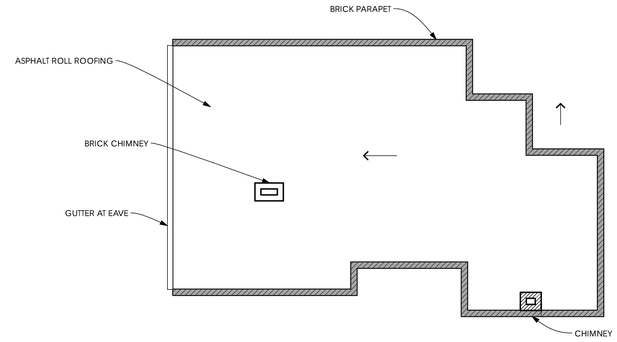
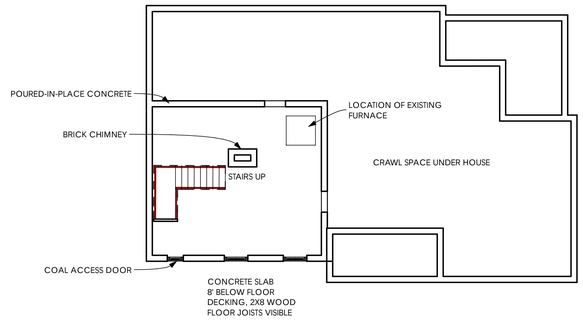
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



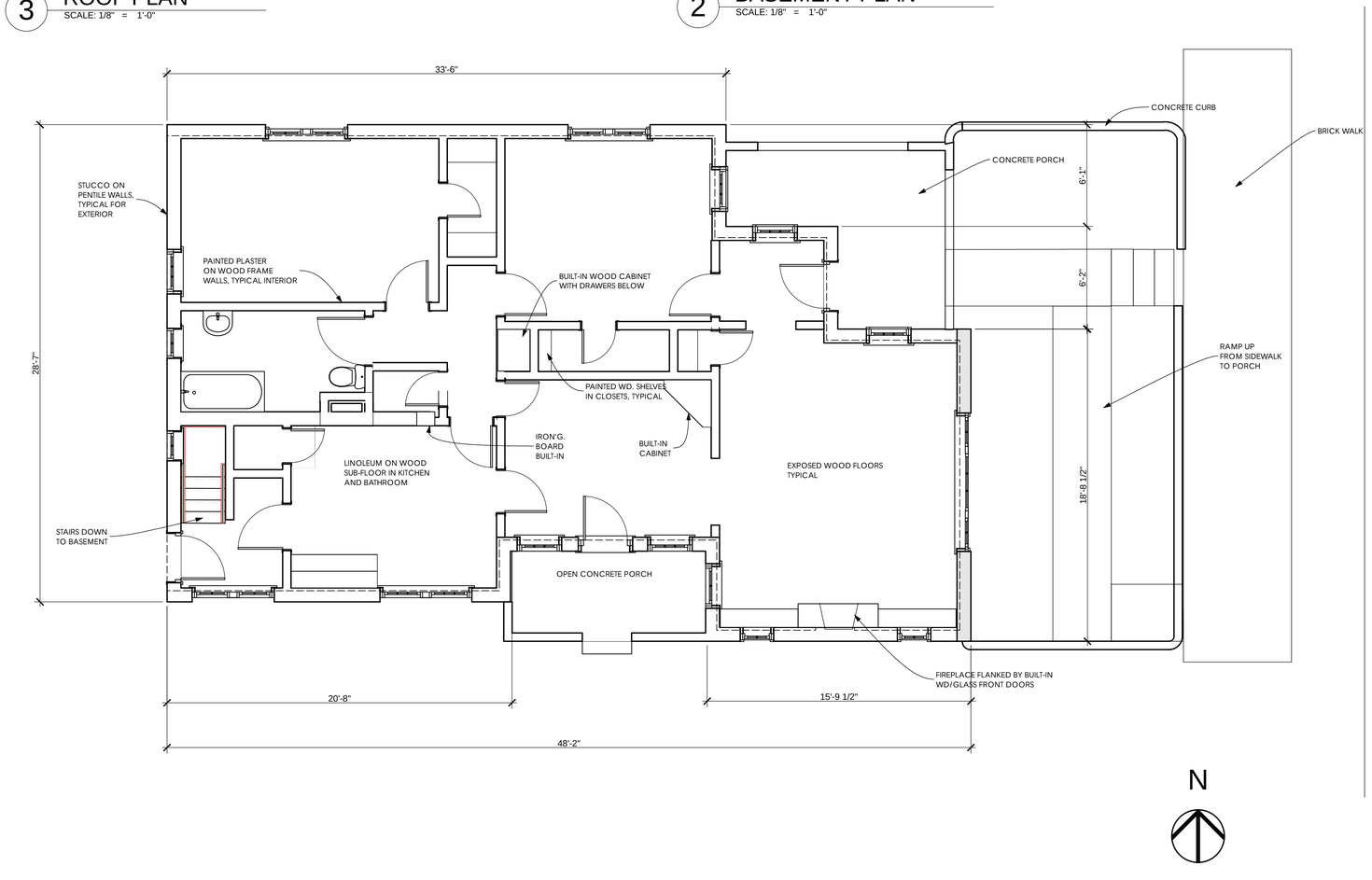


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

FLOOR PLANS

A 1.1

Plotted On: 7/9/12

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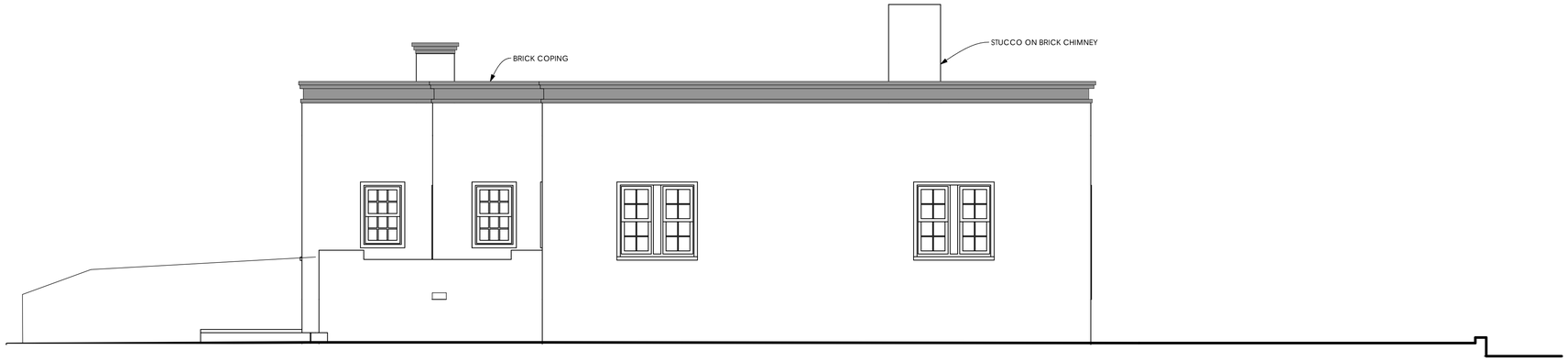


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



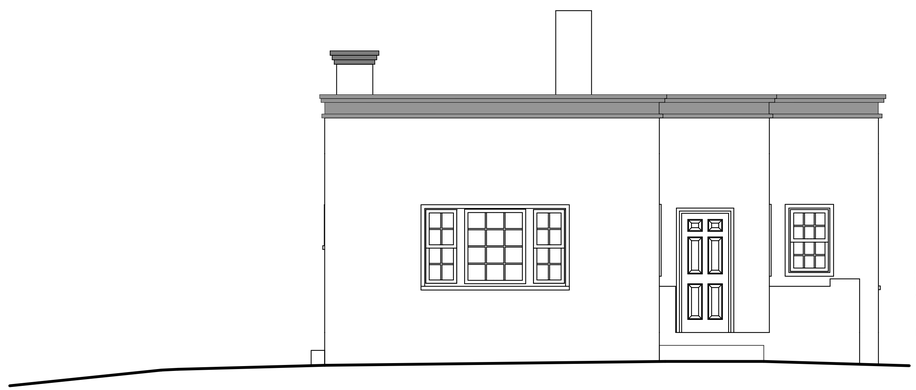
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

BUILDING ELEVATIONS

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



414 Don Gaspar Ave – East Façade



414 Don Gaspar Ave – North Façade



414 Don Gaspar Ave – West Façade



414 Don Gaspar Ave – South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt Architects

Main North Entry

North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt architects

East Facade

STATE OF NEW MEXICO

Executive Office Building

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West Facade

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August 28, 2023
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Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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East Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board Submittal
August 28, 2023
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West Elevation

STATE OF NEW MEXICO
Executive Office Building
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August 28, 2023

c. **2023-007592-HDRB. 128 S. Capitol St.** – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 128 S. Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note that there is a section in the Code as it specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The fleet building is of a clear Territorial-Revival style, and the garage is a modernist utilitarian structure. At the May 9, 2023 HDRB, the Board designated these buildings as non-contributing.

Furthermore, the buildings do not contribute to a unique street section along Galisteo Street.

The buildings associated with the fleet functions of the campus do not add to historic associations or historic design qualities that are significant for the Downtown & Eastside Historic District.

At the May 9, 2023 hearing, the Historic Districts Review Board designated these buildings as contributing, with the north elevation and the west courtyard elevations being primary. The HDRB found the north elevation conveys shifted massing and fenestration, the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024 the applicant held a community meeting to discuss the proposed demolition of the subject building as well as all other building demolition requests in the subject block requested in order to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscape, including the four bungalows located to the east of the subject site. It should be noted that the building focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction.

It was made clear that the current applicant is not associated with the new building's design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff recommends approval of the proposed demolition of the fleet and garage buildings at 128 S. Capitol and finds that they do not contribute to a unique street section or streetscape and because they are listed as non-contributing to the Downtown and Eastside Historic District.

d. **2023-007593-HDRB. 130 S. Capitol St.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition review of 130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts and this building was determined to be contributing to the Downtown and Eastside Historic District in May of 2023. Please note that 14-5.2(M) in the Code specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

The building at 130 S. Capitol Street represents the evolution of the state government campus.

Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neoclassical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

The Concha Ortiz y Pino building, which was built in 1968, blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthens the modernist approach.

The original footprint of the building remains.

The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

At the May 9, 2023, hearing of the Historic Districts Review Board (HDRB) designated this building as contributing to the Downtown and Eastside Historic District, with the north elevation and the west courtyard elevations being primary. The HDRB designated these elevations as primary because the north elevation conveys shifted massing and fenestration, and the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024, the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, as well as all other building demolition requests in the S. Capitol Street, Don Gaspar Avenue, and Galisteo Street, to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscapes, including the four bungalows located to the east of the subject site. It should be noted that the community meeting focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the Concha Ortiz y Pino Building due to its contributing status and finds the criteria in Section 14-5.2(M)(4) which addresses approval for demolition of historic and landmark structures have not been met.

e. **2023-007595-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and

Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

f. **2023-007596-HDRB. 406 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

g. **2023-007597-HDRB. 410 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape.

Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:
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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the

structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

h. **2023-007598-HDRB. 414 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

BACKGROUND AND SUMMARY

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas

represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:
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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus.

This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

APPLICANT PRESENTATION

Jennifer Jenkins was sworn. She was there on behalf of State of New Mexico General Services Department. She said the formal design has not commenced yet. There was a community meeting that was part of the design process. She shared a presentation entitled *State of New Mexico Executive Office Building Project Demolition Request*, which included the following:

- Applicable Regulations
- Background
- Map of New Mexico Main Capital Campus
- Vicinity Map & Historic District Boundaries
- Existing Site Conditions
- Concept Site Plan for Proposed Executive Office Building
- Exterior Design Concept – North Façade
- Exterior Design Concept -- North Main Entry
- Exterior Design Concept -- East Façade
- Exterior Design Concept – West Façade
- Exterior Design Concept – North Elevation
- Exterior Design Concept – East Elevation
- Exterior Design Concept – West Elevation
- Historic Status Designations
- City Building Inspection Reports – 11/22/22 which recommended demolition of all six buildings

Ms. Jenkins said in December of 2023 there was another inspection report, but the recommendation of demolition was deleted. She noted that nothing changed with the buildings in the year between the first and second inspection reports.

Ms. Jenkins this is not a typical case, and it is recognized that there is a unique set of rules. She said the State is trying to approach this in the most fiscally responsible way with taxpayer dollars. This is not a residential neighborhood anymore it hasn't been a residential neighborhood for decades. They are respectfully requesting approval to remove the structures and replace them with a thoughtfully designed facility to serve the needs of the State of New Mexico and its constituents.

Chair Rios asked Ms. Jenkins to confirm that the applicant wanted to memorialize the bungalows, however, the conceptual design does not do that.

Ms. Jenkins said one of the initial ideas was to do something with the pavement pattern along Don Gaspar and the footprint of where those buildings were located. That is something they are continuing to explore.

Member Bienvenu commented that this project has evolved. There is a unique set of procedures that must be followed. The State has always taken the position that they are not bound by Historic Ordinance, however, in good faith collaboration with the City, the State has agreed to follow, to some extent, the Historic Ordinance of Santa Fe. This project is presented to the Board as a State government complex.

He said the bungalows do have importance; however, he doesn't equate historic importance with contributing status. At this time the casitas have been orphaned in this location because they don't seem to have much to do with the State capital complex. The Concha Ortiz y Pino building is a little more difficult. It's ironic that the Board never would have allowed that building to have been built if it would have had a say. The State did that in the face of the Ordinance which specifically prohibited that design. It would be ironic if now, the Board would prohibit the State from replacing it with a design that conforms to the Ordinance. It would be expensive to renovate the buildings. The conceptual design meets general standards. Generally, something of that monumentality is appropriate. The ideal solution would be a contingent approval of demolition.

Member Guida said there's been a great deal of back and forth. What's not unique is when this Board considers a demolition request. He commended the State for presenting preliminary information. He added that this looks better than what's there. The issue of block front is going to be a key issue.

Member Biedscheid said she can see both sides of this. The former four homes are what's left of what was, there's a tendency of wanting to preserve those. What stands out is that these buildings have been poorly maintained.

PUBLIC HEARING

Those public speakers desiring to speak were sworn in.

Frank Katz, 1300 Canyon, previously sworn said the issue is whether the demolitions can be decided before there is a design plan. The whole process that is going on is before the design phase. There needs to be discussion about the design and cooperative process. He suggested that the Board deny the demolitions and work out what should be done. The State should come forward with a final design before the request for demolitions.

Herbert Lotz, 353 East Alameda, previously sworn, said he agreed with Mr. Katz and agrees that the design should be shown before demolition is approved.

Nicoleta Monroe, 701 Dunlap, previously sworn, said the buildings represent a timeline of architecture. The casitas and Concha Ortiz y Pino building represent a point in time. In proposing to demolish them you take away a valuable characteristic. The statement that they need space needs to be written in a report. If the State wants to rebuild, why don't they rebuild at the College of Santa Fe?

Mark Bertram, 906 Trail Cross Court, previously sworn, said this is egregious. This has been on drawing board for 10 to 12 years. Earlier iterations were a modest 56,000 square feet, now it's almost four times that. He's been involved in several projects in front of this Board. The development of those projects would have been much easier, faster and more profitable if the historic regulations had been ignored. The whole purpose of this district is to preserve our historic fabric even though it does create a burden on developers. In this case, the State is the developer, and the taxpayers are going to pay nearly $1,000 a square foot for this building. He said the size of it is out of scale with the existing streetscape and surrounding neighborhoods. They should be required to follow the same rules as the private sector.

Tom Sprigg, 444 Galisteo, previously sworn, pointed out what happened 12 years ago. He was the president of the Old Santa Fe Association ("OSFA"). In 2012 OSFA said they were not opposed to an executive office building on that site. The State had proposed a 60,000 square foot building. The Board's part is simple, reiterate that these are historic and move the process forward in a collaborative way.

Adam Johnson, 141 Arroyo Hondo Trail, previously sworn, said he is the Executive Director of OSFA. He's against, putting cart before the horse. He agrees with staff's recommendation for denial of demolitions requests.

Randall Bell, 2991 Viaja Pavo Real, previously sworn, said he is the President of OFSA. He said it is important to reiterate that there is a collaborative process. The City and development parties are working together. The collaboration in statute involves other parties. There was an informational hearing in January with many public comments. He asked to see the underlying evidence that they are using to try to justify this. This is

premature, there is a process for collaborative meetings on this to try to develop an actual real proposed design. The applicant has failed to follow that procedure, so he asked the Board to please deny the uh application.

Elisa Bertram, 820 Don Cubero, previously sworn, asked the Board to deny these requests. She said this block of Don Cubero is extremely important to the fabric of that neighborhood and not to mention the proposed building is far larger than anything around except for the State capital. This building will drive 700 to 1,000 new people into that neighborhood a day. She didn't think that they're considering Wood Gormely Elementary School just up the street with young children walking home from school every day. She didn't think they're considering a lot of these living and breathing neighborhoods that surround it. Unfortunately, people who live in the neighborhoods have kids and jobs and are unable to come to these meetings to speak out in opposition. There are a lot of young people in the neighborhood and they against this proposed project.

Francesca Bonci, 1030 W. Houghton, previously sworn, said she came here from Long Island, New York. When she saw the picture of the building, she thought she was back in Long Island. She asked if the State really needs 56,000 square feet to house government employees. What's going to happen to those empty buildings that will be vacated. She understands developers ask for the moon, this is the moon.

Raymond Herrera, 379 Hillside, was sworn. In his 79 years of living in Santa Fe he has seen the expansion of the capital from the PERA building to where it is now. A major part of historic part of Santa Fe was lost. It needs to be figured out at some point how not allow the State to do these things. When the PERA building was built his great grandfather's grave was disturbed. He asked, how many buildings are empty around town and if this building really needed.

John Eddy, previously sworn, said he appreciated everything that's been said. The elephant in the room is that state has been practicing demolition by neglect. These homes were owned by Santa Fe people. These four buildings are history, they are speaking to the capital. He urged the Board to deny most of the requests. They need to get to the negotiating table so that there can be a creative design that maintains these historic homes because they're the last part of the fabric of history on that block.

Stefanie Beninato, previously sworn, said she agreed with many of the speakers. There are ways to incorporate those bungalows into the larger complex. She loves the Concha Ortiz y Pino building. Giving the state conditional approval is rewarding them. They should be incorporated into a design.

BOARD DISCUSSION/ACTION

Chair Rios said in reflecting everyone's feelings, she feels the buildings should not be demolished because all the buildings that are preserved tell a story they are a reflection of time and place. They were there before the capital buildings were there. Those buildings could be incorporated into the capital complex. If the buildings were not preserved, they would not be here. She gave the example of the Cathedral and the Palace of the Governors. These buildings should be honored and stand on their own merits. The buildings are part of Santa Fe's legacy.

Member Aguilar Medrano thanked all the members of the public for coming out this evening. The feedback is helpful. She wouldn't feel comfortable approving demolition of the buildings. She said she would assume and hope that the State has gone through an analysis of their office spaces in Santa Fe. Unfortunately, there was none of that in the packet. She wouldn't be comfortable approving the demolition of some of our contributing buildings without seeing some of that analysis done. She also hoped that rather than this thorough study of what the street facades of this building would look like, it would have been more helpful to do a massing study. If the bungalows were approved to be demolished there's an opportunity missed, the block isn't responding to this at all.

Member Guida said preservation in Santa Fe is most specifically pointed to the historic districts. All buildings are a recognition of a place in time. There could be an argument that preservation instinct pushes back. Santa Fe is a living city and a growing city. Community functionality must be developed. Any argument for preserving these very marginal examples of historic buildings must be balanced against the functional argument for making them into office space and against the economic development and against the relative important contribution to the downtown and eastside historic district. The second point is about process, he doesn't feel like the State is circumventing the process. The applicant has shown good faith.

Member Bienvenu appreciated all the comments. The general policy issue is whether the State needs the building. He would assume the State is acting in good faith. The general feeling is not to demolish the buildings, he said he respected that opinion. That's why he proposed that demolition be considered first. Another general concern is the desire to have a collaborative process. A blanket denial would take the City out of the process.

Member Biedscheid said this state capital outlay project is different from others that the Board has heard in the past because it involves demolition. She agrees with most of the comments about process. However, as an at-large member of the Board her role is to amplify the concerns of the public and the stakeholder groups in the preservation community. She's heard that if the Board approves the demolition, the general feeling is that the Board would preclude the opportunity to provide input in a collaborative process with input from preservation minded community members. She didn't want the public to feel like they had missed that opportunity because of the Board's vote. If the Board denies

demolition, that can be appealed and then the Governing Body will be able to approve the demolition.

MOTION: In Case 2023-007592-HDRB, 128 S. Capitol St., Member Aguilar Medrano moved to approve the application as submitted which aligns with staff's recommendation which approves the demolition of the non-contributing building. The motion was seconded by Member Biedscheid

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

MOTION: In Case 2023-007593-HDRB, 130 S. Capitol St., Member Guida moved that the Board approve demolition noting that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. Member Bienvenu seconded the motion with a friendly amendment that approval is contingent upon the City and the State reaching agreement through the collaborative process set forth in 14-5.2(M) and Section 3-22-6 for design of a replacement building.

Member Guida accepted as friendly.

VOTE: The motion passed by (3-2) roll call vote with Members Guida, Mather, and Bienvenu voting in favor and Members Aguilar Medrano and Biedscheid voting against.

MOTION: In Case 2023-007595-HDRB, 402 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition, consistent with staff's recommendation that the approval criteria for demolition have not been met. The motion was seconded by Member Aguilar Medrano

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Guida moved that demolition request be approved, finding that the exception criteria have been met as follows: that the historic status of the building is not a significant consideration factor in light of what's being proposed; that the historic blockfront is unique, that does not apply; and lastly in consideration

of the condition of the building, their suitability for State use on an ongoing basis is an extenuating circumstance. He added that the demolition requests be contingent upon an approved design for the replacement building. Member Bienvenu seconded the motion with a friendly amendment that the demolition is contingent upon the State and the City reaching agreement on a final design of a replacement building pursuant to the State statute and the City ordinance.

Member Guida accepted the friendly amendment.

VOTE: The motion failed by (2-3) roll call vote with Members Bienvenu and Guida voting in favor and Members Aguilar Medrano, Biedscheid and Mather voting against.

Chair Rios entertained a new motion.

MOTION: In Case 2023-007596-HDRB, 406 Don Gaspar Ave., Member Biedscheid moved to deny the application for demolition consistent with staff's recommendation and determination that the criteria have not been met for demolition. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007597-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

MOTION: In Case 2023-007598-HDRB, 414 Don Gaspar Ave., Member Aguilar Medrano moved to deny the application for demolition, consistent with staff's recommendation finding that the exception criteria have not been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2) roll call vote with Members Mather, Aguilar Medrano and Biedscheid voting in favor and Members Bienvenu and Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=fF7ZEywAor0 (1:23:13 – 3:41:37)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

None

11. NEXT MEETING: Tuesday, April 9, 2024

12. ADJOURN

MOTION: Member Guida moved, seconded by Member Biedscheid to adjourn the meeting at 9:18 p.m.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Mather, Aguilar Medrano and Biedscheid voting in favor and none voting against.

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

_____
Cecilia Rios, Chair

Exhibit 1 -- 3/26/24 Historic Districts Review Board



FRONT PERSPECTIVE 126 & 128 CAMINO SANTIAGO



REAR PERSPECTIVE 126 & 128 CAMINO SANTIAGO

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico Executive Office Building Project
Application to Demolish Existing Structure at 414 Don Gaspar Avenue

Dear Amanda:

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of the existing structure located at 414 Don Gaspar Avenue for consideration by the HDRB on December 9, 2025. As requested by staff, an exception is requested to demolish a building that has been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023. The procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 govern the review process and the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition application. An application for design review of the proposed Executive Office Building accompanies this request.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing	N/A
	Garage	c. 1970-1981	Non- Contributing	N/A
	Yard Wall	c. 1970-1981	Non- Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Address	**Structure**	**Demolition Approved**
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being "disagreement as to demolition". Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City's position, the State terminated the proceedings of the state-local government review board on June 26, 2024 and subsequently initiated the design process. The design is complete and the application for design approval accompanies this request.

Historical Summary

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below is a summary statement of the history of the buildings for which demolition is proposed.

Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single- story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south.

Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the

structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below for each Contributing structure on the subject property:

Do not damage the character of the district;

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale

and style with the other buildings within the Capitol Complex.

In support of this request, the following documentation is submitted herewith for your reference:

- HDRB Application Form
- State of New Mexico Authorization Letter
- HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- Photos – 402 Don Gaspar Avenue
- Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- Main Capitol Campus Map & Existing Site Plan
- Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- Long-Range Strategic Space Master Plan, 2021 – Excerpts

Please let me know if you have any questions or require any additional information.

Sincerely,



Jennifer Jenkins, Principal
JenkinsGavin, Inc.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53750 **Address of Property**: 402 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 **Address of Property**:402 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE **Are associated properties eligible for listing**? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



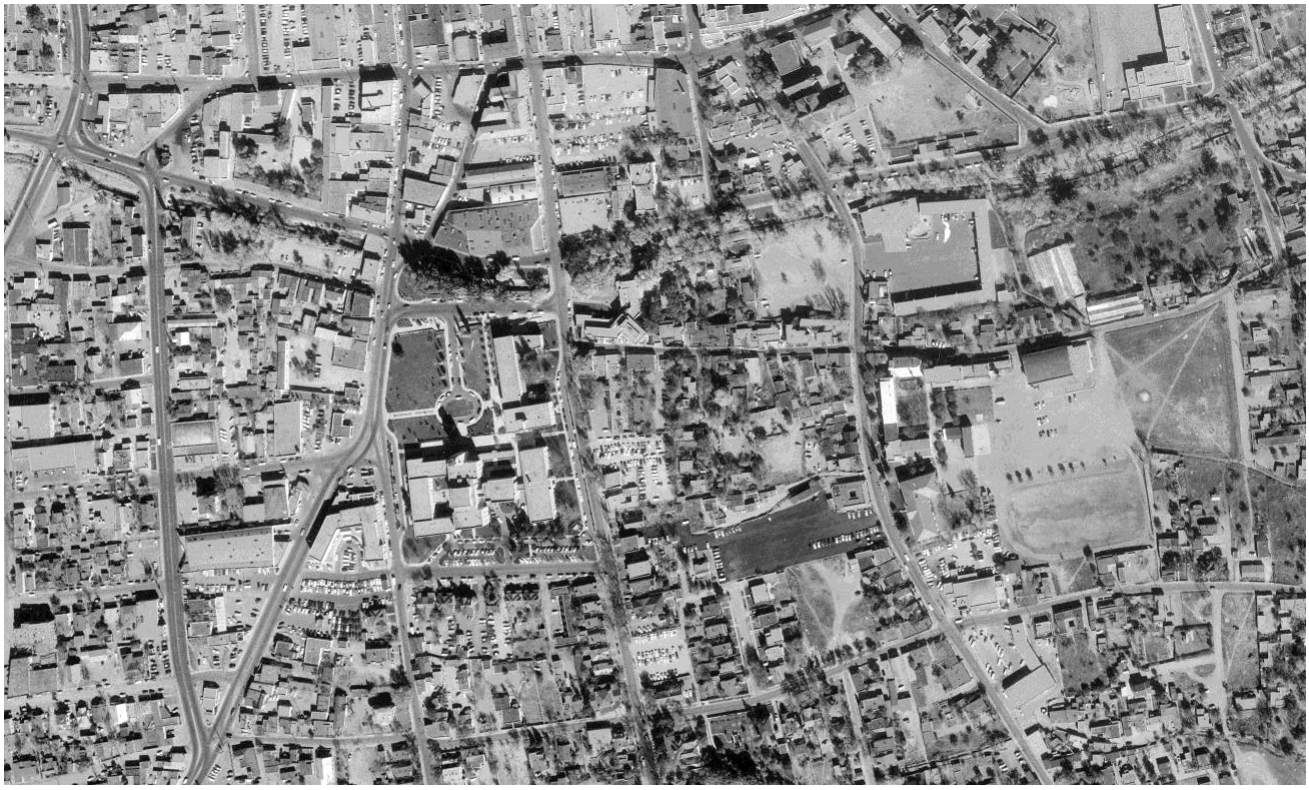
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



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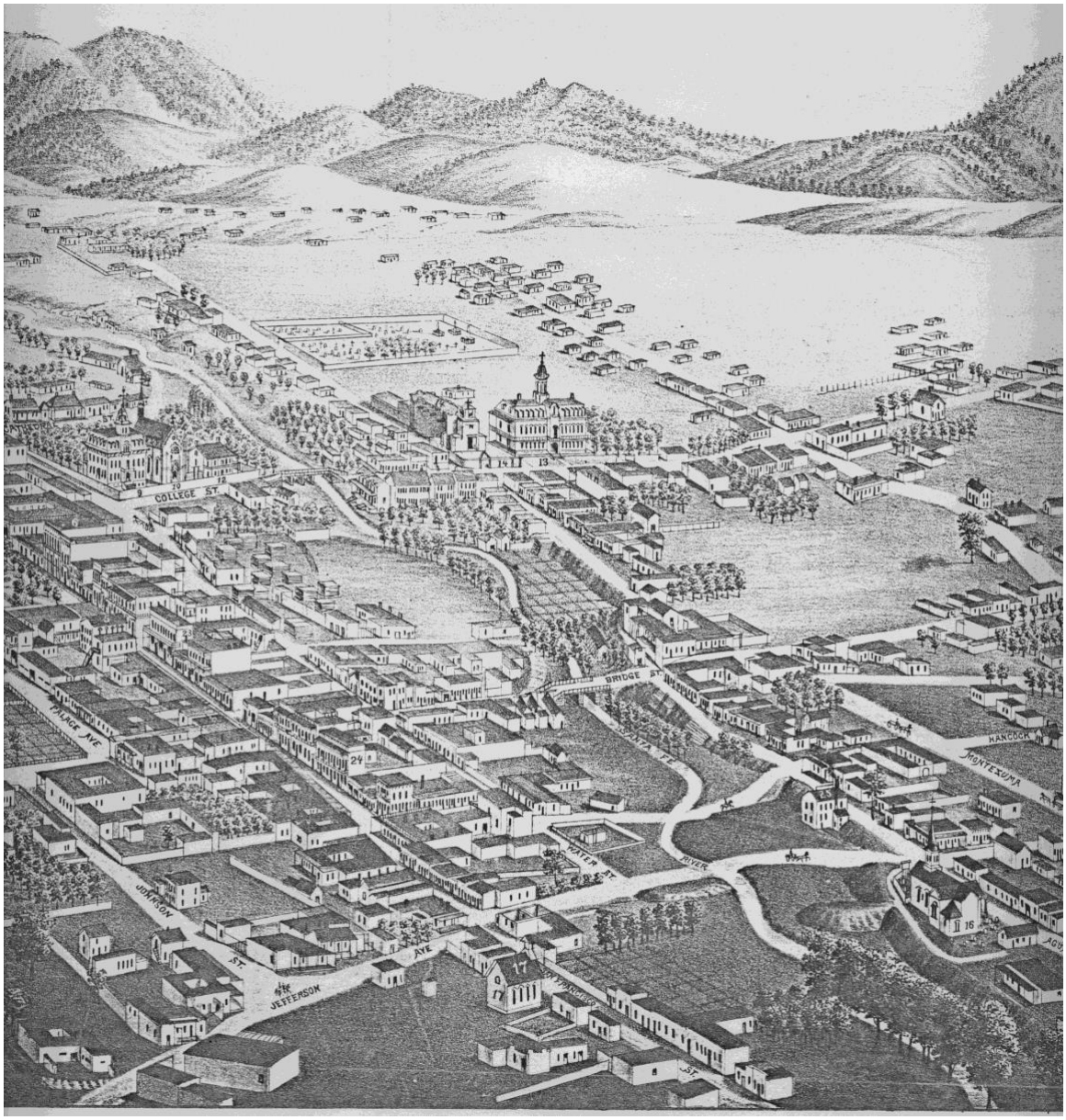


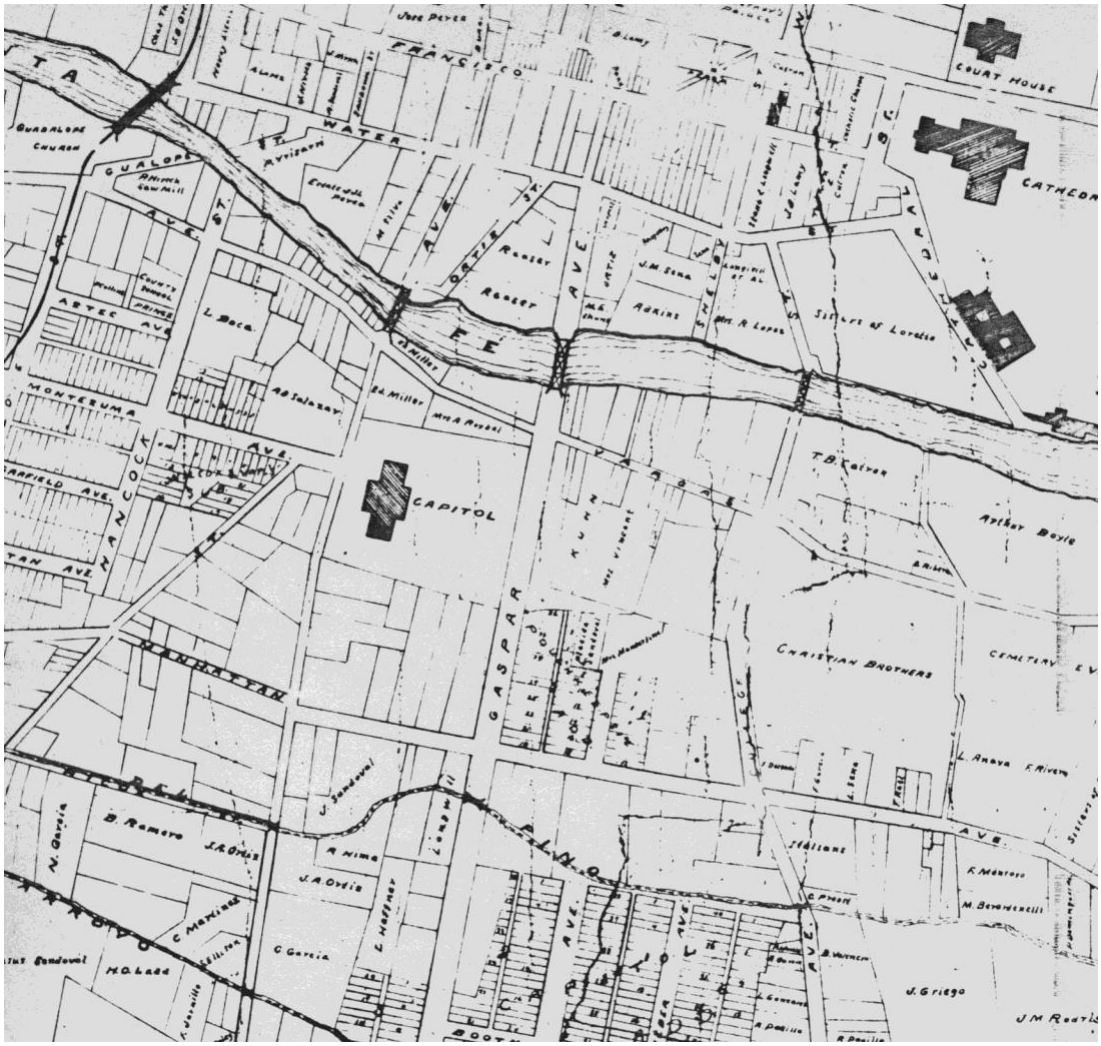
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



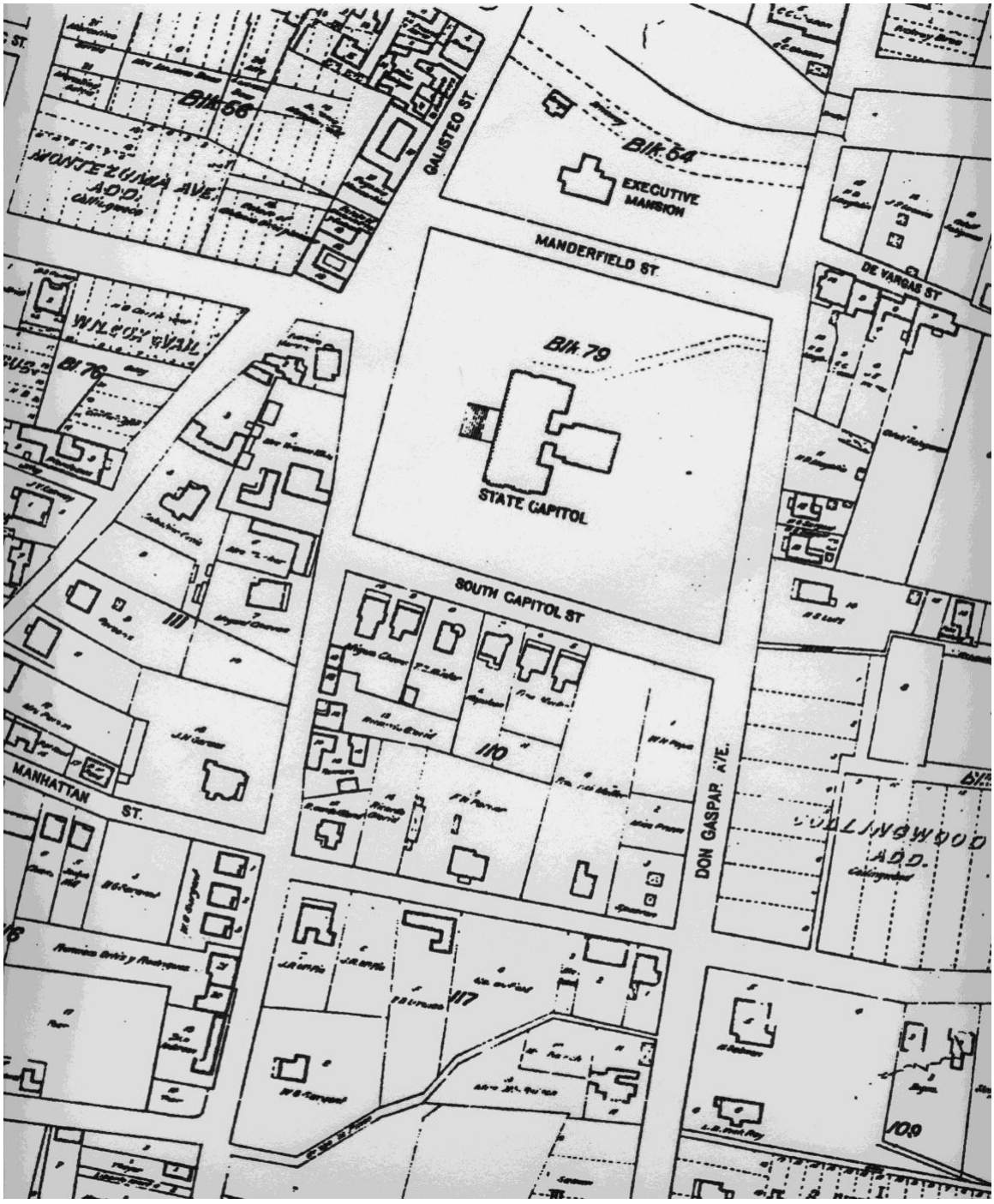
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



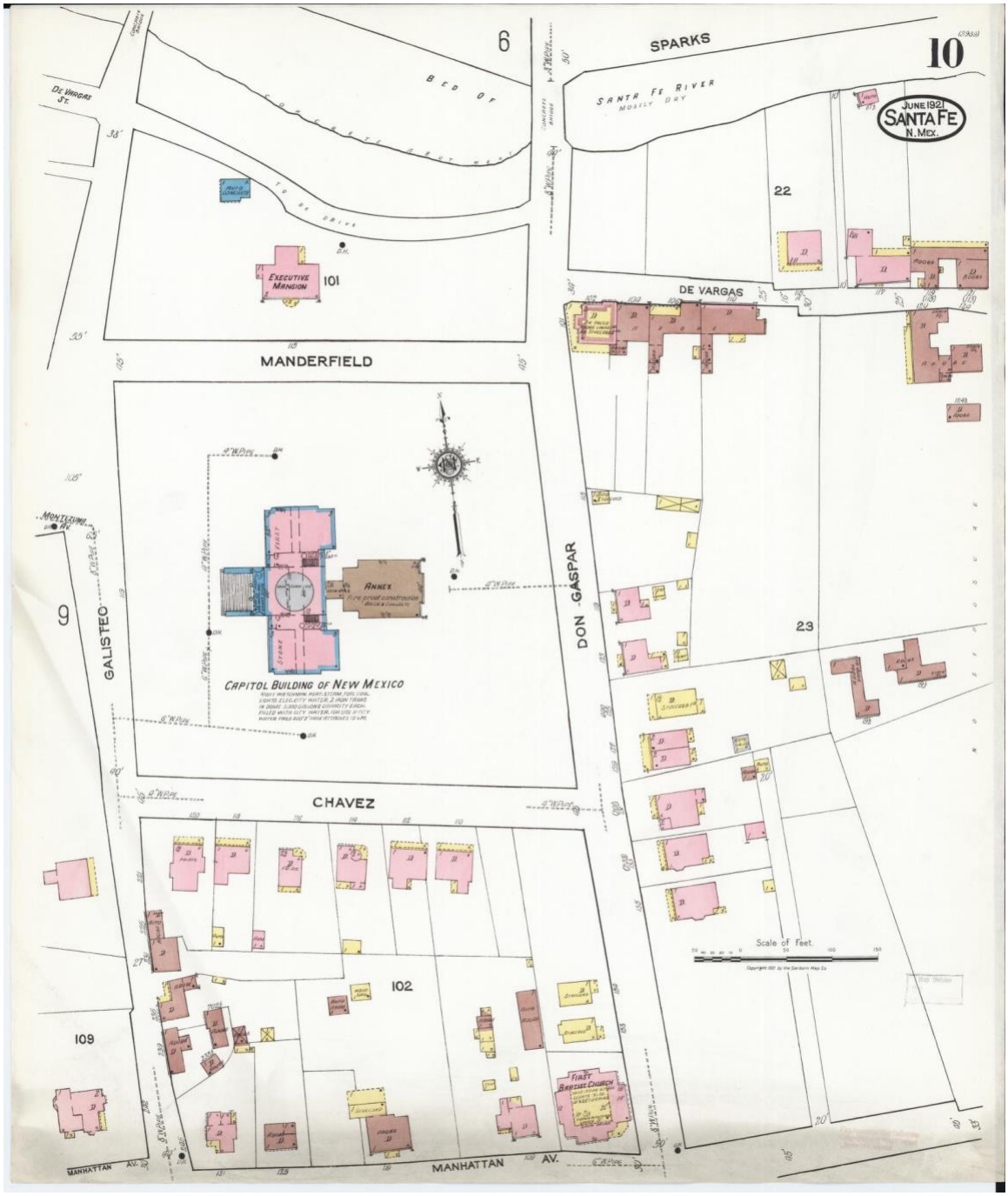
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



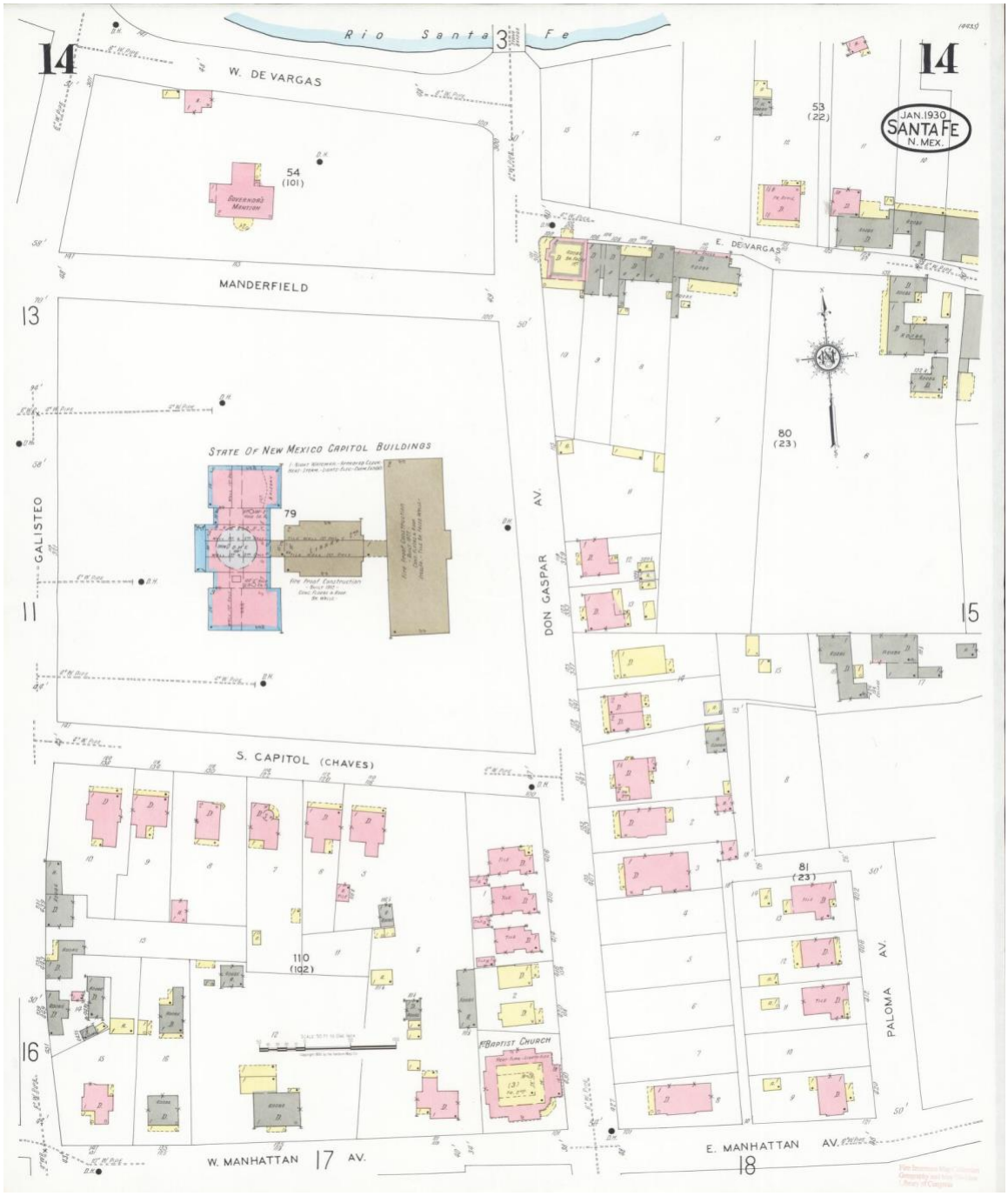
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

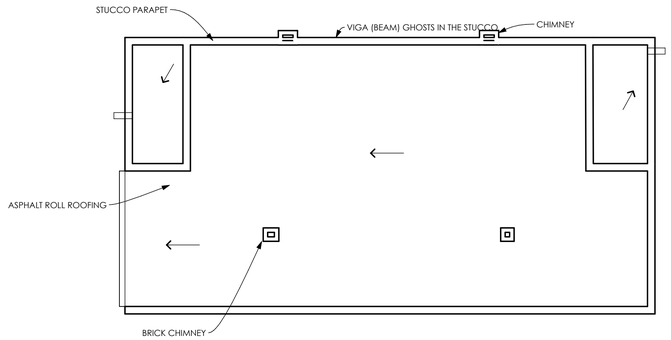


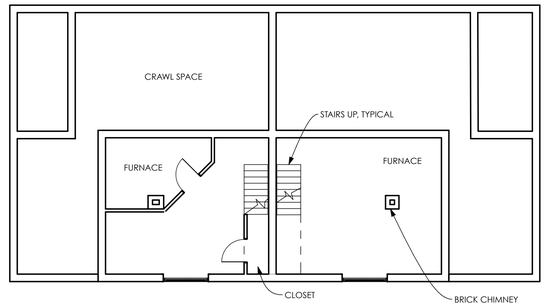
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



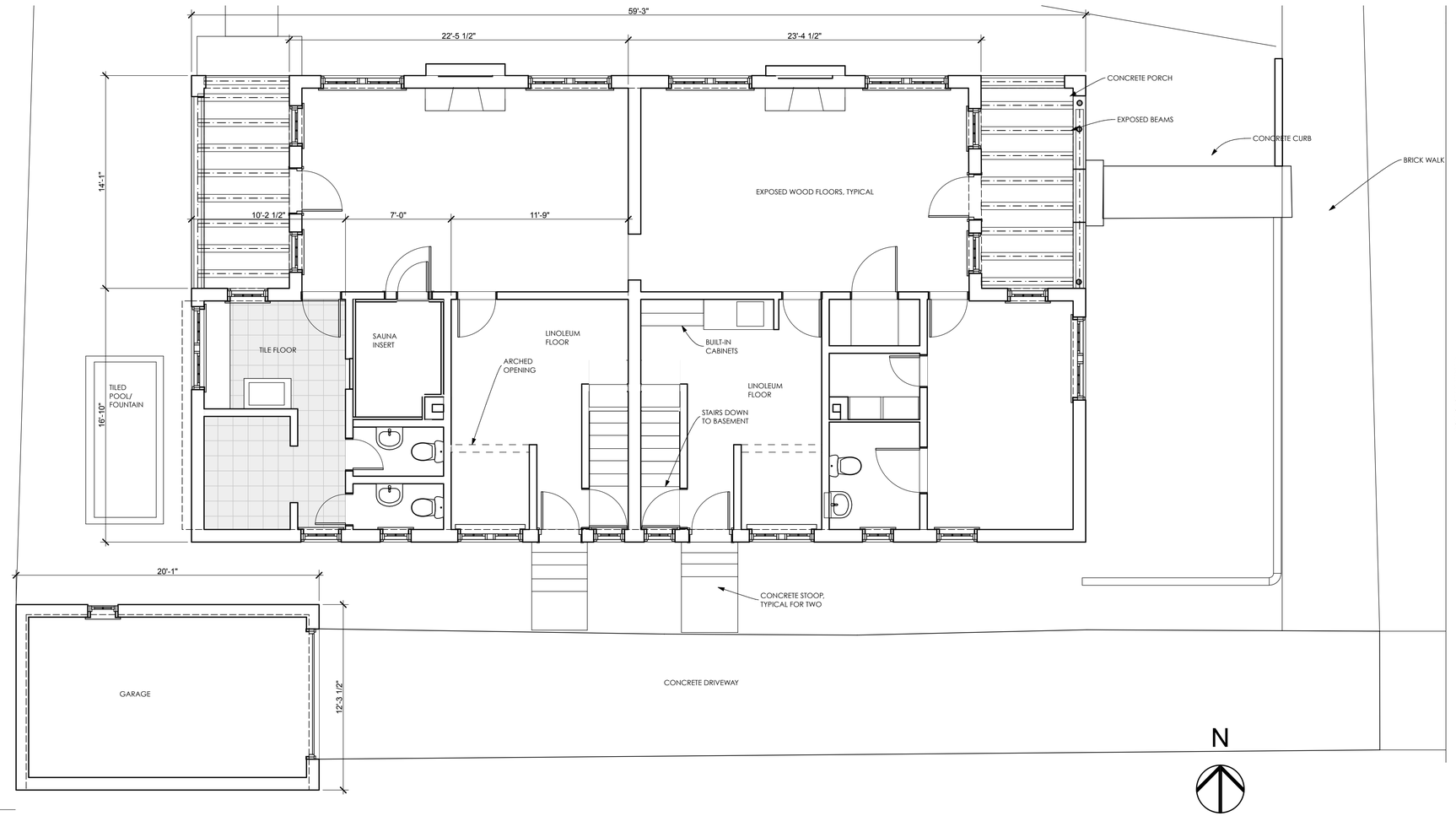
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

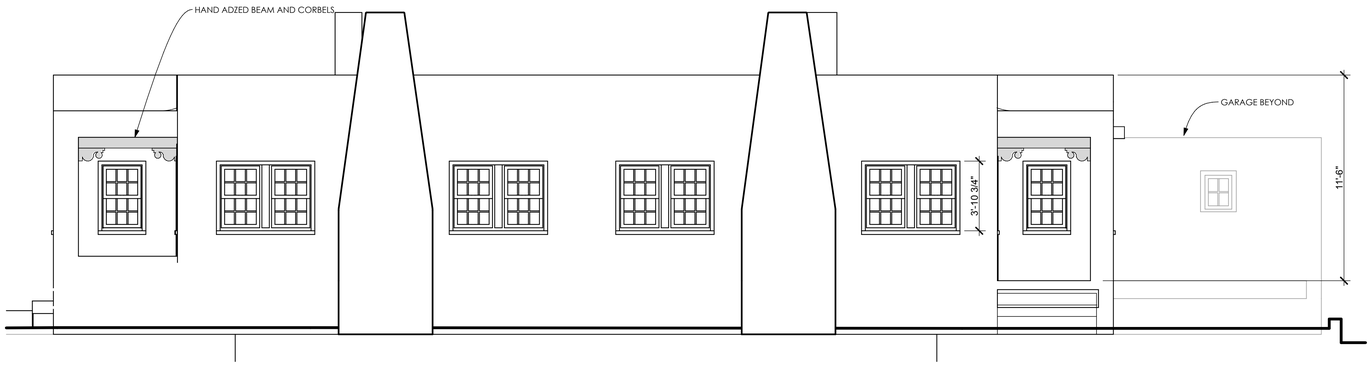
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

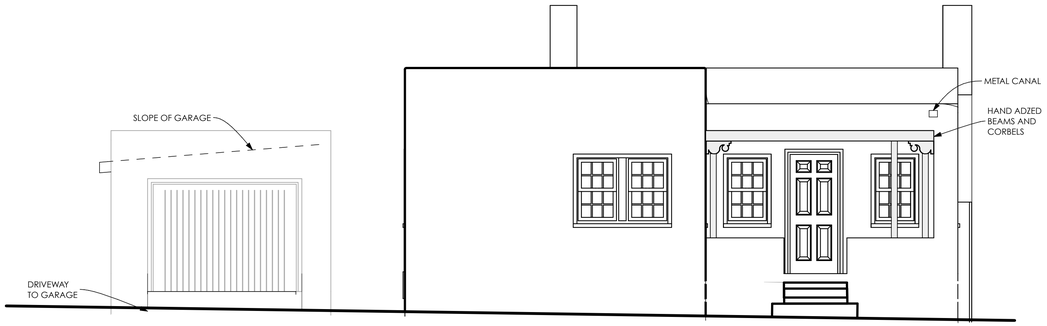
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



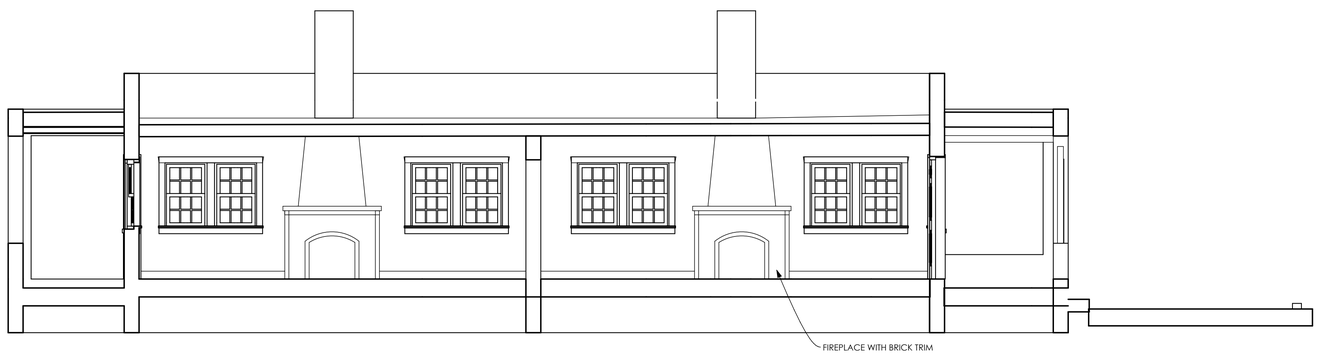
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

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SANTA FE, NEW MEXICO
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1" ACTUAL

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 **Address of Property**: 406 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI # Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 2

Type: ☒One-leaf ☐Two-leaf

Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:

Components: Panels/Lights-Number 6 and configuration 2/4
☐Sidelights - number and configuration ☐Transom

Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe

Depth of Reveal: 5"

Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:
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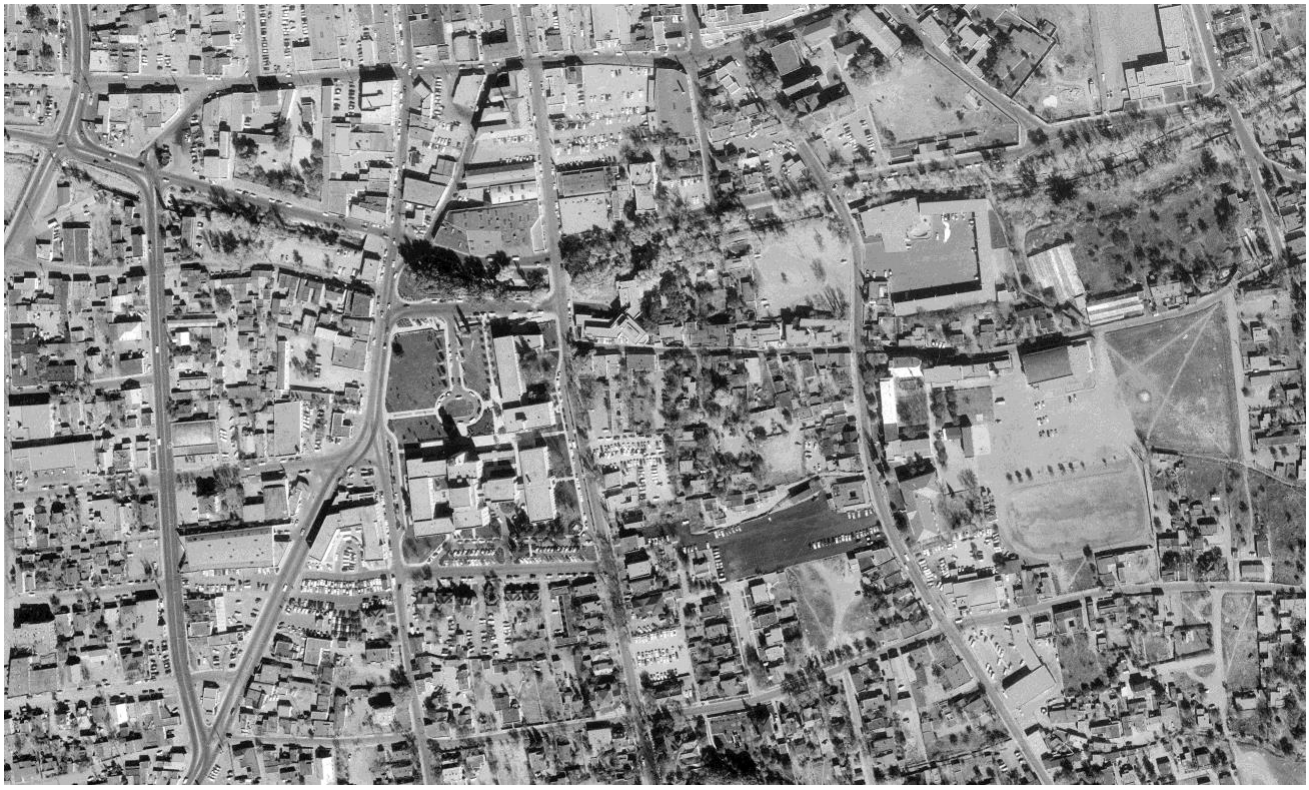

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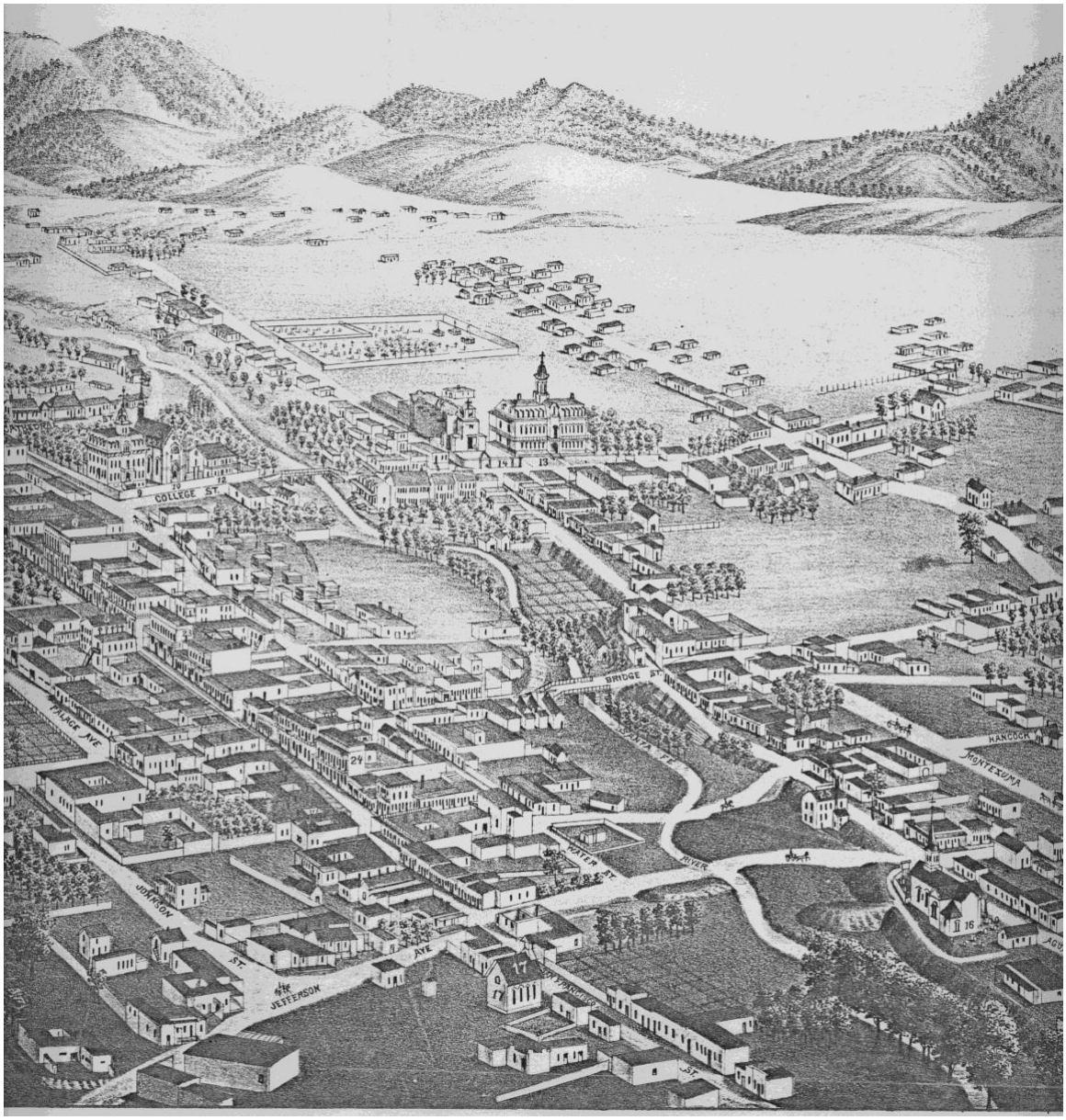

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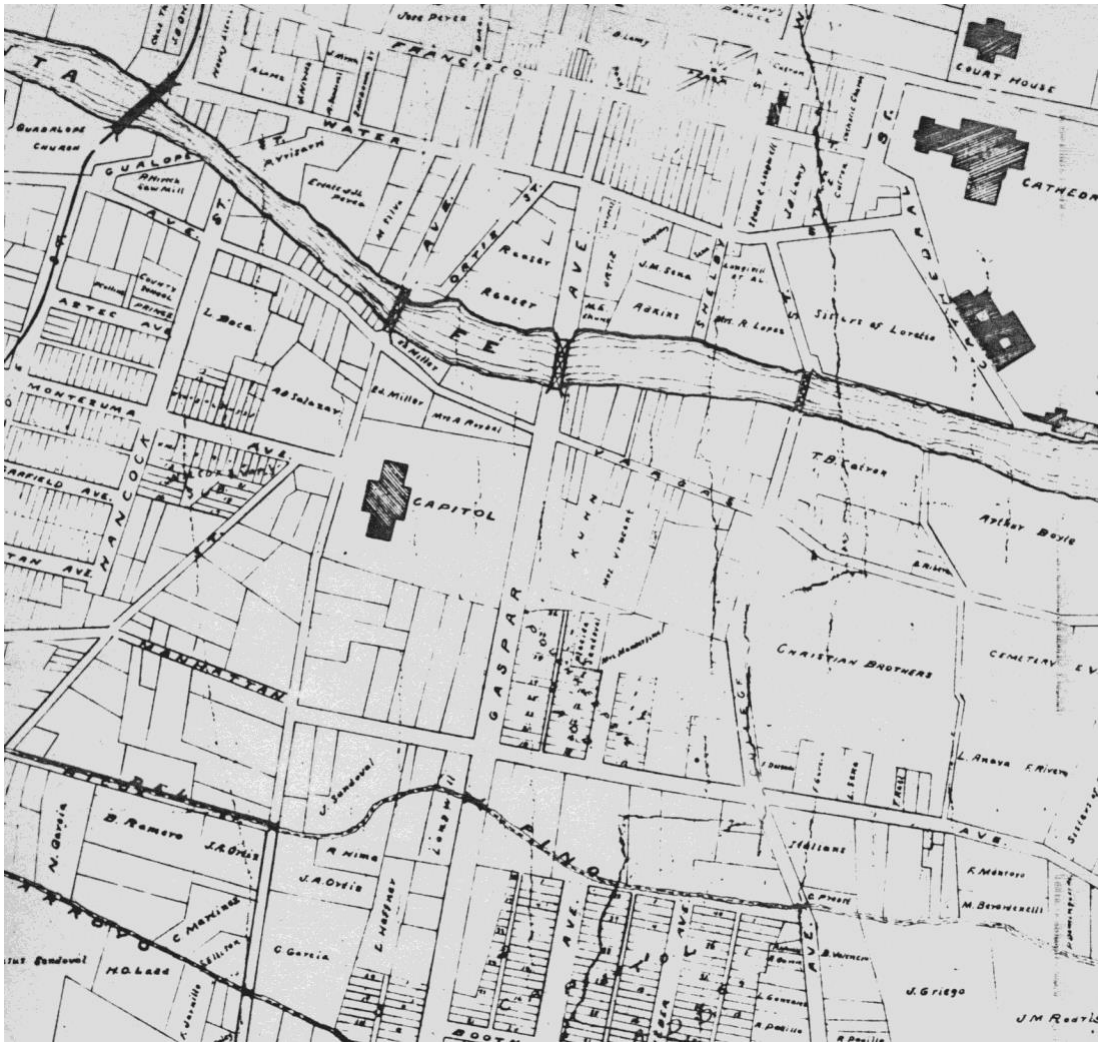

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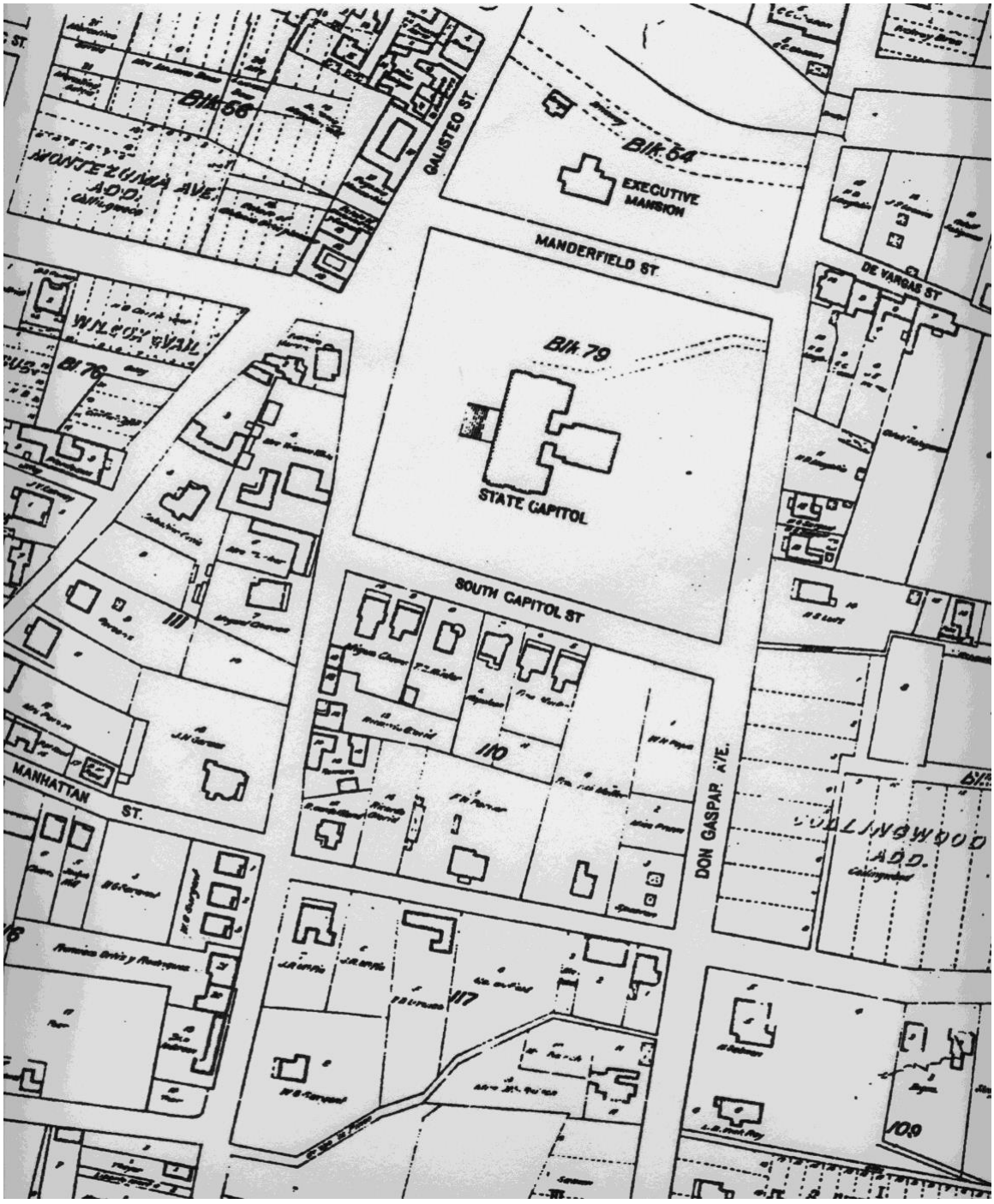

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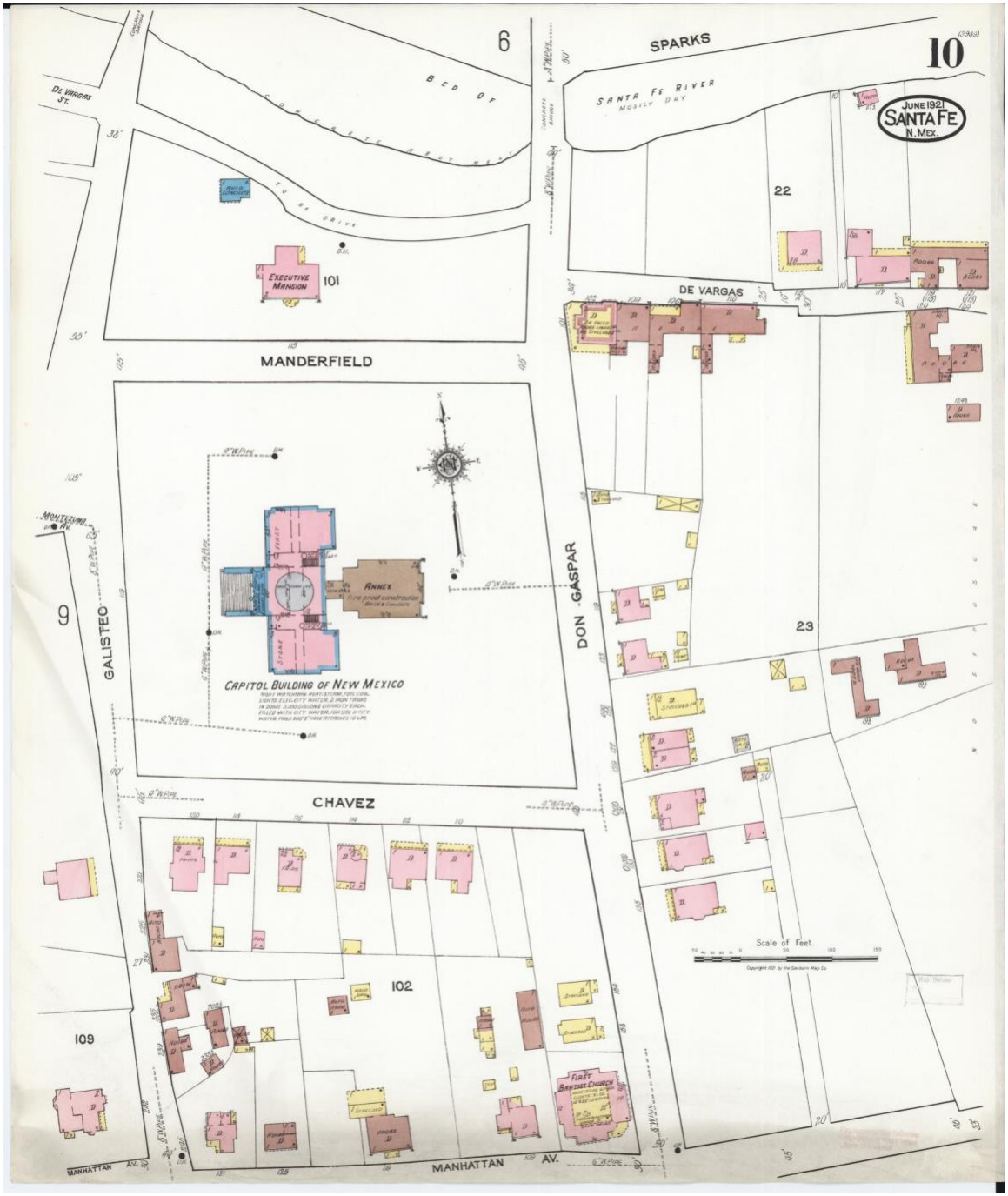

Sanborn Map, 1921

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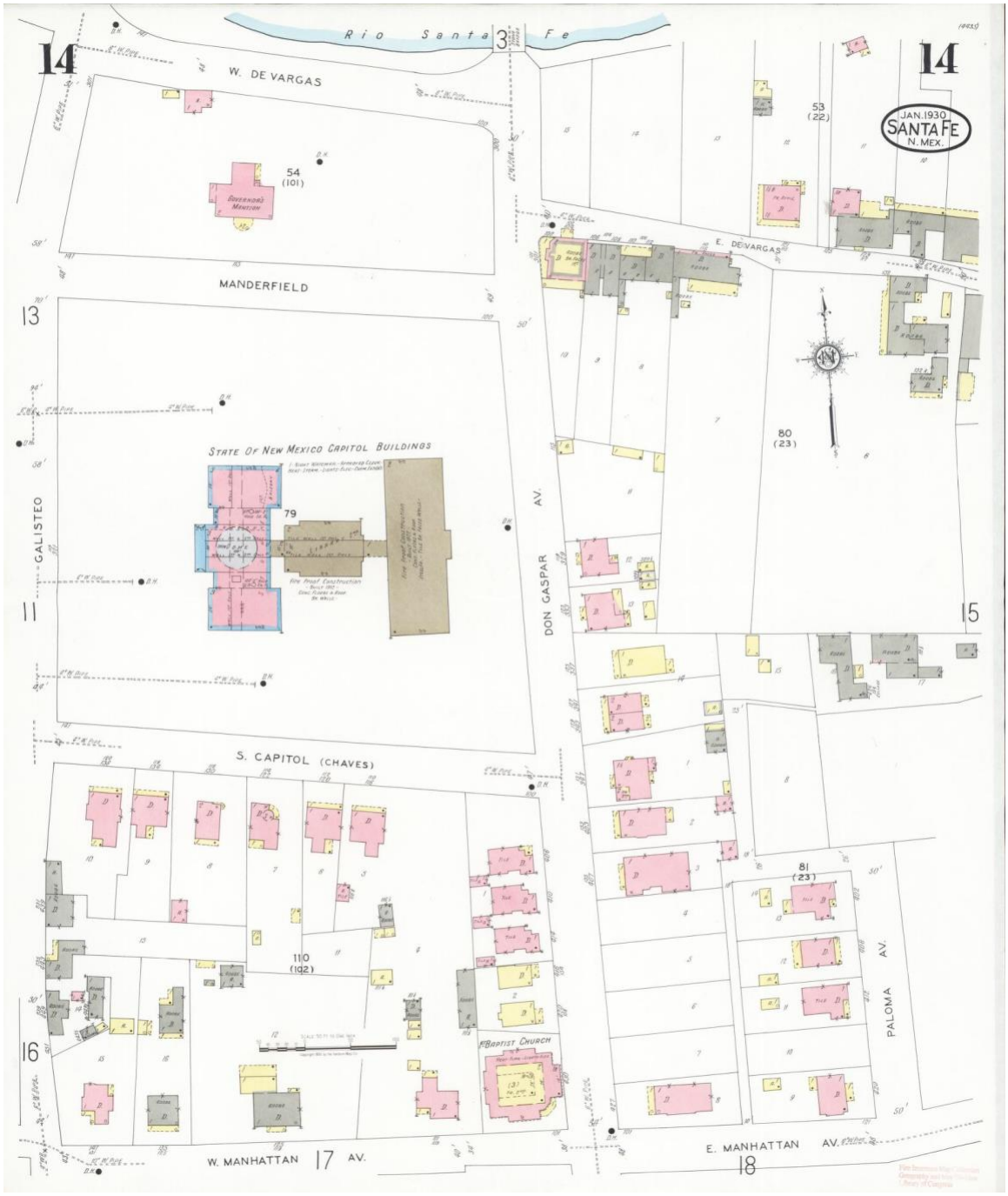
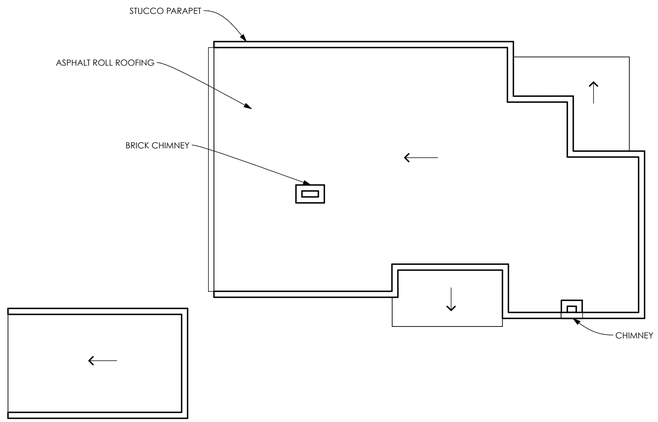
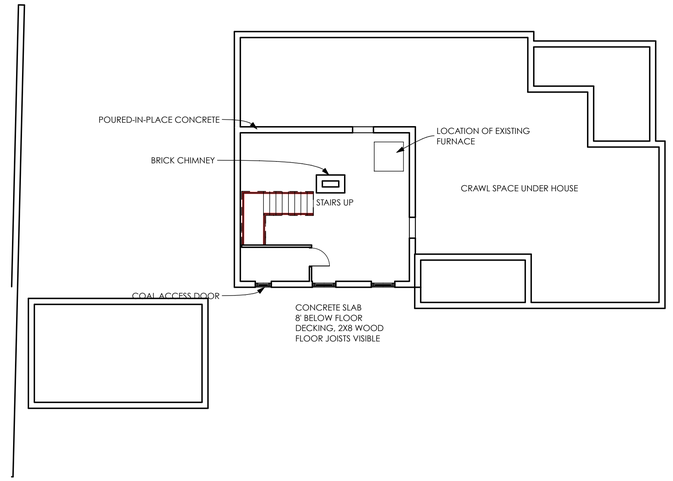


Sanborn map, 1930





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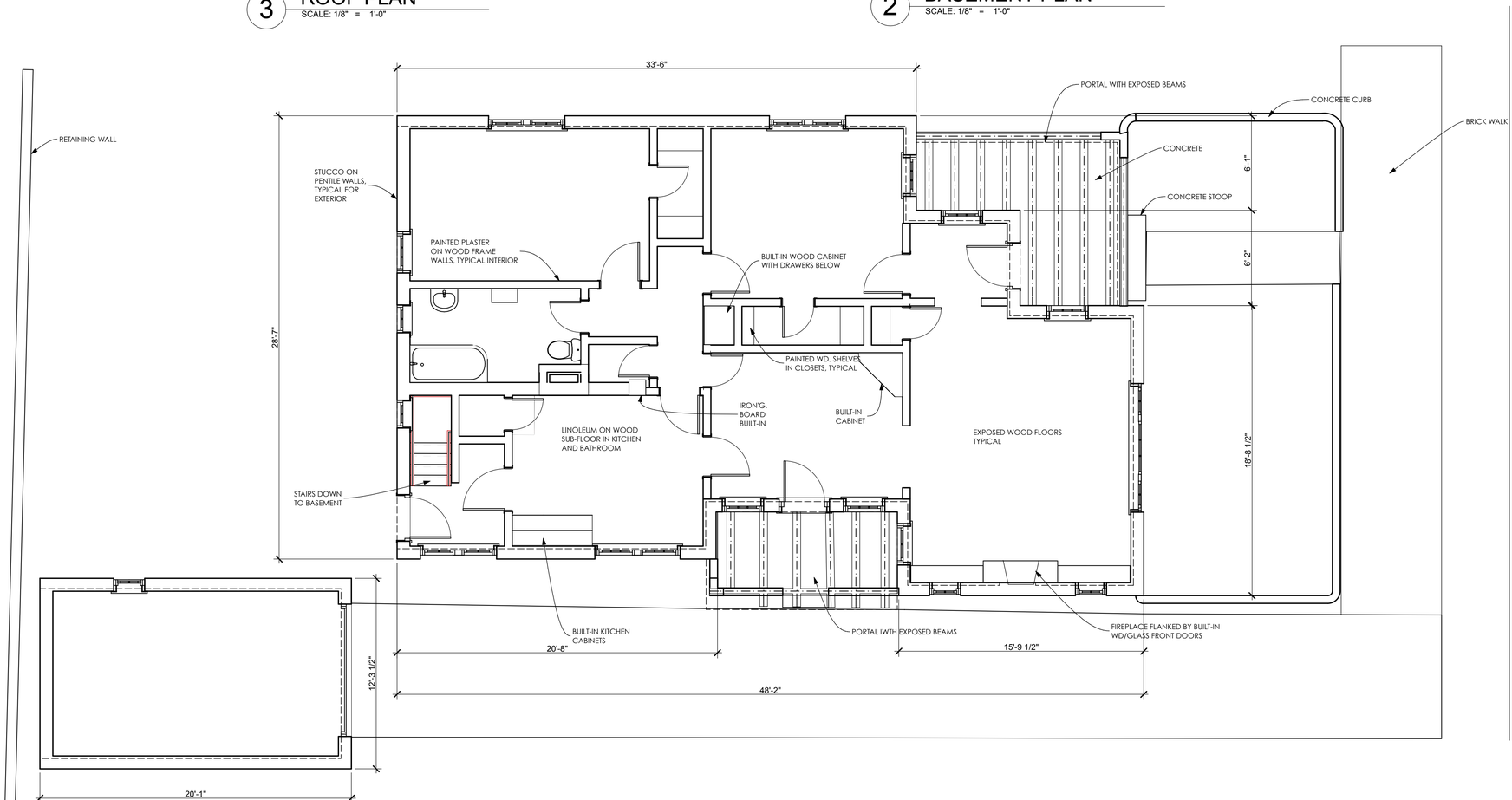

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DON GASPAR AVENUE

N

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HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

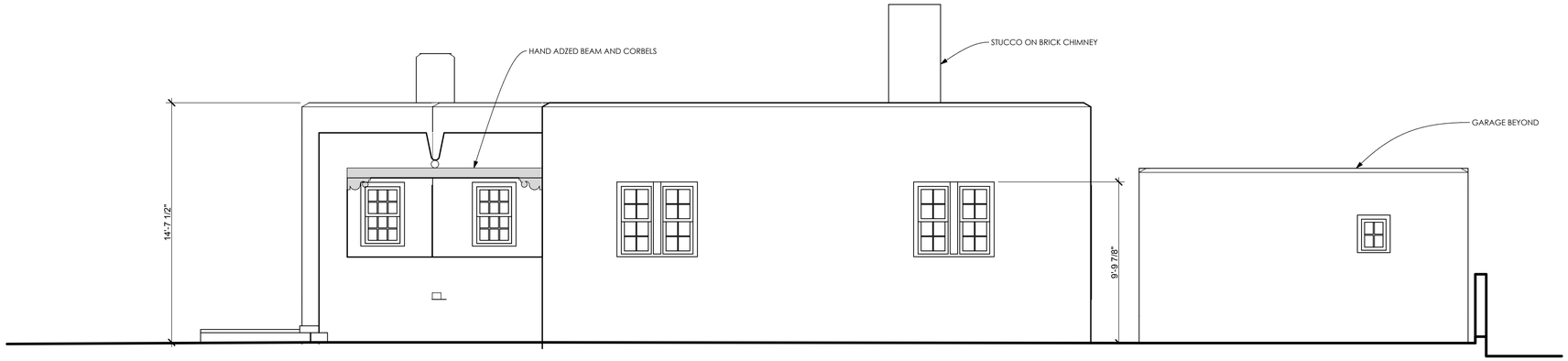
Date: 7/9/12

A 1.1

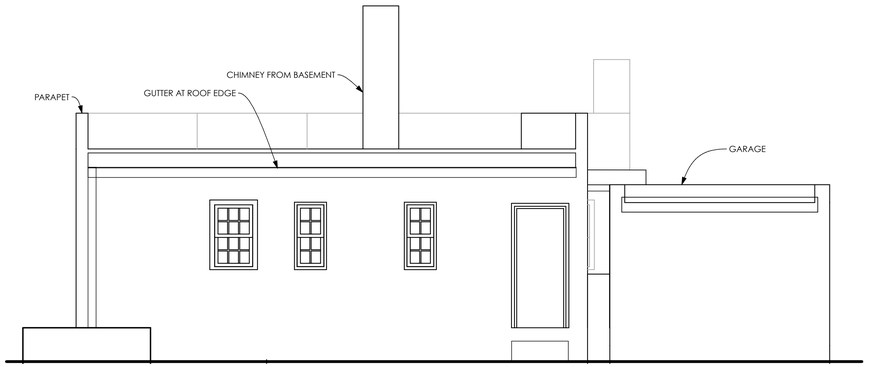
FLOOR PLANS

Plotted On: 7/9/12

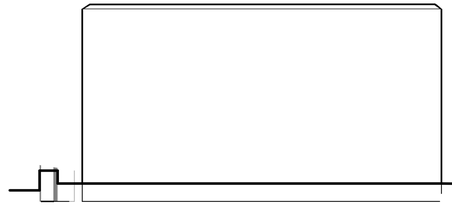
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



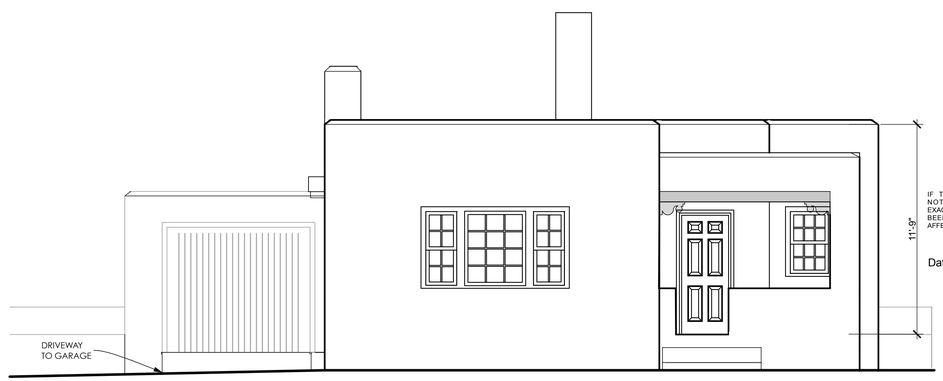
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/FINAL 406 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53814 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☐ Yes ☒ No
Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:
National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53814 **Address of Property**:410 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3						
Type: ☒One-leaf ☐Two-leaf						
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:						
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom						
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe						
Depth of Reveal: 5"						
Notes:						

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes: TERRITORIAL REVIVAL TRIM				

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE **Are associated properties eligible for listing**?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



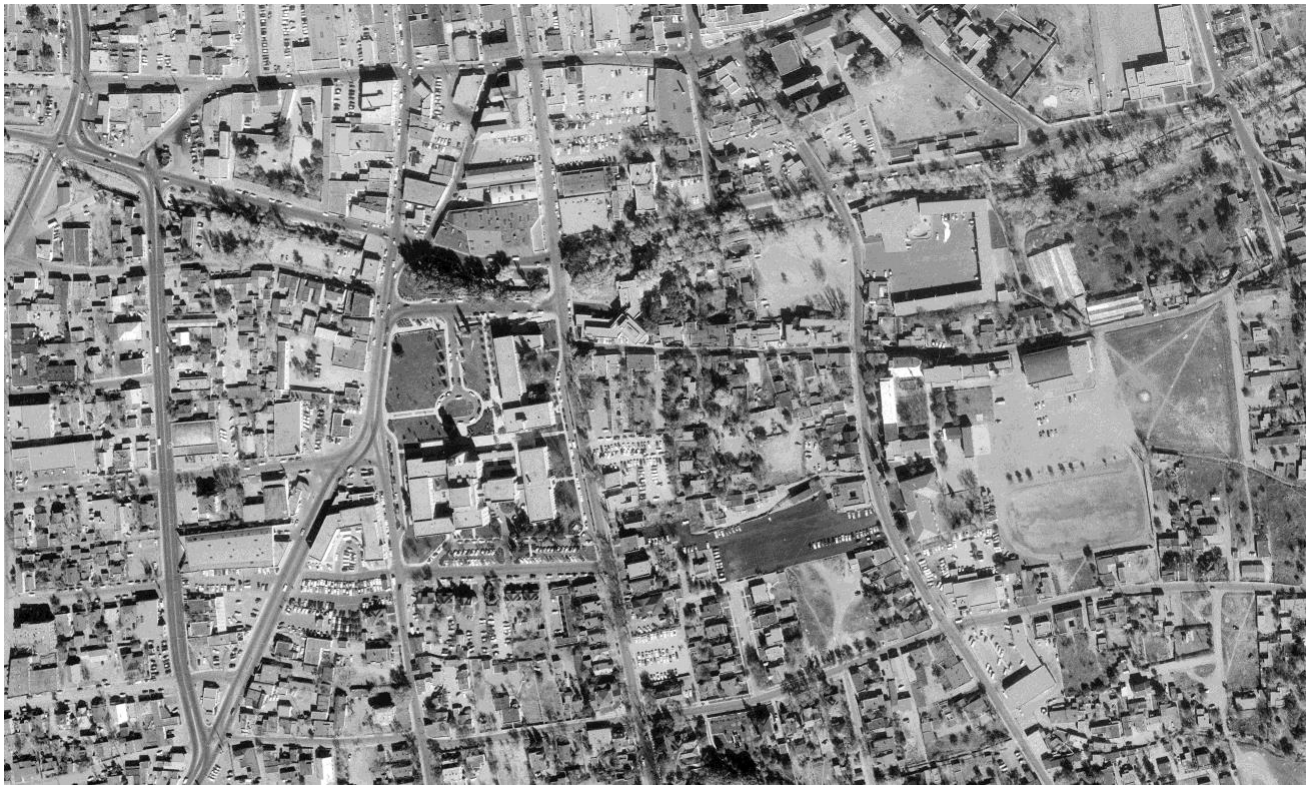
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



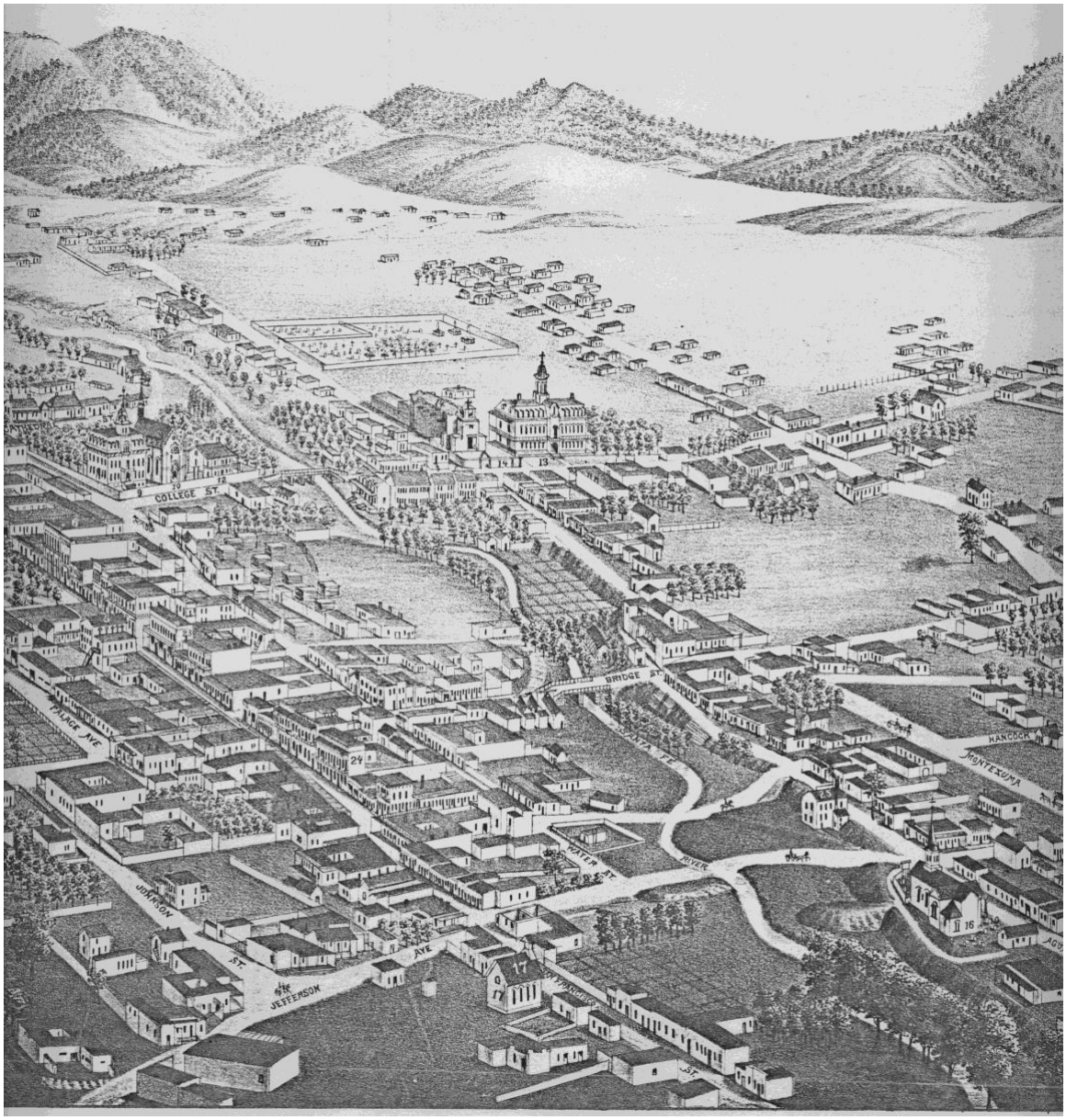
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



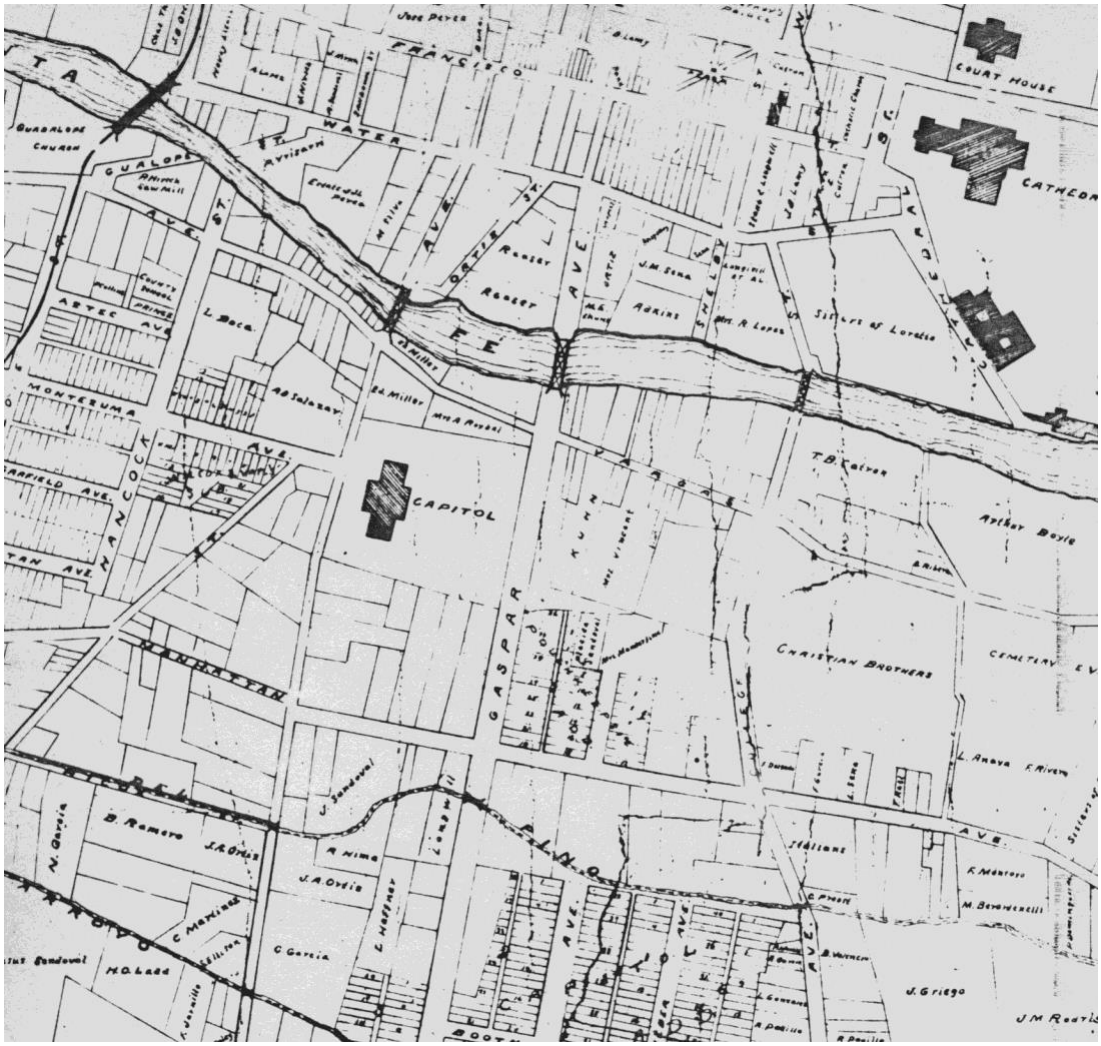
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



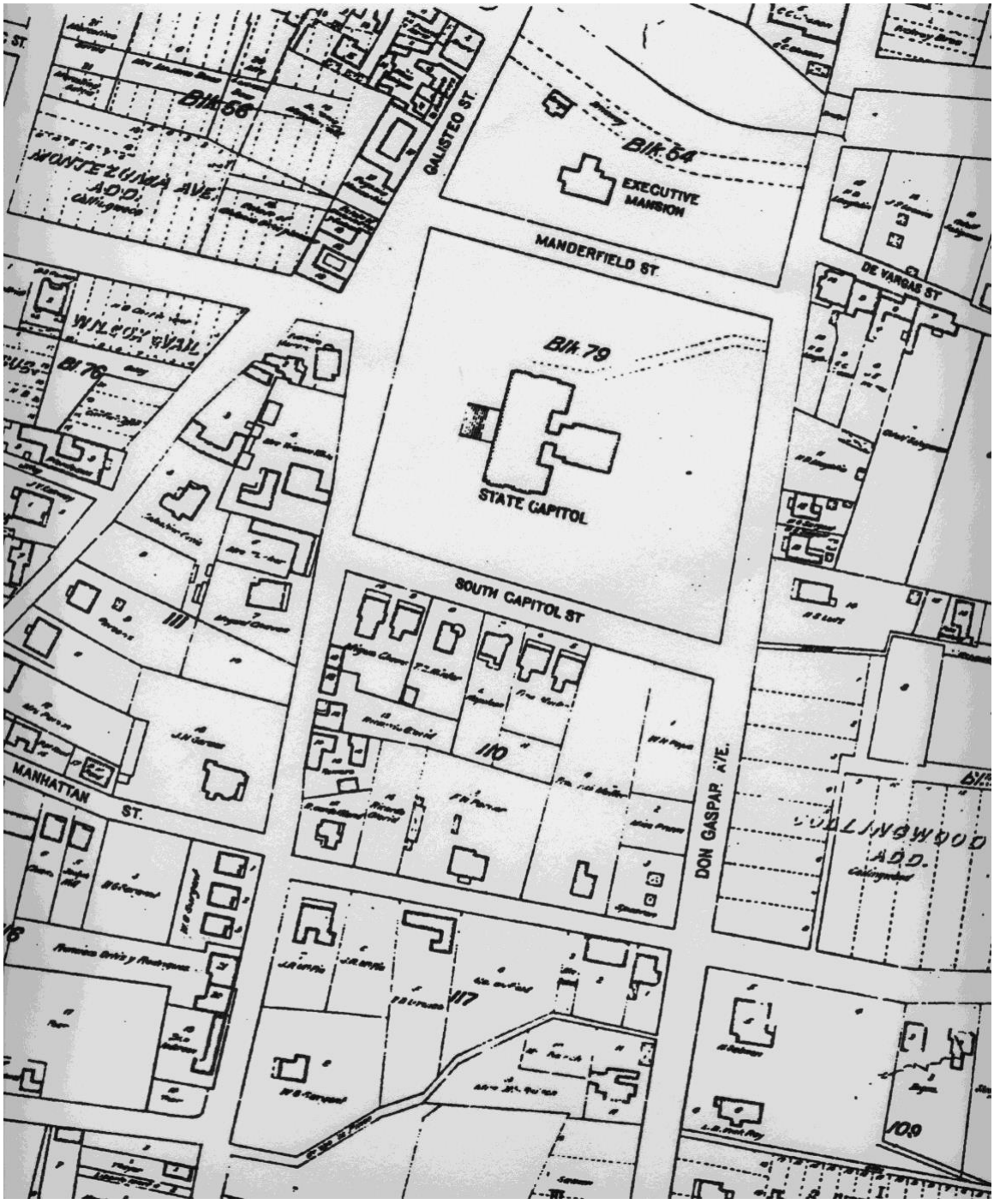
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



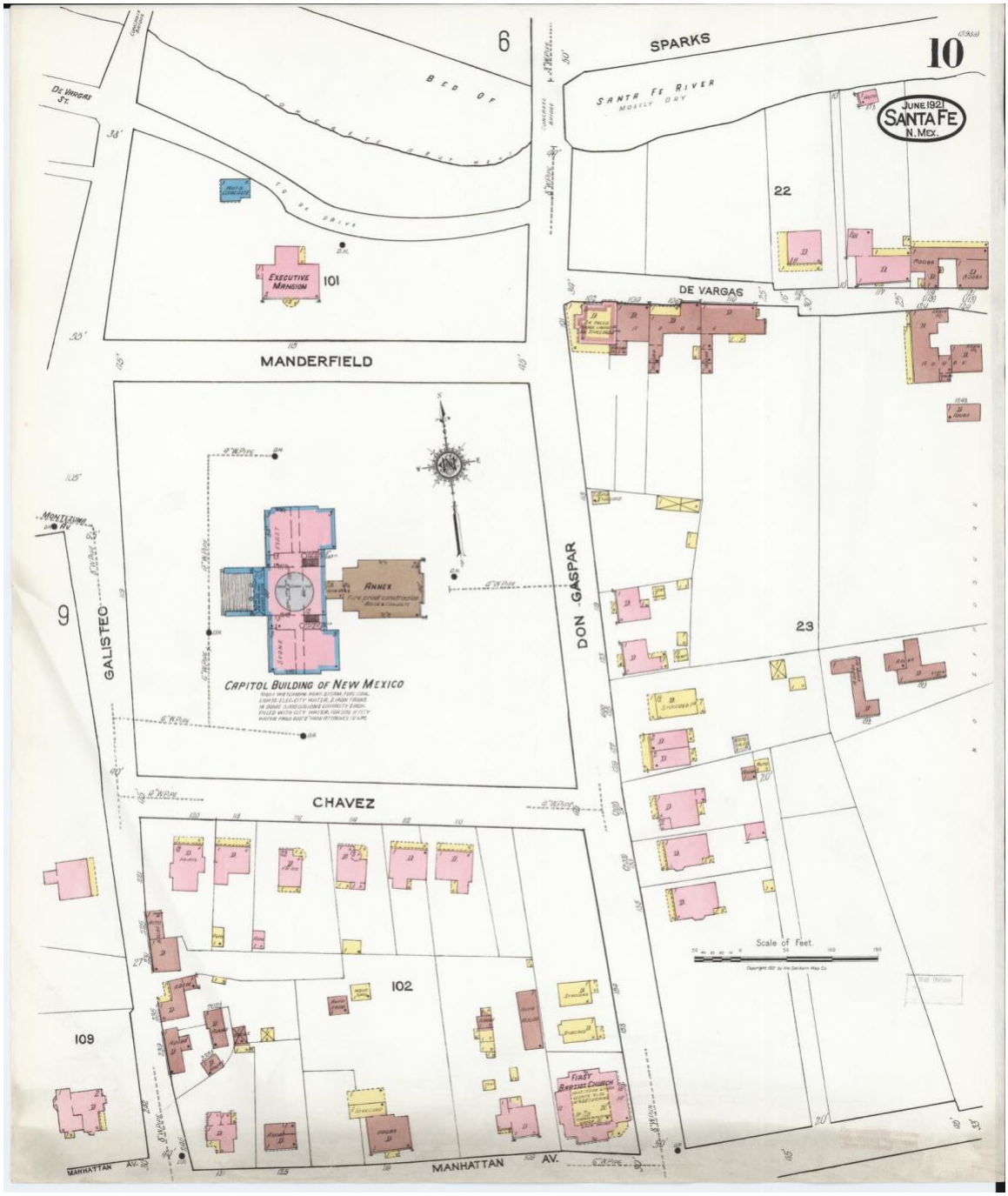
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



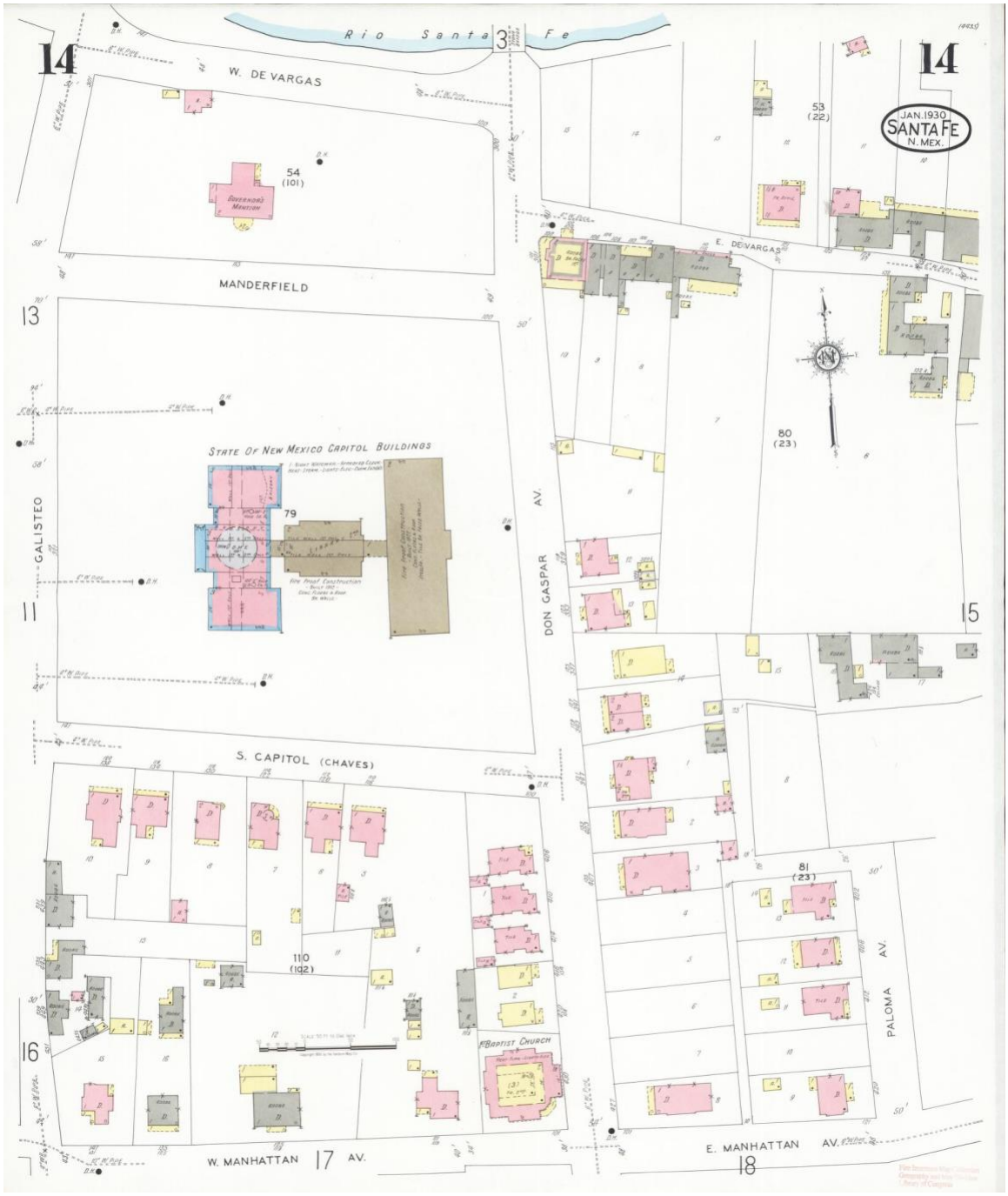
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

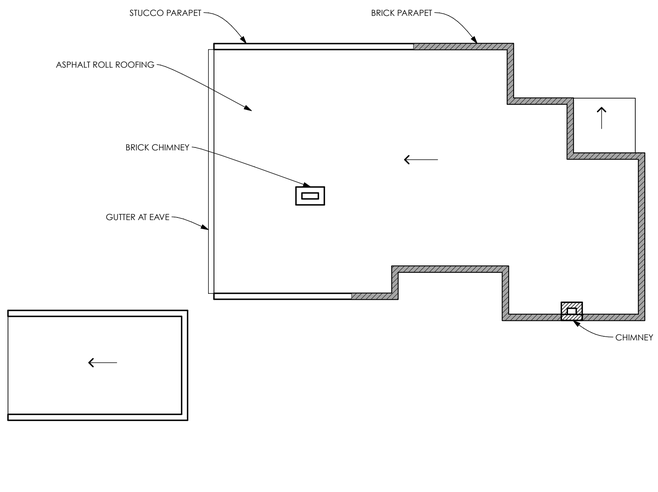


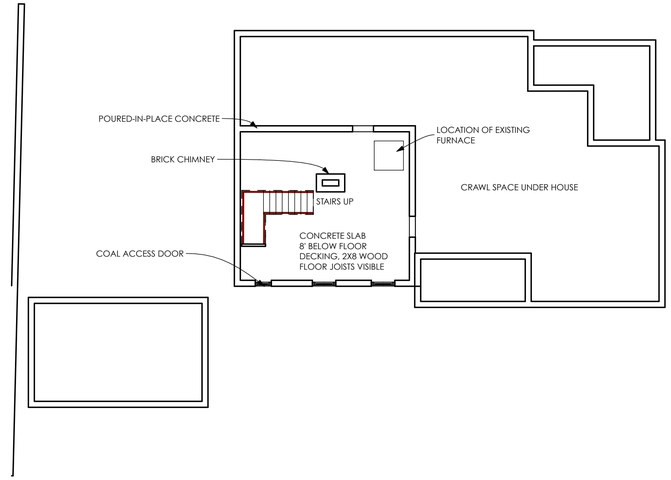
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



Sanborn map, 1930



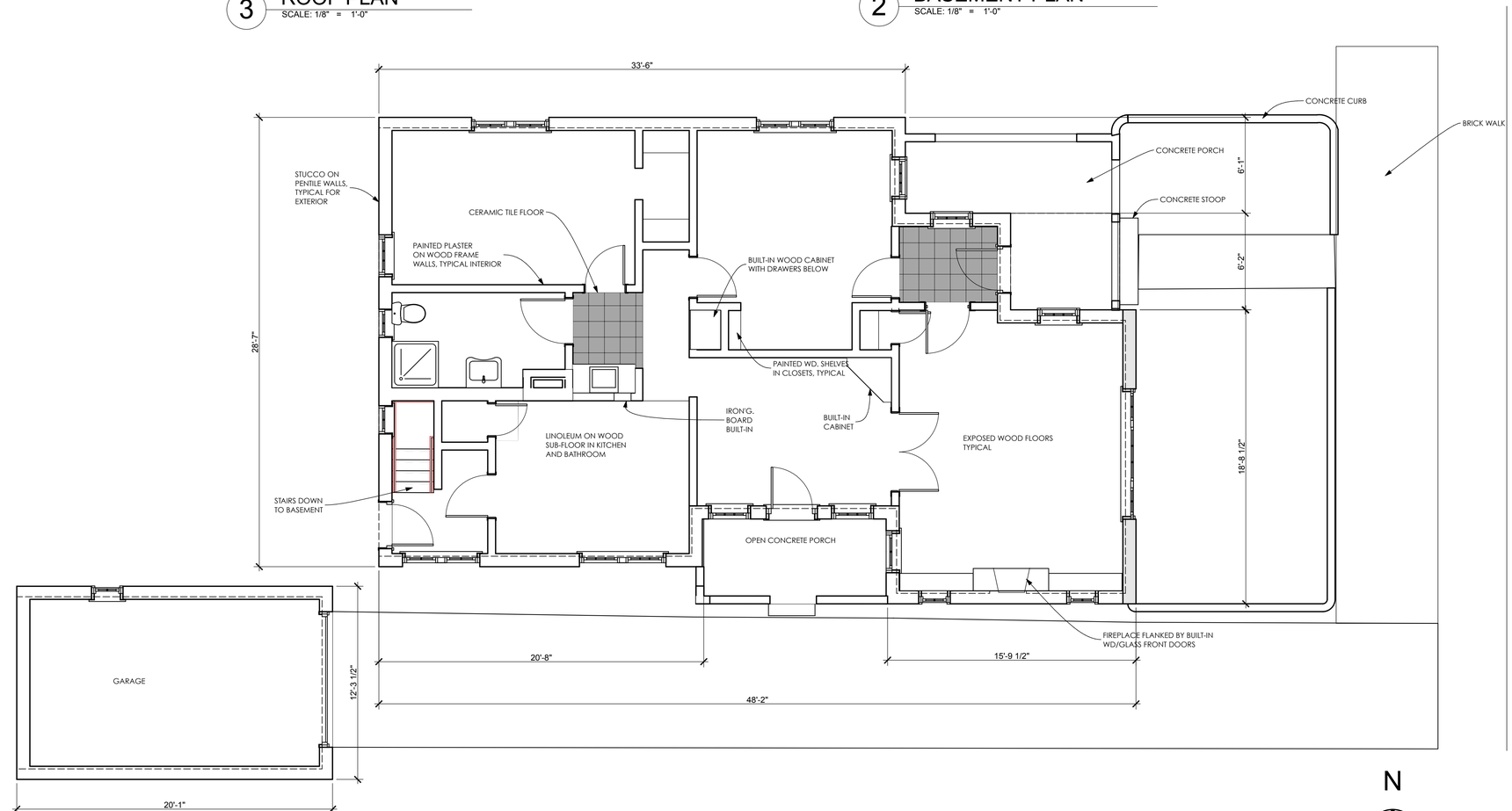


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



DON GASPAR AVENUE

N

1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

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505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE. SANTA FE, NEW MEXICO

HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

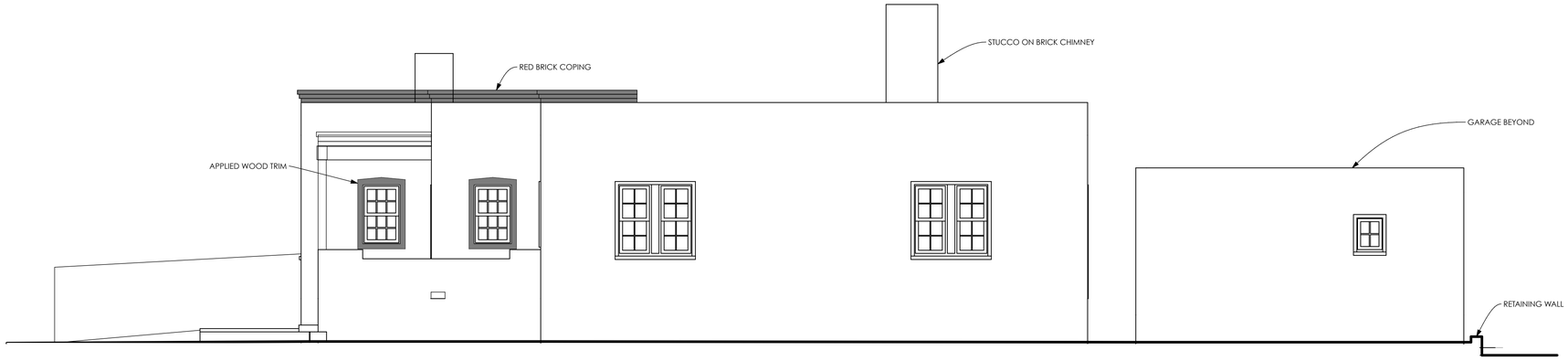
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/r410 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
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5 SECTION
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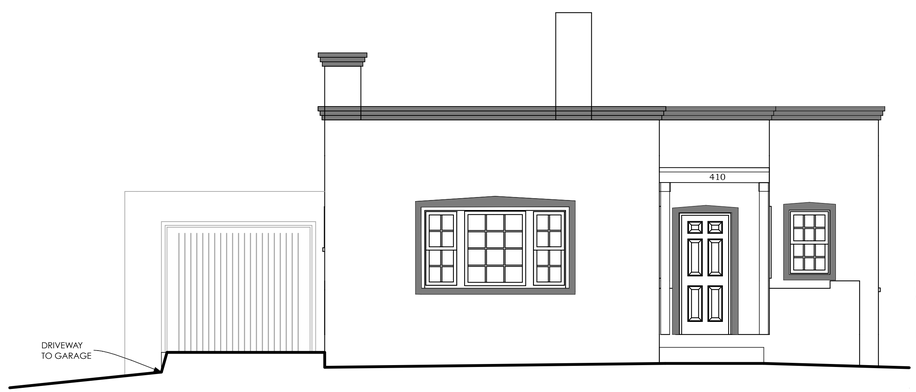

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
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Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

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CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
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ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53815 **Address of Property**: 414 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
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☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
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☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 **Address of Property**:414 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
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☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



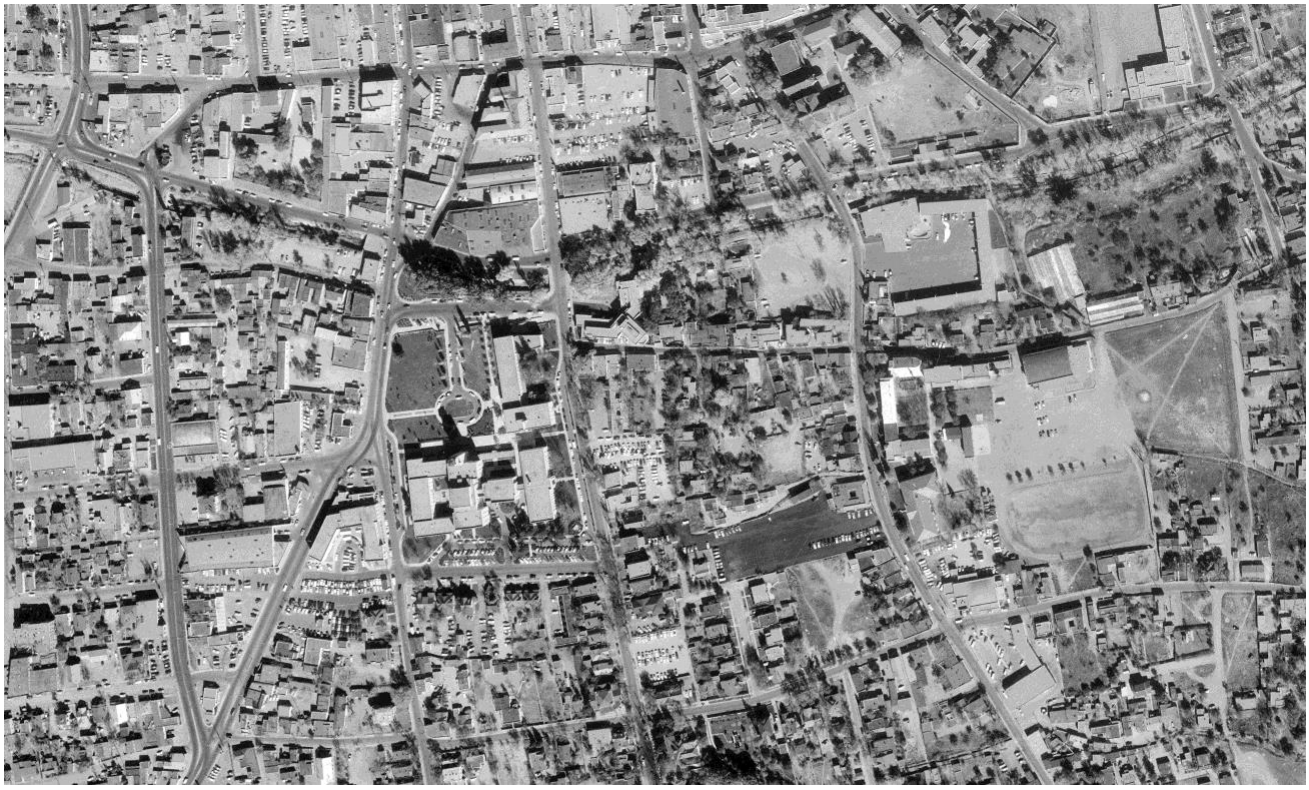
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



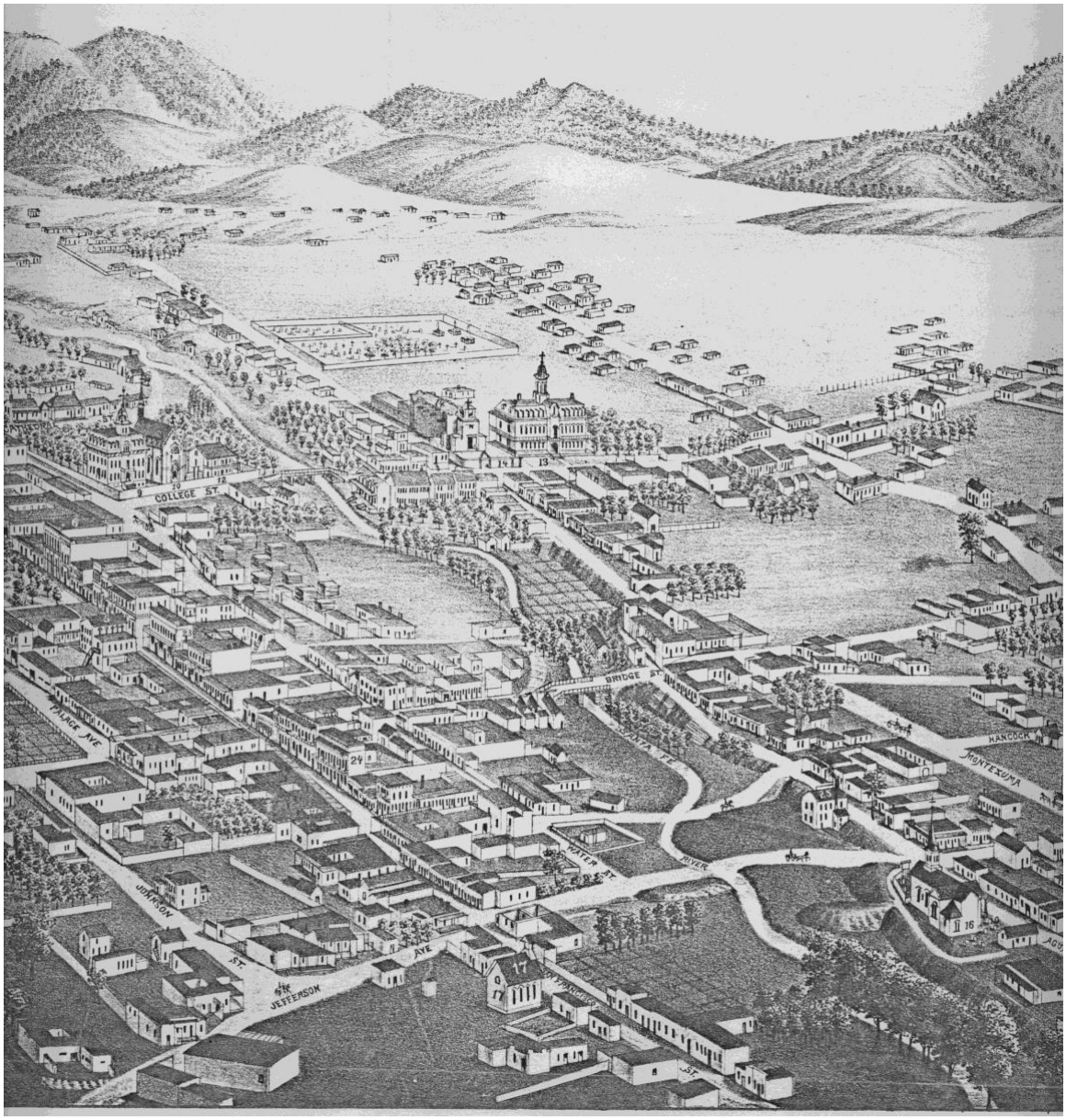
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



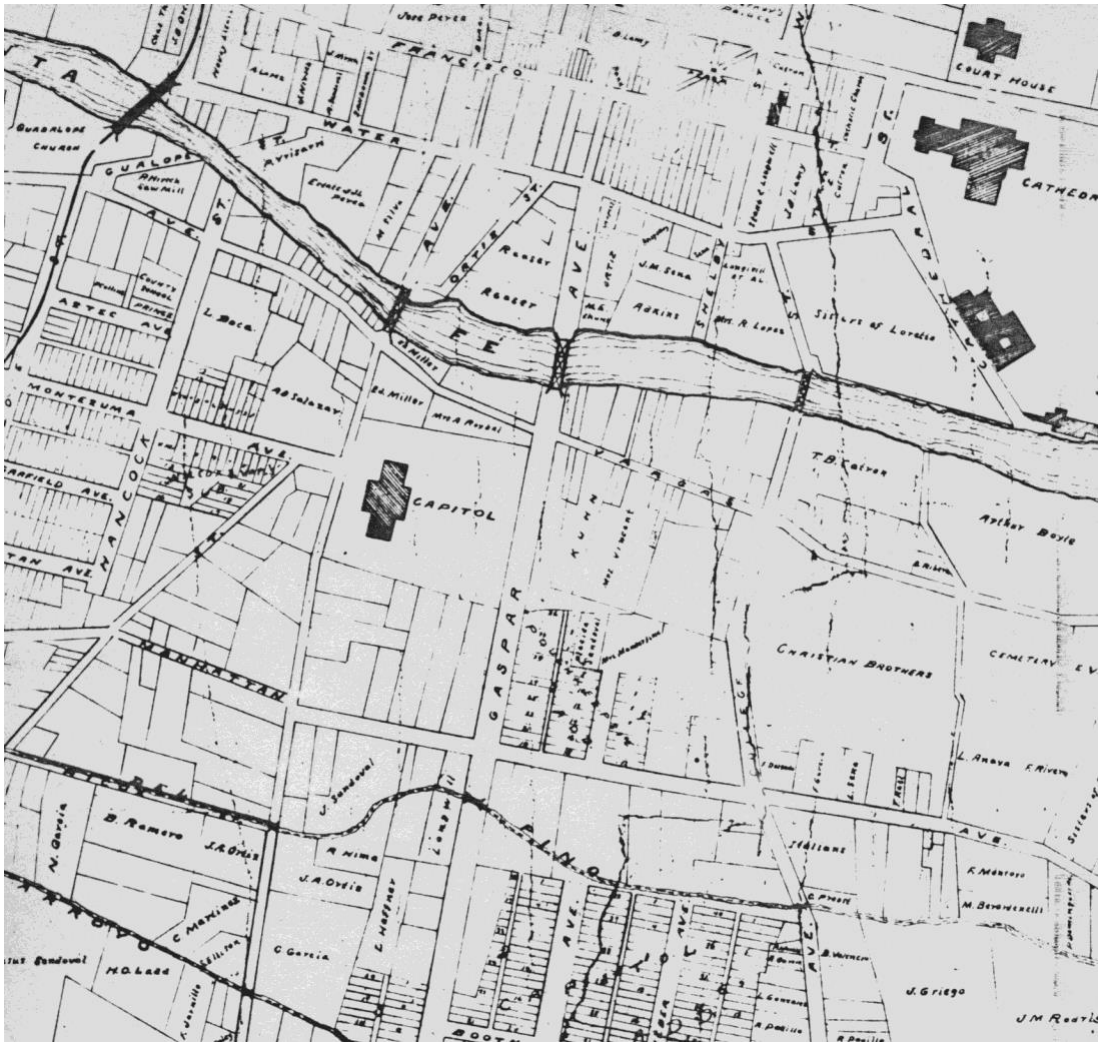
1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

AERIAL PHOTOGRAPHS AND MAPS



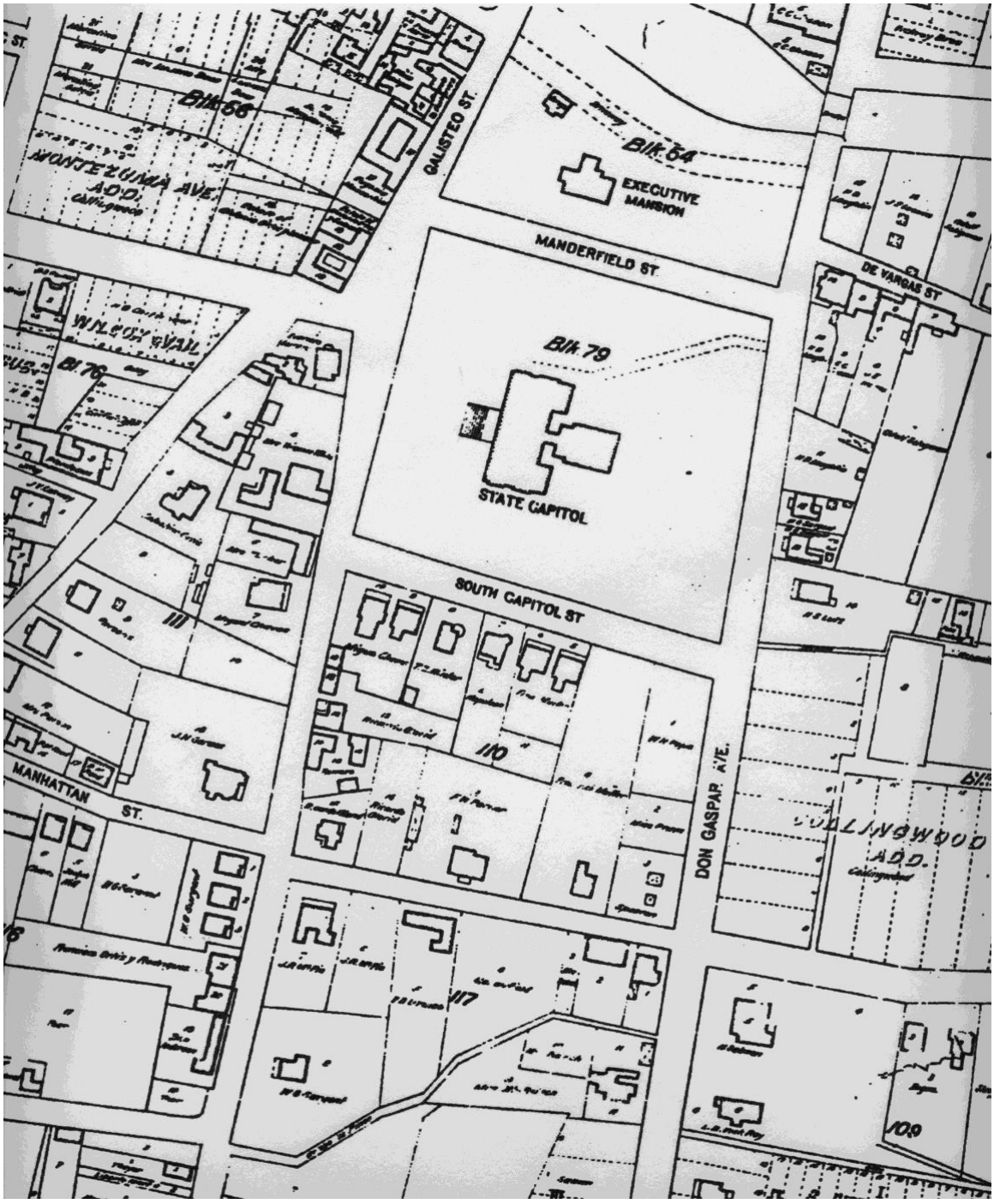
1885-86 HARTMANN

AERIAL PHOTOGRAPHS AND MAPS



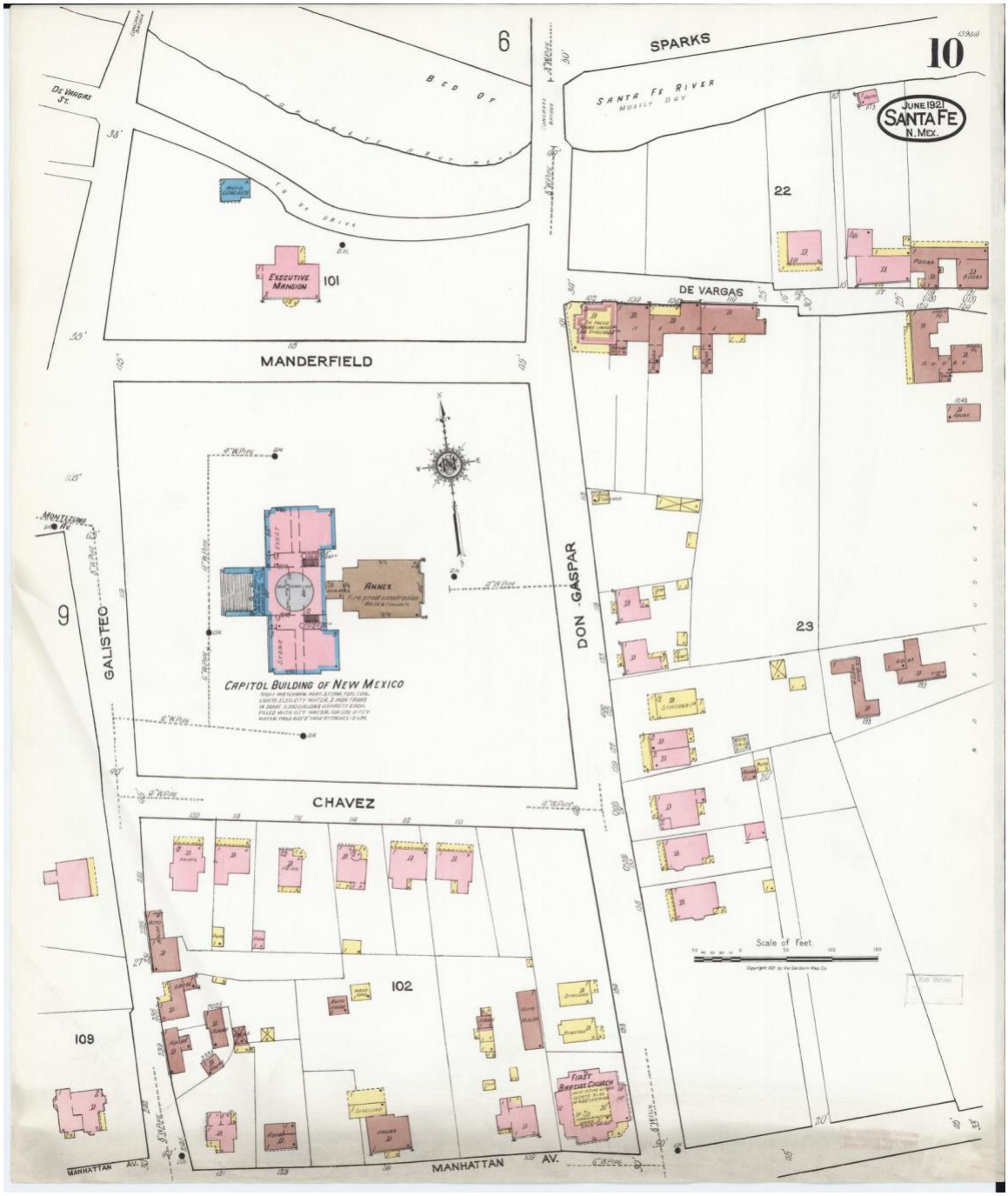
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



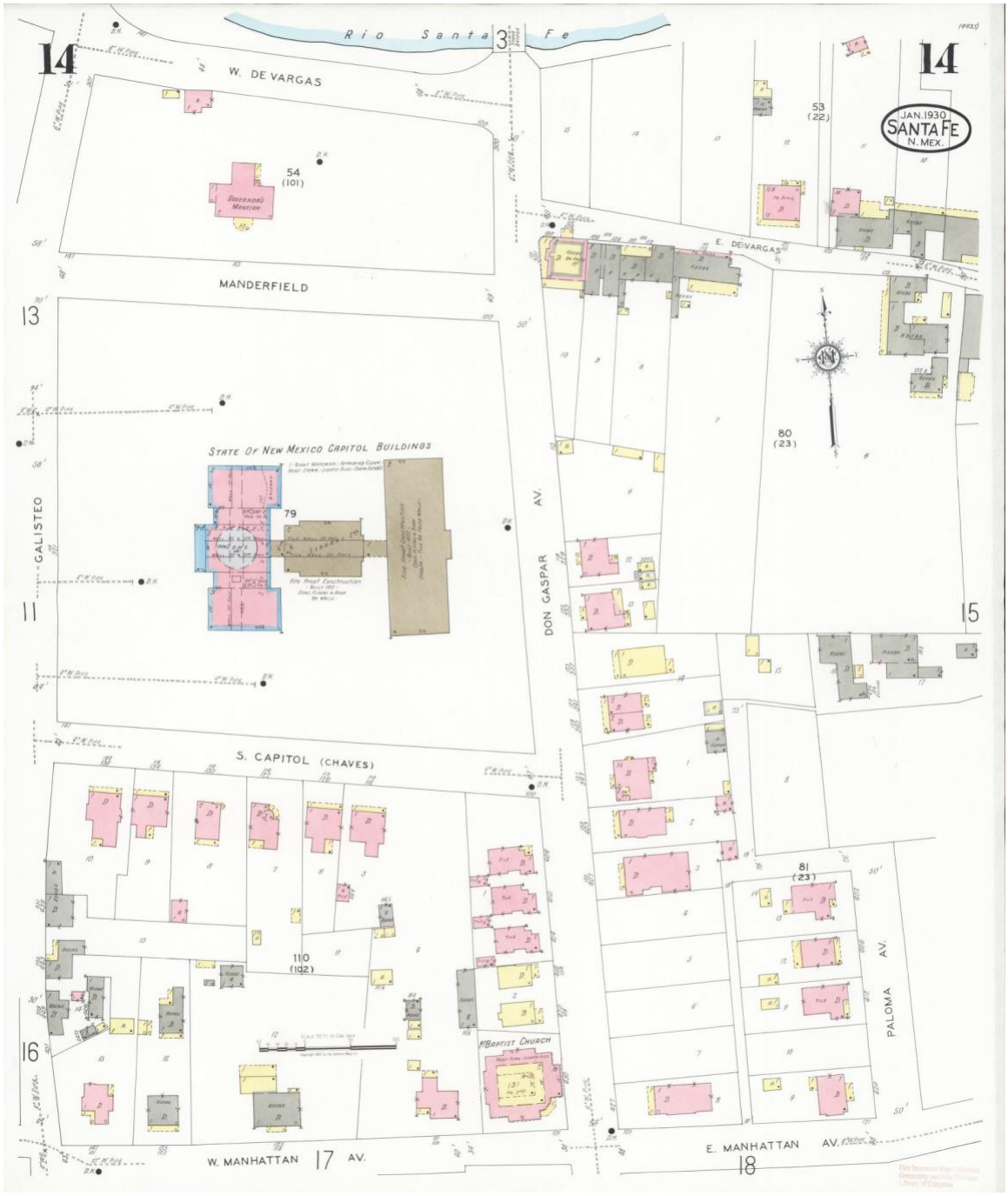
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

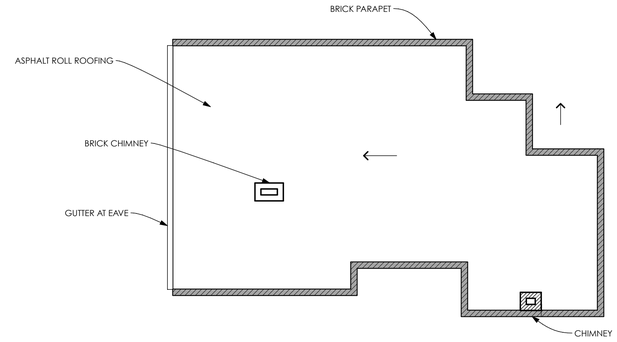


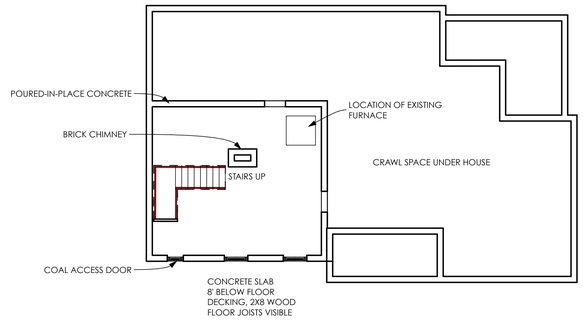
Sanborn Map, 1921

AERIAL PHOTOGRAPHS AND MAPS



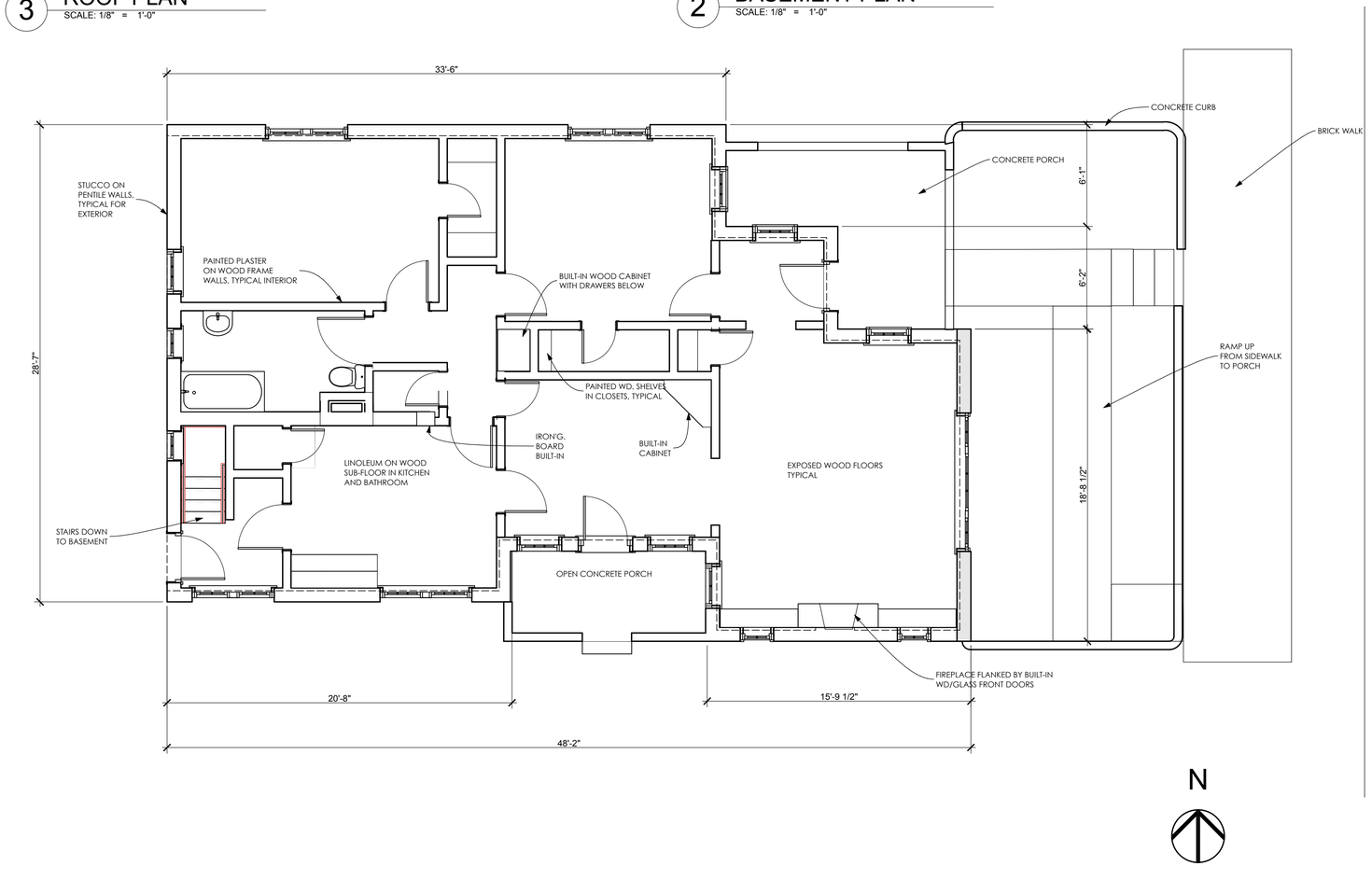
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

DON GASPAR AVENUE

1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

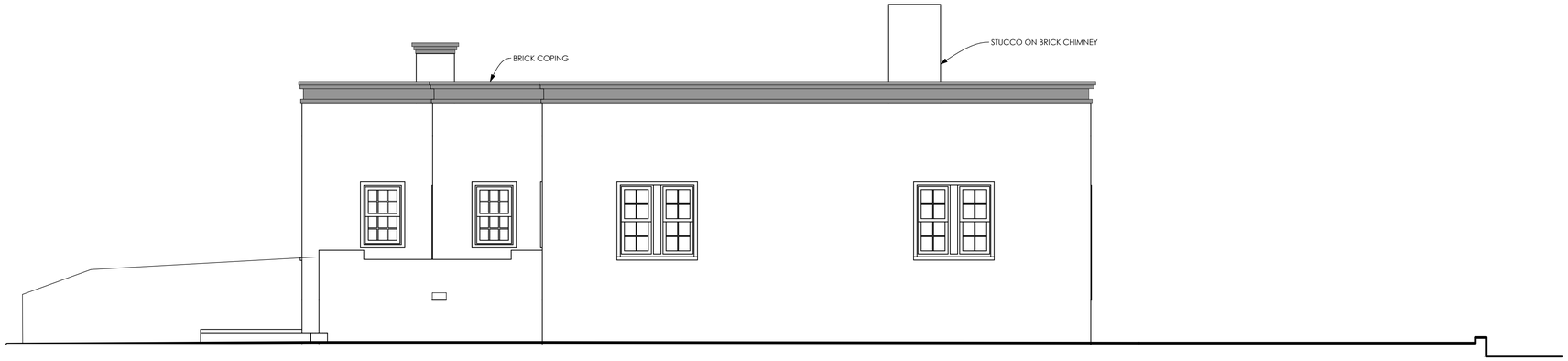
Date: 7/9/12

A 1.1

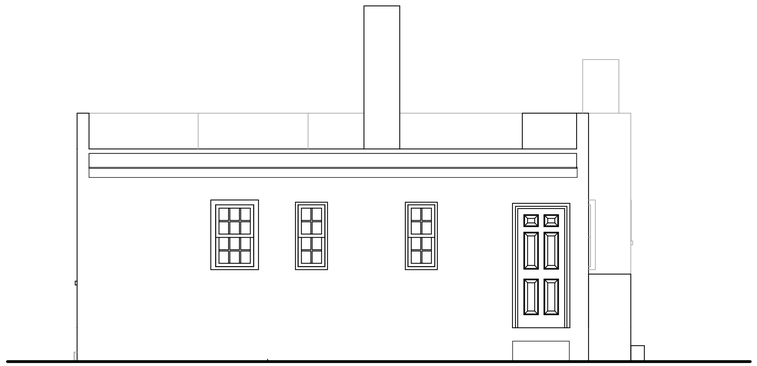
FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



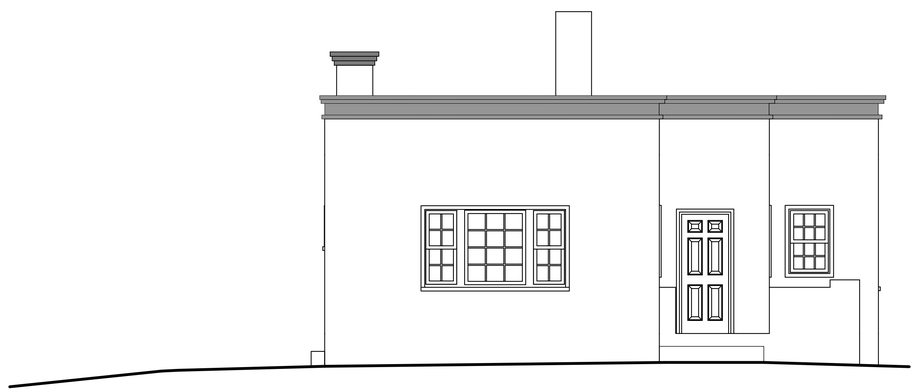
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF NEW MEXICO

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



402 DON GASPAR AVE, NORTHEAST VIEW



402 DON GASPAR AVE, NORTHWEST ELEVATION



406 DON GASPAR AVE, NORTHEAST VIEW



410 DON GASPAR AVE, EAST ELEVATION





414 Don Gaspar Ave – East Façade



414 Don Gaspar Ave – North Façade



414 Don Gaspar Ave – West Façade



414 Don Gaspar Ave – South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

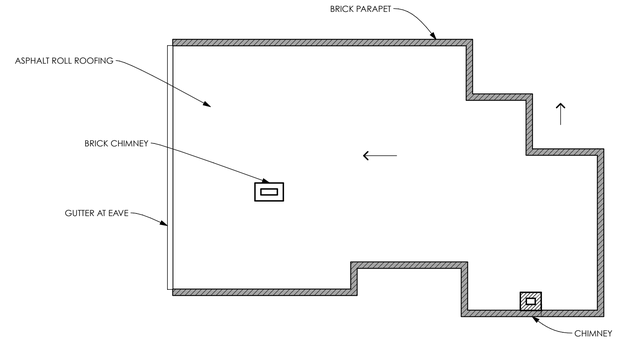
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

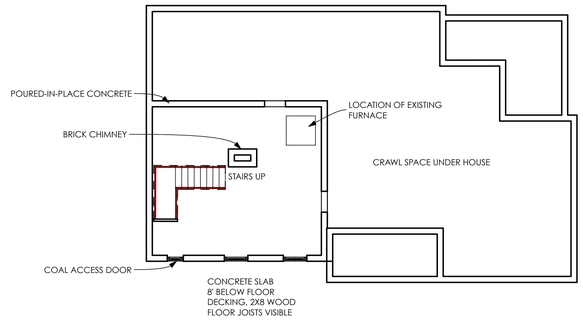
Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



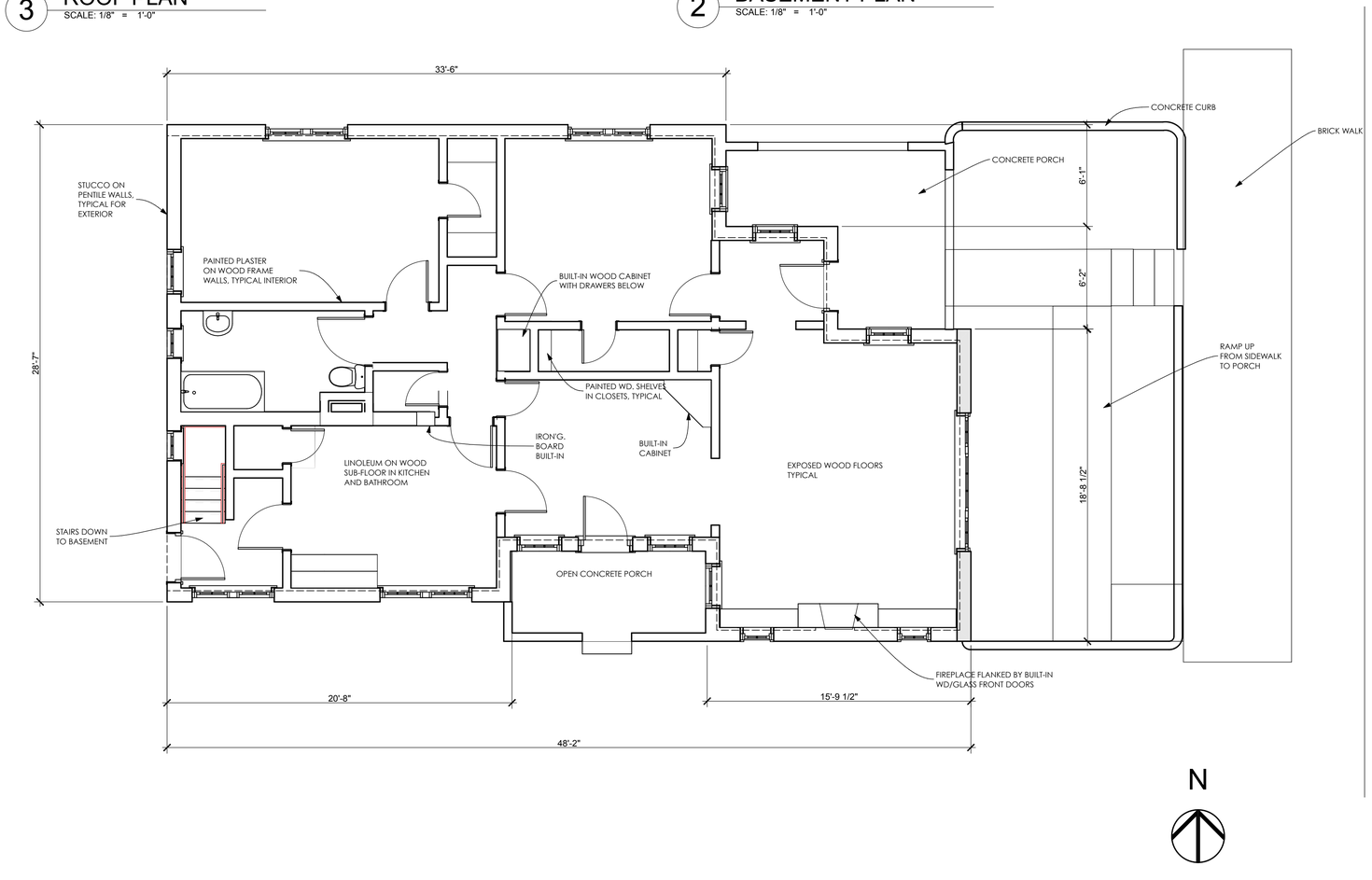


3 ROOF PLAN

SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN

SCALE: 1/8" = 1'-0"



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1 FIRST FLOOR

SCALE: 1/4" = 1'-0"

DON GASPAR AVENUE

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Date: 7/9/12

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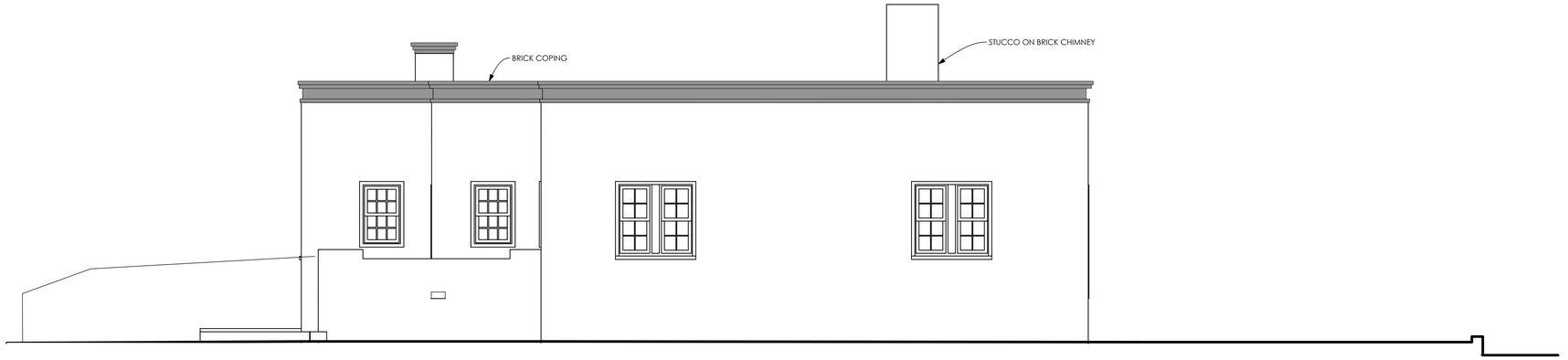
FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



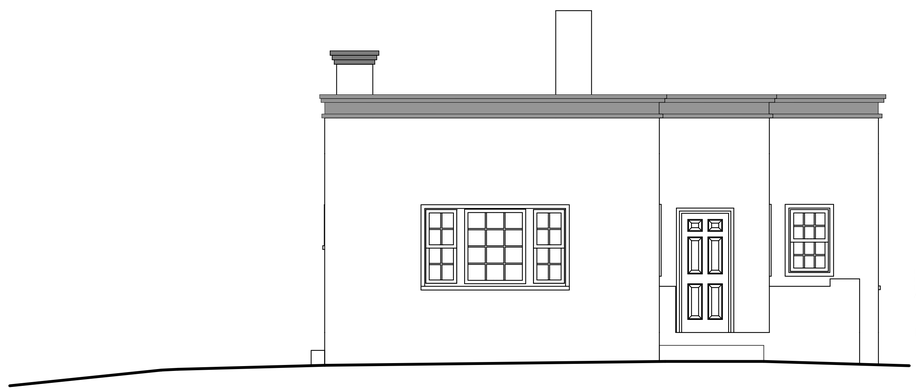
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/414 Don Gaspar.pln

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

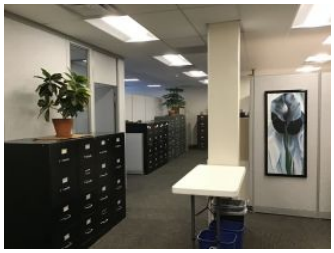
Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building		**IDNO:**	01-001-00018	
Category:	3.	**Type 1:** 04.	**Type 2:** A03.2.	**P/Class:**	2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 05. **Type 2:** A03.3.	**P/Class:**	2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 06. **Type 2:** B04.	**P/Class:**	3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

Table of Contents

402 Don Gaspar Casita 1
406 Don Gaspar Casita 15
406 Don Gaspar Garage 27
410 Don Gaspar Casita 37
410 Don Gaspar Garage 49
414 Don Gaspar Casita 58
414 Don Gaspar Garage 70

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

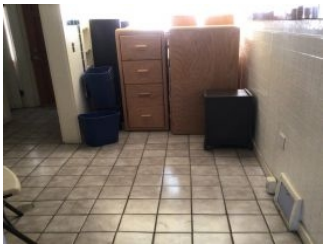
Site Specialties
The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes
No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

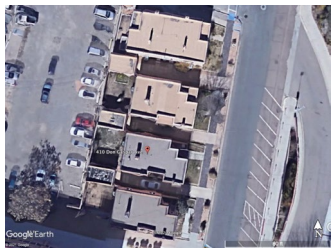
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

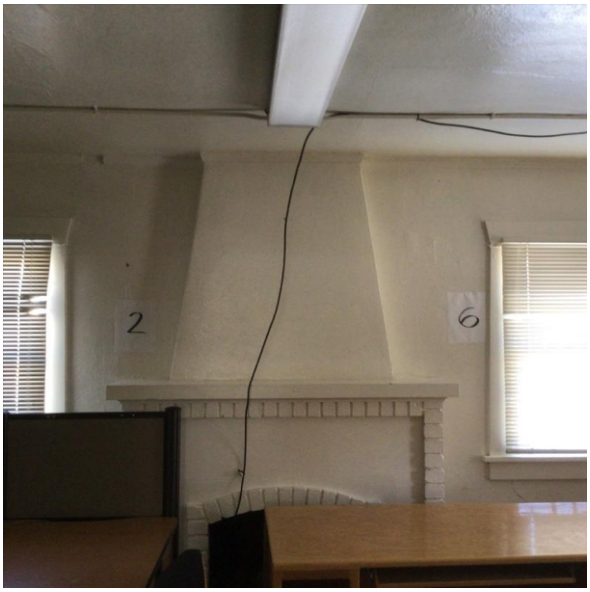
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 13. **Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

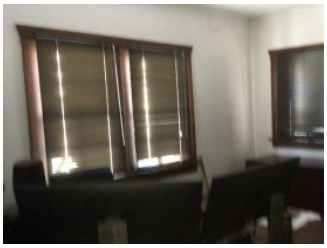
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

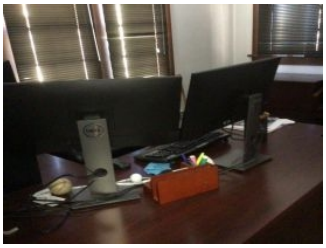
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

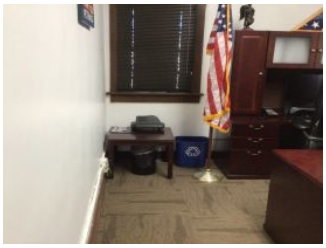
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

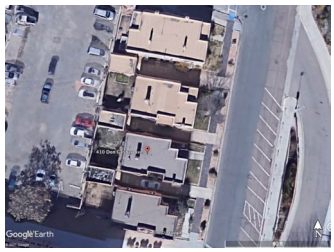
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

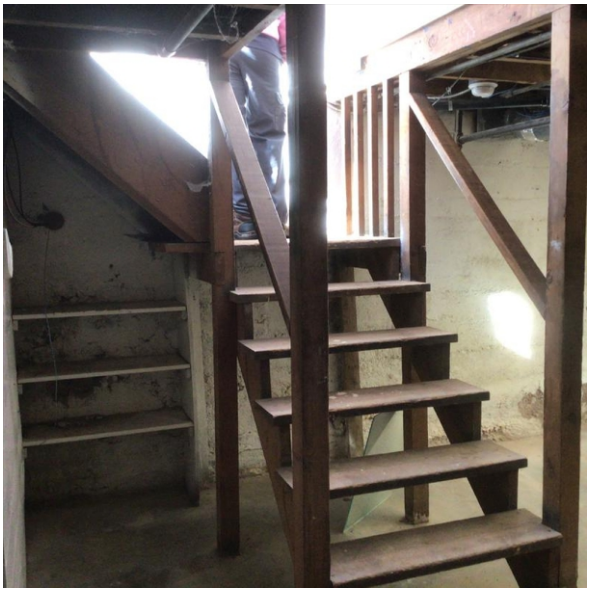
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





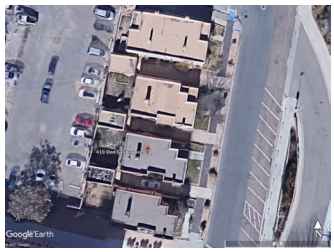
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

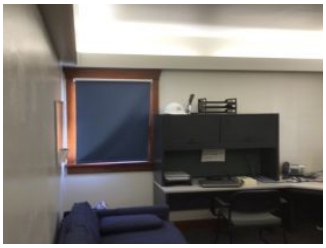
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

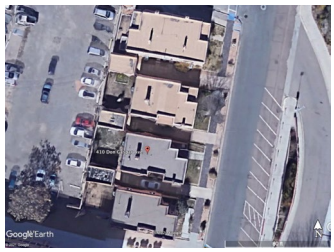
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

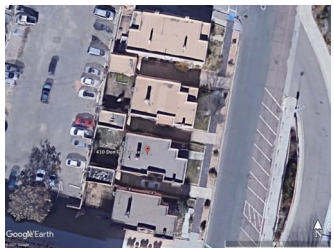
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

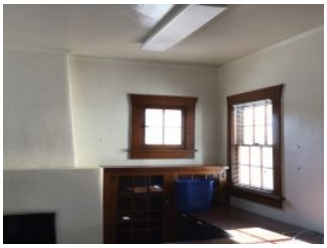
Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

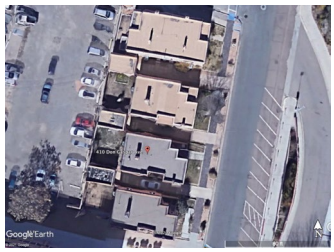
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.

Project Description

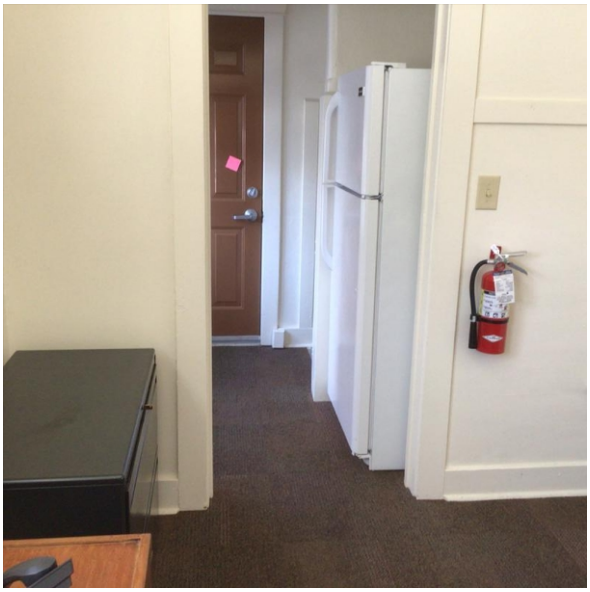
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

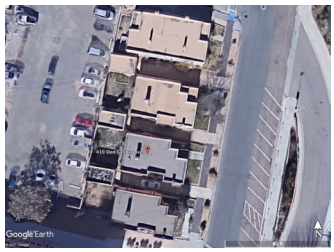
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

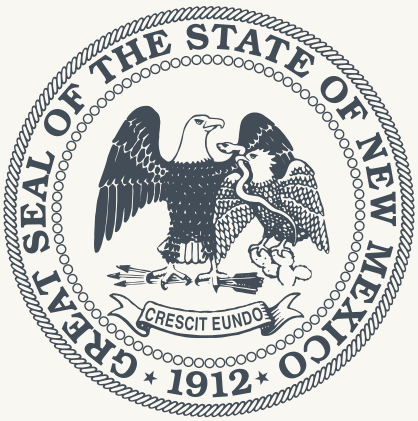
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011459-HDRB, 912 Don Gaspar Ave, Don Gaspar Area Historic District, significant, Positive Energy Solar, agent for Moe Zamora, owner, proposes to install publicly visible solar. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and 14-5.2(D)(5)(b) for placing features on a primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-5.2(D)(3)(b) have not been met and recommends denial for publicly visible rooftop appurtenances, and the exception criteria to section 14-5.2(D)(5)(b) have not been met and recommends denial for placing features on a primary façade. Staff recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011459-HDRB, for 912 Don Gaspar Avenue, approve/deny the exception to 14-5.2(D)(3)(b) to install publicly visible rooftop appurtenances, finding that the exception criteria have/have not been met.
b. In case 2025-011459-HDRB, for 912 Don Gaspar Avenue, approve/deny the exception to 14-5.2(D)(5)(b) to place features on a primary façade, finding that the exception criteria have/have not been met.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape is defined as running from the edge of the historic district at Coronado, going north past Berger Street to the northern edge of the 717 Don Gaspar property. The area has sidewalks on each side of the street with vegetation between the sidewalk and the street. There is street parking on the east side of the one-way street. Most of the front yards are open with low retaining or yard walls. There is a mix of stone walls, picket fences, metal and wrought iron, and chain link fencing. There is a combination of Spanish Pueblo Revival, Territorial Revival, and Victorian style residences set back from the street with vegetation in the yards between the street and the residences. Many roofs are pitched in either red or brown, and there is a combination of wall colors from a yellow tan to medium brown stuccos. There are also red brick houses, and the trims tend to be in brown, green, or white. The Victorian buildings tend to be stuccoed or painted to match the other style homes.



Figure 2: Street View of Structure

Site Description:
The single-family residence at 912 Don Gaspar is a significant structure in the Don Gaspar Area Historic District. The property also houses a significant garage unit on the southwest corner of the lot.

The approximately 2,000 sq. ft. residence was constructed by 1930 in a bungalow style with a hipped roof. It has a moderate level of remodeling with an enclosed porch from the 1950s on the south end of the western elevation. According to the 1993 HCPI, the windows were new in 1993. The roof is hipped with asphalt shingles with an overhand and exposed rafters. The building is constructed of red brick with vinyl siding on the enclosed porch. The foundation is smooth-cut stone and brick under the rear porch area. The front portal houses chamfered columns atop brick

buttresses and a low wall. The windows consist of one-over-one double-hung windows with larger lites at the bottom and smaller at the top, some with storm windows, leaded single lites with storm windows, two-over-two metal windows on the north, and aluminum sliders on the enclosed porch. The exterior doors are wood with panels. Other architectural details include concrete quoins (brick or stone used to reinforce and highlight the external corner of a building), heavy concrete lintels, and tall brick chimneys with metal hoods.

The garage was reconstructed in the 1950s with similar quoins (brick or stone used to reinforce and highlight the external corner of a building), and a hipped roof.

According to a 1993 interview with Mrs. Marjorie Lynn, the house was constructed by an Italian family and purchased by the Berardinelli family. John Lynn married Marjorie Berardinelli, and they received the house as a wedding present in 1913. The house remained with the Lynn family in 1993.



Figure 3: Street view of the residence with the garage behind

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property.

HDRB:
No Historic Districts Review Board cases are on file for this property.

ADMINISTRATIVE:
An administrative approval 2019-001037-ADMIN, issued approval to re-roof the residence in-kind with shingle roofing.

An administrative approval in 2017 issued approval to re-roof the residence in-kind with shingle roofing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Install publicly visible solar on a primary façade. The panels will be flat against the pitch of the roof. Nine panels will be installed on the west elevation roof, and nine panels will be installed on the south elevation roof. The west elevation is the rear of the house and will be publicly visible from West Houghton Street. The south elevation is publicly visible from Don Gaspar Avenue. Don Gaspar Avenue is one-way going south, so the vehicle traffic will not immediately see the panels; however, pedestrians will be able to see the array. The proposed solar panels on the south elevation have been setback from the front of the building to mitigate the impact on the streetscape. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and section 14-5.2(D)(5)(b) for placing features on a primary façade.

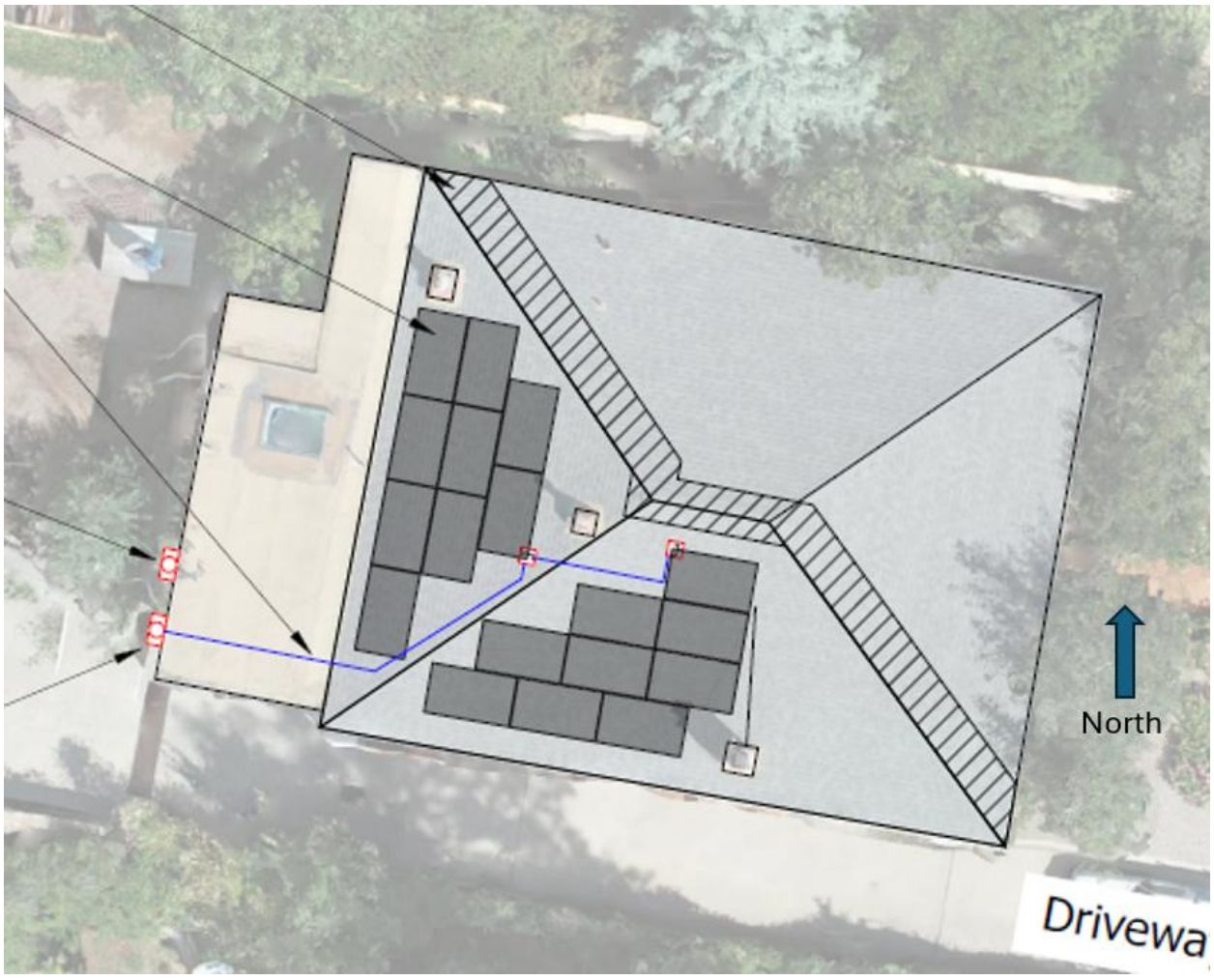


Figure 4: Site Plan location of panels

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(3)(b): The applicant requests an exception to "*For significant and landmark structures, publicly visible rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenances. For contributing buildings, solar collectors, clerestories, decks, or mechanical equipment if publicly visible shall not be added."*

(i) *Do not damage the character of the district*

Applicant Response: The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

Staff Response: Staff finds that this criterion is not met. While vehicle traffic may not see the panels due to the direction of the one-way street, pedestrians are able to circulate both north and south and will be able to see the panels on the south elevation from Don Gaspar Avenue. They will be able to travel east and west on West Houghton Street, where the west elevation panels will be publicly visible. Foliage is not considered screening as it can be removed, though staff recognizes that the west elevation array will not be publicly visible. While the solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District, this particular property is a significant structure, and publicly visible solar is not allowed because it will detract from the significant building and the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is met. Other design options have been considered and do not provide for the needs of the homeowner. The west elevation panels are not publicly visible and could be considered, but the south elevations are publicly visible and as minimally visible as possible with a pitched roof. Solar panels are encouraged in the Don Gaspar Area Historic District, and these solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Multiple design alternatives were evaluated to identify a solution that meets both the standards of the Historic District and the energy needs of the homeowner. Installing the array on any other roof plane would increase visibility from public streets, conflicting with district guidelines. A ground-mounted system was also considered; however, the rear yard does not have sufficient space, and solar access would be significantly obstructed by surrounding trees and adjacent structures, resulting in inadequate energy production. The option to reduce the number of modules was also explored, but because the proposed layout utilizes the least visible roof surfaces—while also having less optimal sun orientation—reducing the system size would prevent the array from meeting the guaranteed energy production required to serve the homeowner's electrical needs.

The proposed design represents the most balanced solution, preserving the historic character of the district, minimizing visibility from public view, and ensuring the homeowner can meet essential energy needs through clean, renewable power.

Staff Response: Staff finds that this criterion is met. The applicant has offered a range of options for other locations, including the possibility of a pole-mounted or ground-mounted option, which were not sufficient to meet the needs of the homeowner.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): The applicant requests an exception to *"For all façades of significant, contributing, and landmark structures, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence."*

(i) *Do not damage the character of the district*

Applicant Response: The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

Staff Response: Staff finds that this criterion is not met. This addresses public visibility, but does not place the solar on a primary facade. While the solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District, this particular

property is a significant structure, and publicly visible solar is not allowed because it will detract from the significant building and the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is not met. The applicant has not shown that there is a hardship sufficient for solar panels on the primary façade of a significant structure.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is not met. The applicant has offered a range of options for other locations, including the possibility of a pole-mounted or ground-mounted option. However, it does not address the fact that the roofs of the residence are primary facades of a significant structure.



Figure 5: Types of Solar Power Ground Mounts

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs, is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs,* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.

(h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 912 Don Gaspar

ID NUMBER: 0516 00 322

BUILDING NAME: Lynn House

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: #1842

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
1893 by
owner ESTIMATE 1930 ACTUAL

SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
Hipped Box

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: porch enclosure, new windows

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

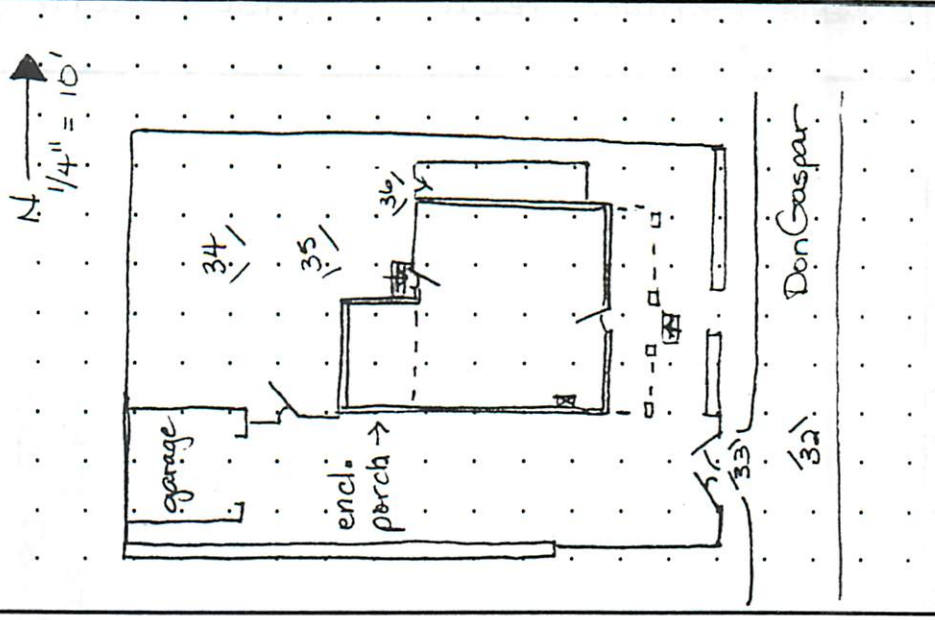
___ YES X NO

PHOTO



#32 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB7 NEG # 32 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped, asphalt shingle (new) with overhang, exposed rafters
BUILDING WALLS	red brick; vinyl siding on enclosed porch, SW
FOUNDATIONS	stone, smooth cut; brick under rear porch
DOORS	E - old large light wood W - wood panel
WINDOWS	1/1 wood DHWs w/ large lower light, small upper; leaded single lights w/ storm windows; 1/1 DHWs w/ storm windows; 2/2 metal wdws on N; aluminum sliders on enc. porch
PORCHES OR PORTALES	east - full facade porch under main roof, brick piers & low wall w/ concrete caps, wood posts w/ bases & capitals, new brick steps
BALCONIES	
COURTYARDS	
FENCES/WALLS	low brick wall with concrete cap, east; picket fence, north rear; plank fence, north; chain link fence, south; stone wall, south rear
ARCH. DETAILS	concrete quoins, heavy concrete lintels
OTHER	tall brick chimneys with metal hoods

COMMENTS Garage rebuilt c. 1950s with similar quoins, hipped roof.

ADDITIONAL PHOTOGRAPHS



#33 southeast



#34 west elevation, S end

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS

912 Don Gaspar

ID NUMBER: 051600322

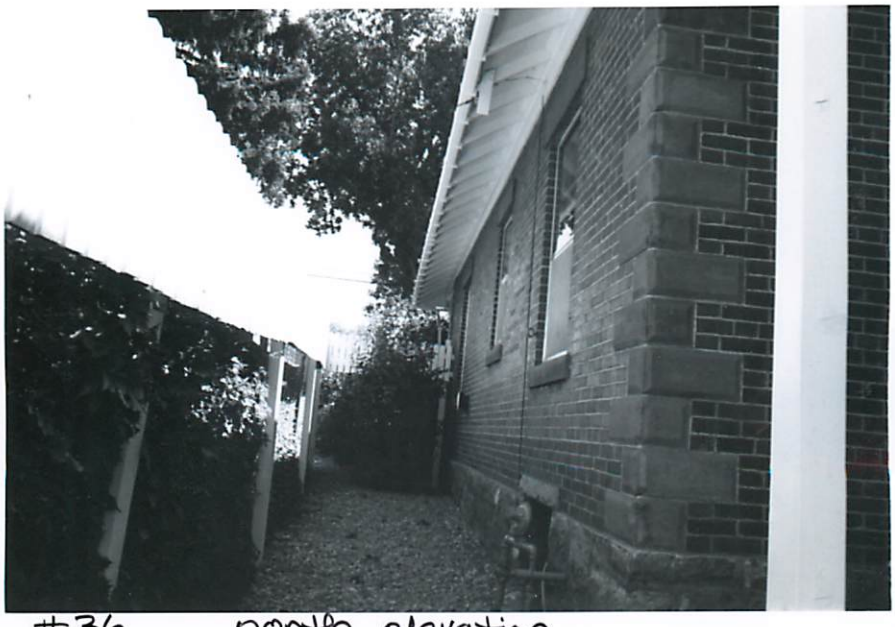
SANTA FE ID NUMBER: H1842

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#35 West elevation, N end



#36 north elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION		
ADDRESS	912 Don Gaspar	ID NUMBER: 0516 0322
		SANTA FE ID NUMBER: H1842
		SURVEYED/RESEARCHED DATE 8/93 BY DB

Interview with Mrs. Marjorie Lynn:

house built 1893 by an Italian family (not Digneo) — bought by Berardinellis. John Lynn married Marjorie Berardinelli and they received the house as a wedding present in 1913 — house has stayed in Lynn family.

Portion of house visible from street has no modern changes. Rear sun porch (SW corner) was enclosed to make bedroom during the 1950s. Screen panels were replaced with aluminum windows. More recently, wood plank siding was replaced with vinyl. Several modern windows appear on the rear of the north side (kitchen) — 2/2 metal.

These changes are clearly modern, and have not affected the proportions of the house. Most historic details remain. The interior is also original, with few exceptions, and features an elaborate entryway, fireplace, etc.

Area not mapped on King's or Sanborn maps until 1930. National Register nomination says the house was built by the Digneo and DiLorenzo families, who worked on the Cathedral. Although Mrs. Lynn cited 1893 as the date of construction, the date was not verified.

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1842

D

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood 322		UTM reference zone 12 (13) easting	northing

location description: 912 Don Gaspar

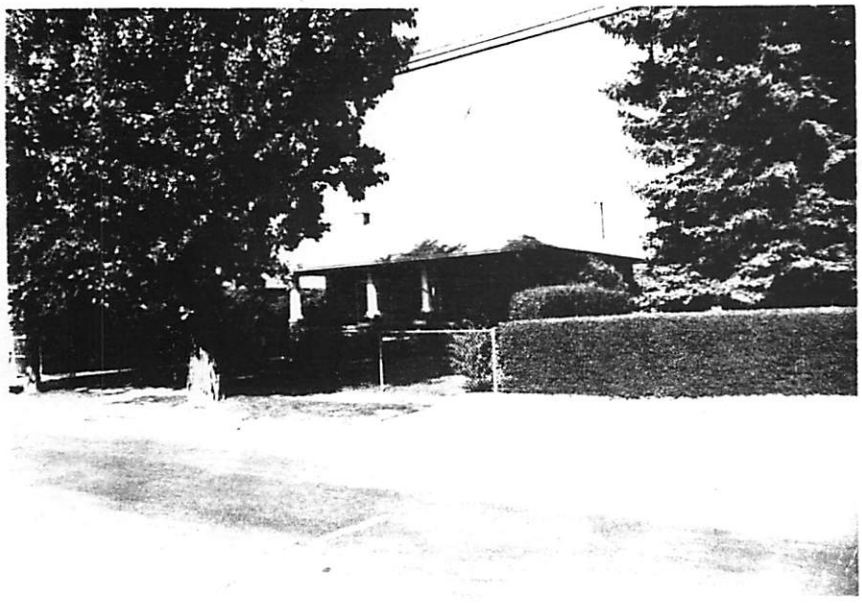
city/town: Santa Fe

land grant/reservation:

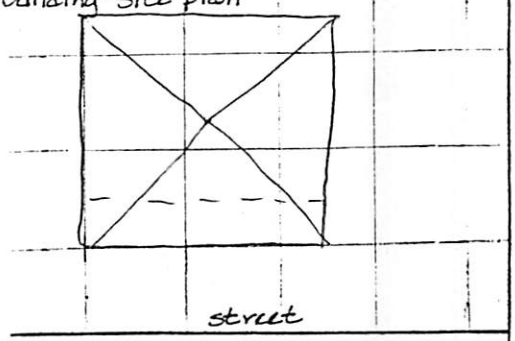
building name:

legal description: tnsp___ N S range___ E W sec___ ¼ ¼

film roll by E.T. no. 11 | negative nos. 24A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1910 estimated / before 1928 actual

source: City Directory, Sanborn

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

style: Bungalow classified

foundation material: stone

wall material/surface: brick

degree of remodeling
X minor ___moderate ___major
describe:

architectural features
hip
porch across front
corner quoins, lintels, sills
wood d/h 1-1 leaded glass-top

surroundings: res

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___significant X contributing
1913 ← date
___supporting ___intrusive

comments
Street trees
1936-37 cd Reid ZC
1928 cd vacant
on 1930 Sanborn

associated buildings? X yes
what type?
shed
if inventoried, list ID nos.

see back? ___yes

DeLorenzo Margery & William R Lynn

- Dignes - 1913

1917

Sunset Edition 1930

Allotee John P Lynn

Chief Cahuska

Osago - 1906 - Mothers Indian

Toos

Oklahoma

owed land around Chama,

1st subdivision

Toki line Chama 1919

Berardinelli

→ Mat T Ford

Sister in law & brother John

DiLorenzo

ADDRESS: 912 Don Gaspar **HIST. SURVEY #:** 322

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

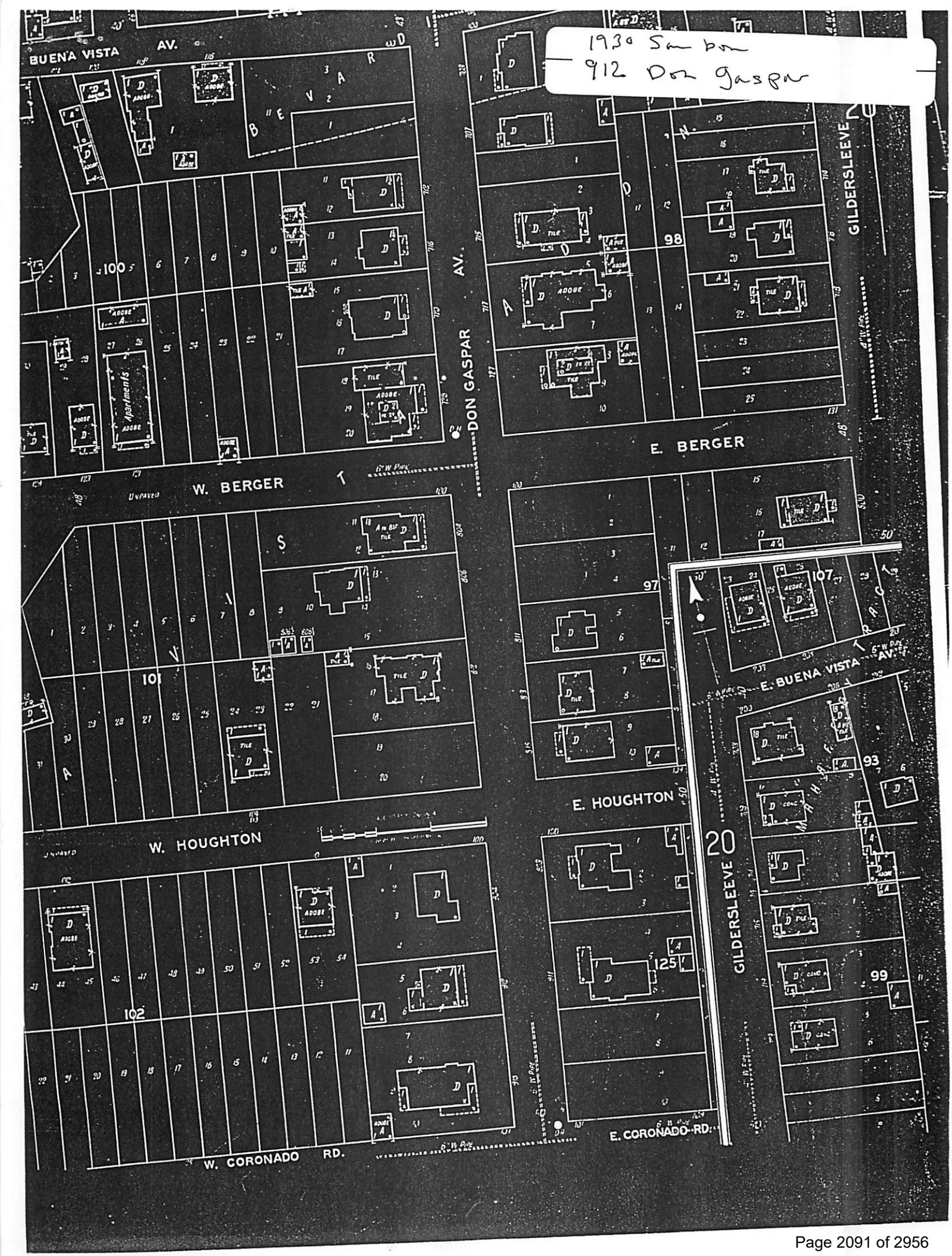
Modern Photos: MNM: SRC:

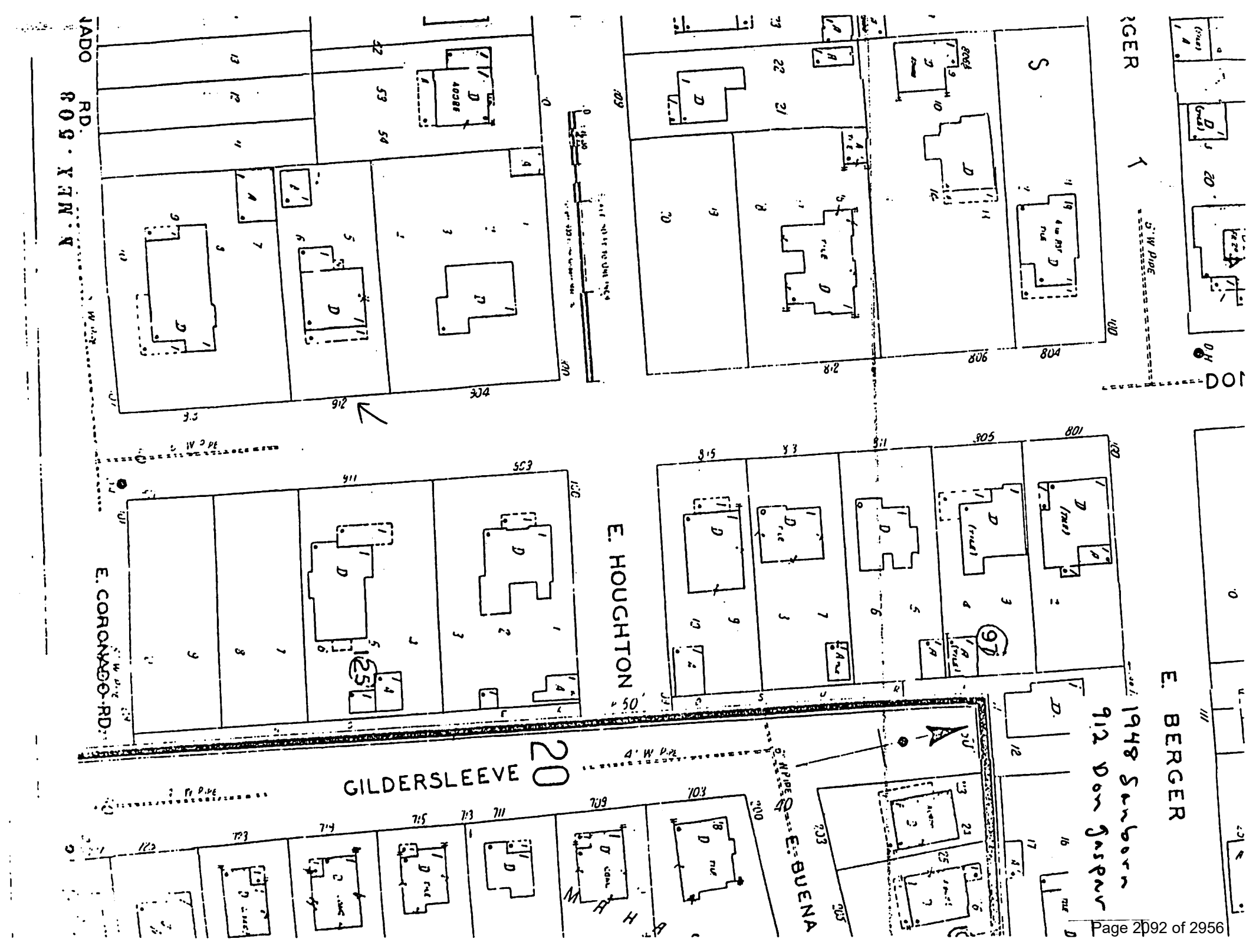
Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:


1930 Sanborn
912 Don Gaspar
BUENA VISTA AV.
BEVAR
DON GASPAR AV.
GILDERSLEEVE
E. BERGER
W. BERGER
Unpaved
Apartments
ADOBE
TILE
W. HOUGHTON
E. HOUGHTON
E. BUENA VISTA AV.
GILDERSLEEVE
W. CORONADO RD.
E. CORONADO RD.
100
98
97
107
101
102
93
99
125
20



E. HOUGHTON
E. CORONADO RD.
GILDERSLEEVE
E. BUENA
E. BERGER
1948 Sanborn
912 Don Jaspar

DeLorenzo Margery & William R Lynn

- Digneo - 1913

1917

Sunset Edition 1930

Allotee John P Lynn

Chief Cahuska Osago - 1906 - Mothers Indian

Toos

Oklahoma

owed land around Chama,

1st subdivision Tofi line Chama 1919

Berardinelli → Mabel T Ford

Sister - Lou & brother John

DiLorenzo

On 1930 Sanborn

1912 - empty

Historic Preservation Division,

Positive Energy Solar is proposing a 7.83kW Roof Mounted Solar Array at 912 Don Gaspar Ave Santa Fe NM 87505. The Proposal includes the following perimeters and materials 18 - Mission Solar Energy MSX10-435HNOB Solar Modules and System Racking -UNIRAC NXT UMOUNT. With 380 sq footage.

This property falls into the Historic Zone. Attached is the permit package intended for submission with the City of Santa Fe Land Use Department. The combined plans outline the installation design and materials planned to be used. The PV100 Site Map provides the dimension and aerial view of the proposed work.

If there are any questions or concerns regarding this proposal, please contact the Project Manager: David Herbertson - Phone: (505) 630-8043

Thank you for your time,

Elizabeth DeAguero Permitting specialist
Cell: (503) 670-7163
Email: elizabeth.deaguero @positiveenergysolar.com

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response:
The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Response:
Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response:
Multiple design alternatives were evaluated to identify a solution that meets both the standards of the Historic District and the energy needs of the homeowner. Installing the array on any other roof plane would increase visibility from public streets, conflicting with district guidelines. A ground-mounted system was also considered; however, the rear yard does not have sufficient space, and solar access would be significantly obstructed by surrounding trees and adjacent structures, resulting in inadequate energy production.

The option to reduce the number of modules was also explored, but because the proposed layout utilizes the least visible roof surfaces—while also having less optimal sun orientation—reducing the system size would prevent the array from meeting the guaranteed energy production required to serve the homeowner’s electrical needs.

The proposed design represents the most balanced solution, preserving the historic character of the district, minimizing visibility from public view, and ensuring the homeowner can meet essential energy needs through clean, renewable power.

1 Site Plan

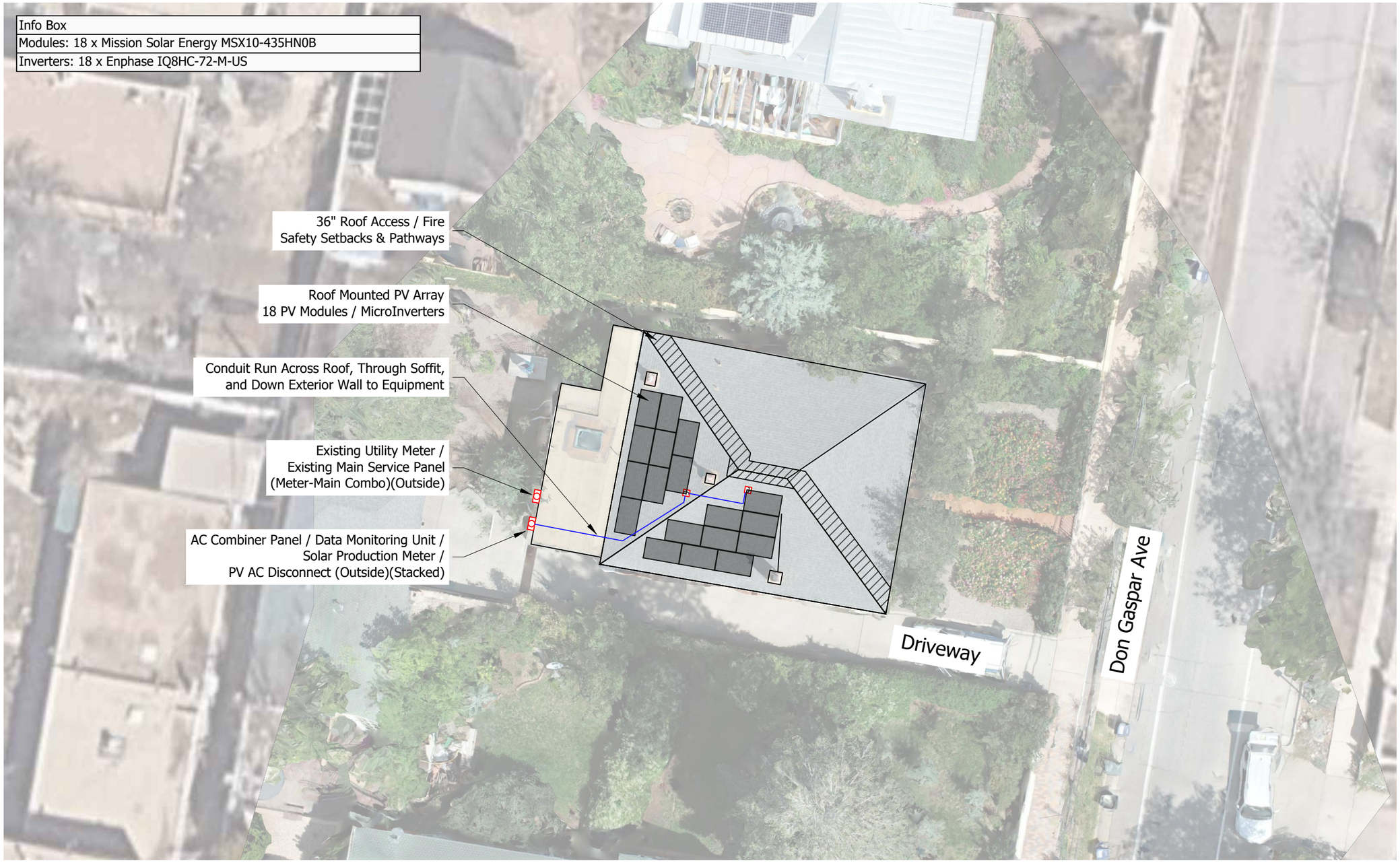
1" = 16'

0 4' 8' 12' 16' 32'

1/16" 1" 2"

N

Info Box
Modules: 18 x Mission Solar Energy MSX10-435HN0B
Inverters: 18 x Enphase IQ8HC-72-M-US



1	Special Access Instructions: NO ACCESS ISSUES
2	Exact location of equipment and conduit is subject to minor variations during installation.
3	Estimated annual energy production is based on existing site conditions and this array layout. Annual variations in weather and module degradation will affect production.
4	Governing Codes: IRC 2021, IBC 2021, IFC 2021, NMEC 2020

PV Inverter AC Capacity: 18 x 380 W = 6.84 kWac

PV STC Power: 18 x 435 W = 7.830 kWdc

Combined Fault Current: 216 Apk, 48.6 Arms; 50 ms

Positive Energy SOLAR

1235 Siler Road
Santa Fe, NM 87507
(505) 424-1112
NM Electrical Contractor's License #82573

JOB7578

Moises Zamora Residence

Utility-Interactive Photovoltaic System

Total System Size = 7.830 kWdc

912 Don Gaspar Ave
Santa Fe, NM 87505

NEW DESIGN SUMMARY	
Number of Modules	18
Module Tilt Angle	18°
Module Azimuth	180°, 270°
Annual Shading	18.2%
Production Estimate	11123 kWh

DESIGN APPROVAL

I approve of this design showing all equipment and locations, and estimated production. Any change to this design may result in delays and additional costs.

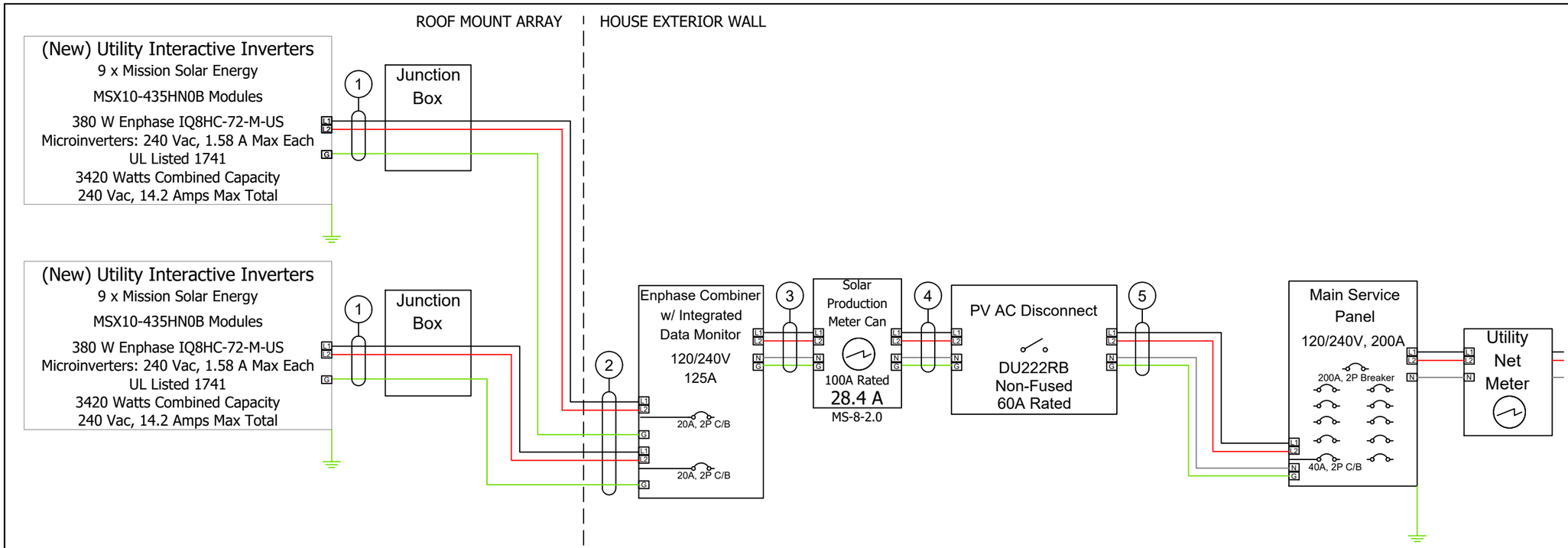
Signature:

Date:

DESIGNER: Reme

REV	DESCRIPTION	DATE
0	Initial Release	9/11/25

SITE PLAN
PV100



Electrical System Notes

1. All electrical components are UL listed where warranted.
2. PV system shall be installed in accordance with the 2020 National Electric Code and Rapid Shutdown shall be provided.
3. Concentric and eccentric metal knockouts shall be bonded per the 2020 National Electric Code.
4. The listed inverter shall be transformerless, and deliver a balanced output. The neutral shall only serve to reference phase voltage or loss and listed functions other than carry power. The neutral shall be sized per NEC Section 705.28(C), or larger if required by equipment lugs.
5. Wire and conduit sizing is subject to lug requirements, material availability, and installation convenience and may be larger than noted on the diagram. Conduit and wire size listed in the Wire Schedule represent the minimum required size.

Grounding Notes

1. All grounds shall be connected to the main service ground in the existing Main Service.
2. When the new work on this drawing is remote from the main service ground, an auxiliary ground per NMEC section 250 inclusive will be connected at the remote work.

PV Inverter AC Capacity: 18 x 380 W = 6.84 kWac
PV STC Power: 18 x 435 W = 7.830 kWdc
Combined Fault Current: 216 Apk, 48.6 Arms; 50 ms

Info Box
Modules: 18 x Mission Solar Energy MSX10-435HN0B
Inverters: 18 x Enphase IQ8HC-72-M-US

WIRE SCHEDULE

1	Microinverter Conductors, DG Cable 90°C Cable, 2 x #12 AWG, 1 x #8 AWG Solid CU GEC per rack
2	(3/4" EMT), 4 x #10 AWG THWN-2 90°C conductors (Cir 1, Cir 2), 1 x #10 AWG GND, ~10' run
3	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run
4	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run
5	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run

Positive Energy SOLAR
1235 Siler Road
Santa Fe, NM 87507
(505) 424-1112
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JOB7578

Moises Zamora Residence

Utility-Interactive Photovoltaic System
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NEW DESIGN SUMMARY	
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Module Azimuth	180°, 270°
Annual Shading	18.2%
Production Estimate	11123 kWh

DESIGNER: Reme

REV	DESCRIPTION	DATE
0	Initial Release	9/15/25

LINE DRAWING
PV300

MSX N-Type 108HC

Mono-facial High Efficiency N-type

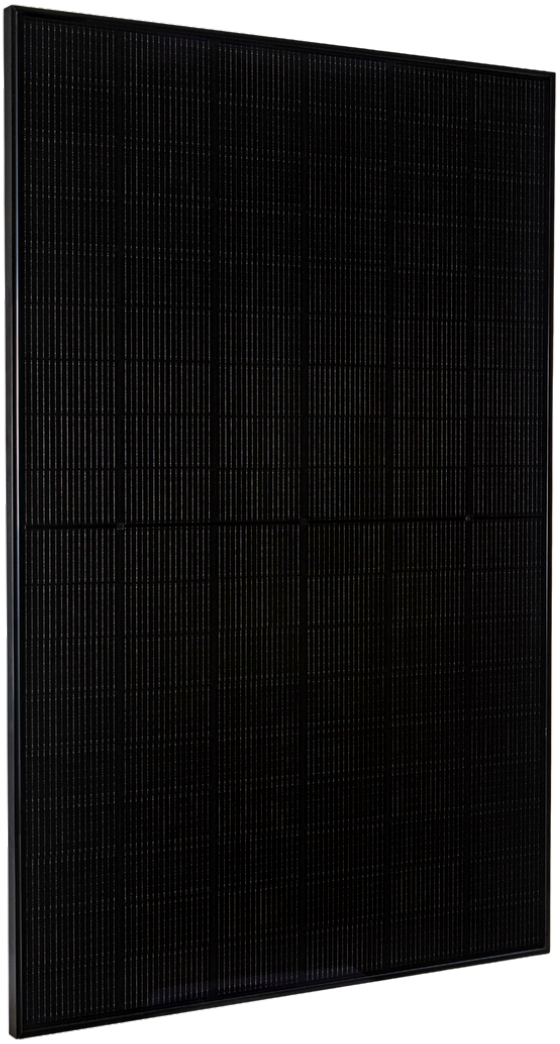
MISSION SOLAR ENERGY

435W

Class leading power output

Positive Power Tolerance

0 to +3%



BEST-IN-CLASS WARRANTY

Degradation guaranteed not to exceed 1% in year 1 and 0.45% annually from years 2 to 30 with 86.0% capacity guaranteed in year 30. For more information, visit www.missionsolar.com/warranty



American Solar Built for the Long Haul

Mission Solar Energy, headquartered in San Antonio, Texas, offers high-quality, American-made solar modules designed specifically for residential and commercial rooftops. Engineered for maximum efficiency and durability in real-world conditions, our modules combine sleek aesthetics with best-in-class performance to power homes and businesses for decades to come.

America's Module Company®

High Power Output

- Achieves 22.3% efficiency with advanced high-density interconnect technology
- Multi-busbar design improves current flow and reduces resistance for better energy

Built for Tough Conditions

- Enhanced cell processing and material control for long-term durability
- Resists corrosion and degradation in harsh environments—salt spray, ammonia, sand, humidity, and high heat
- Certified for 5400 Pa front load and 5400 Pa back load for mechanical strength

More Energy, More of the Time

- Proven performance in low light and at challenging angles, verified by third-party testing
- Specialized glass design maintains output even in cloudy or shifting weather
- Low temperature coefficient (-0.29%)

CERTIFICATIONS







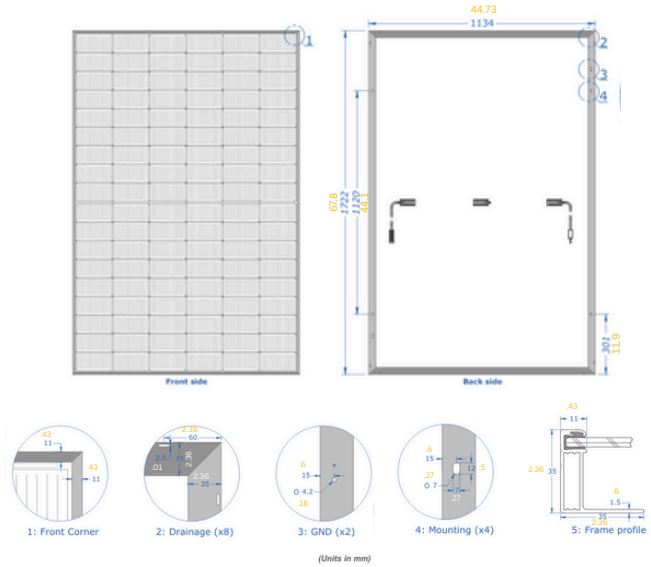
If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

Class Leading
435-445W

MSX N-Type 108HC

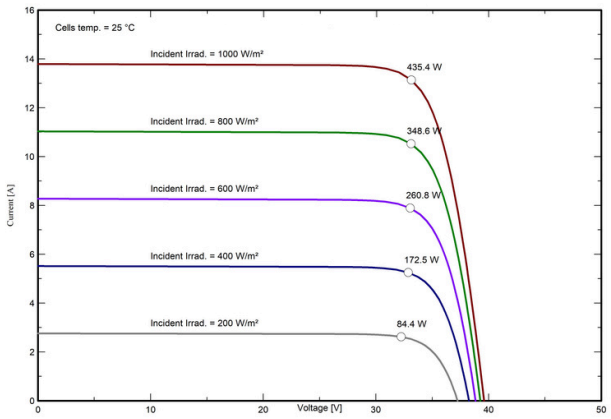
BASIC DIMENSIONS

[UNITS: MM/IN]



CURRENT-VOLTAGE CURVE

MSX10-xxxHN0B: 435W, 108 CELL SOLAR MODULE



WARRANTY INFORMATION

Module product workmanship warranty	25 years
Linear power performance warranty	30 years
	≥99% end 1st year ≥94.05 % end of 12th year ≥88.2% end of 25th year ≥86% end of 30th year

CERTIFICATIONS AND TESTS

IEC	61215, 61730, 61701
UL	61730

ELECTRICAL SPECIFICATION

PRODUCT TYPE	MSX10-xxxHN0B (xxx = Pmax)			
Power Output	Pmax Wp	435	440	445
Module Efficiency	%	22.3	22.5	22.8
Tolerance	%	0/+3	0/+3	0/+3
Short Circuit Current	Isc A	13.79	13.9	14.02
Open Circuit Voltage	Voc V	39.56	39.62	39.69
Rated Current	Imp A	13.07	13.19	13.31
Rated Voltage	Vmp V	33.31	33.37	33.44
Fuse Rating	A	30	30	30
System Voltage	V	1,500	1,500	1,500

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	45°C
Temperature Coefficient of Pmax	-0.29%/°C
Temperature Coefficient of Voc	-0.25%/°C
Temperature Coefficient of Isc	0.05%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500 Vdc
Operating Temperature Range	-40°F to 185°F (-40°C to +85°C)
Maximum Series Fuse Rating	30A
Fire Safety Classification	Type 1
Front & Back Load (UL Standard)	Up to 5,400 Pa front and 5,400 Pa back load. Tested to UL 61730

**Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.*

MECHANICAL DATA

Solar Cells	N-type i-TOPCon Monocrystalline
Cell Orientation	108 cells
Module Dimension	1722 mm x 1134 mm x 35 mm
Weight	46.96 lbs. (21.3 kg)
Front Glass	3.2 mm AR Coating Tempered Glass
Frame	35 mm Anodized Aluminum, Black
Encapsulant	Polyolefin Elastomer (POE)
Junction Box	IP 68 Rated
Cable	1.2 m, Wire 4 mm² (12AWG)
Connector	MC4 EV02 / Staubli EVO-2A

SHIPPING INFORMATION

Truck Load	Ship To	Pallets	Modules	435W Bin
53'	Most States	28	840	365.4 kW

Double Stack: (Horizontal Orientation): 30 modules per pallet

PALLET [30 MODULES]

Weight	Height	Width	Length
1,360 lbs. (617 kg)	44.25 in (112.4 cm)	47.25 in (120 cm)	70 in (177.8 cm)

Mission Solar Energy
8303 S. New Braunfels Ave., San Antonio, Texas
78235 www.missionsolar.com | info@missionsolar.com

Mission Solar Energy reserves the right to make specification changes without notice.



IQ8HC Microinverter

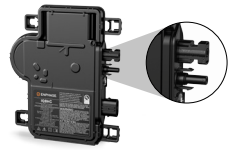
Our newest IQ8 Series Microinverters are the industry's first microgrid-forming*, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC), which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55 nm technology with high-speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to the IQ8 Series Microinverters that have integrated MC4 connectors.

UL CERTIFIED SAFETY

IQ8 Series Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

*Meets UL 1741 only when installed with IQ System Controller 2 and 3.

Easy to install

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produces power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB)

NOTE:

- IQ8 Series Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, and so on) in the same system.
- IQ Gateway is required to change the default grid profile at the time of installation to meet local Authority Having Jurisdiction (AHJ) requirements.

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IQ8HC Microinverter

INPUT DATA (DC)	UNITS	IQ8HC-72-M-US
Commonly used module pairings [1]	W	320–540
Module compatibility		To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I_{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator.
MPPT voltage range	V	29.5–45
Operating range	V	18–58
Minimum/Maximum start voltage	V	22/58
Max. input DC voltage	V	60
Max. continuous operating DC current	A	14
Max. input DC short-circuit current	A	25
Max. module I_{sc}	A	20
Overvoltage class DC port		II
DC port backfeed current	mA	0
PV array configuration		Ungrounded array; no additional DC side protection required; AC side protection requires max 20 A per branch circuit

OUTPUT DATA (AC)	UNITS	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
Peak output power	VA	384	366
Max. continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage [2]	V	211-264	183-229
Max. continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47-68	
AC short circuit fault current over three cycles	Arms	2.70	
Max. units per 20 A (L-L) branch circuit [3]		10	9
Total harmonic distortion	%	< 5	
Overvoltage class AC port		III	
AC port backfeed current	mA	18	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	22	26

MECHANICAL DATA	UNITS
Ambient temperature range	-40°C to 65°C (-40°F to 149°F)
Relative humidity range	4% to 100% (condensing)
DC connector type	Stäubli MC4
Dimensions (H × W × D); Weight	212 mm (8.3") × 175 mm (6.9") × 30.2 mm (1.2"); 1.1 kg (2.43 lbs)
Cooling	Natural convection – no fans
Approved for wet locations; Pollution degree	Yes; PD3
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure
Environ. category; UV exposure rating	NEMA Type 6; outdoor

COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020 and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to manufacturer's instructions.

(1) No enforced DC/AC ratio.
(2) Nominal voltage range can be extended beyond nominal if required by the utility.
(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Revision history

REVISION	DATE	DESCRIPTION
DSH-00047-3.0	October 2023	Included NEC 2023 specification in the “Compliance” section.
DSH-00047-2.0	September 2023	Updated module compatibility information.
DSH-00047-1.0	May 2023	Preliminary release.

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Data subject to change.

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011328-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio PC, agent for The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust, owners, proposes to replace windows and doors, vigas, install wood railings, exterior stairs with hand rails, and construct a 210 sq. ft. portal to a height of 10'-6" on the main residence, install 5'-0" high fencing, and construct at 148 sq. ft. portal to a height of 11'-5", replace windows and doors, and install an overhang on the casita, and refinish the garage door. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D)

General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade, finding that the exception criteria have/have not been met
b. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing, ranging from three to six feet in height, at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously, the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



Figure 1: Site Location

Property:
The 0.16-acre lot at 433 Calle la Paz was originally owned by Frank Hudson until 1960, when it became a rental unit. It was leased by Robert Neidorf when he purchased it in 1972. While Mr. Neidorf passed in 1988, his wife remained in the home until 2000, when she sold it to Lee Dirks. Mr. Dirks recently sold the property to its current owner. The property contains a main residence, a casita, and a freestanding single vehicle garage with yard walls along each street and some wood fencing.

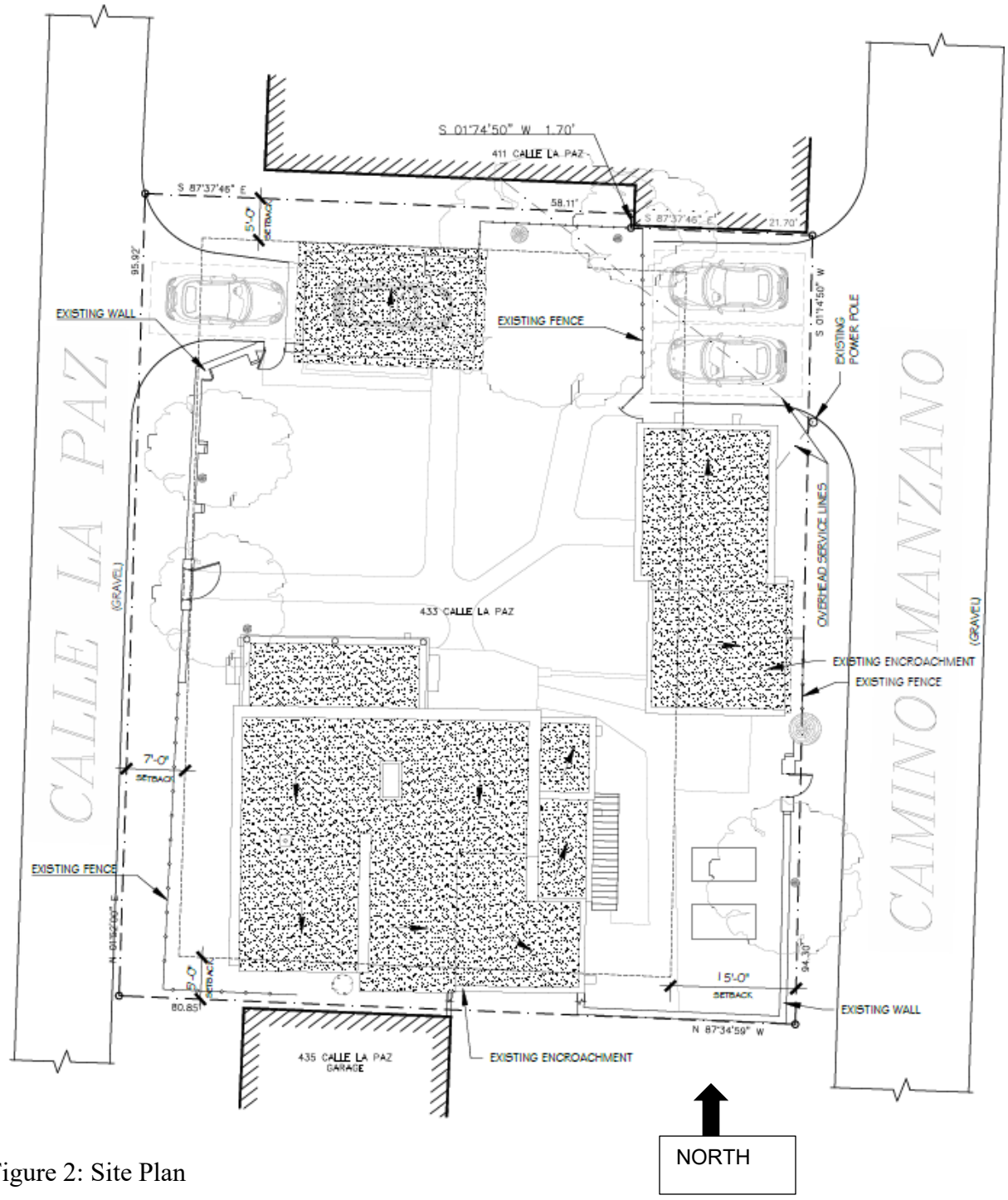


Figure 2: Site Plan

Buildings:



Figure 3: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The parapet heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center to the west due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door on the east elevation. The residence is stuccoed in cement stucco in "buckskin". Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment done by Ra Patterson of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.


Figure 4: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.


Figure 5: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 6: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991, as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.


Figure 7: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

2025-010839-HDRB the Board was to maintained the main residential structure's contributing status and designated the north (R1) as the primary facade excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, the sidelite window which per the HCPI is likely not original, and excluding the eastern addition wall which has no coping unlike the rest of the house, designated the garage as contributing with the west (G4) as the primary facade, and designated the guesthouse and yard walls as non-contributing due to their age.

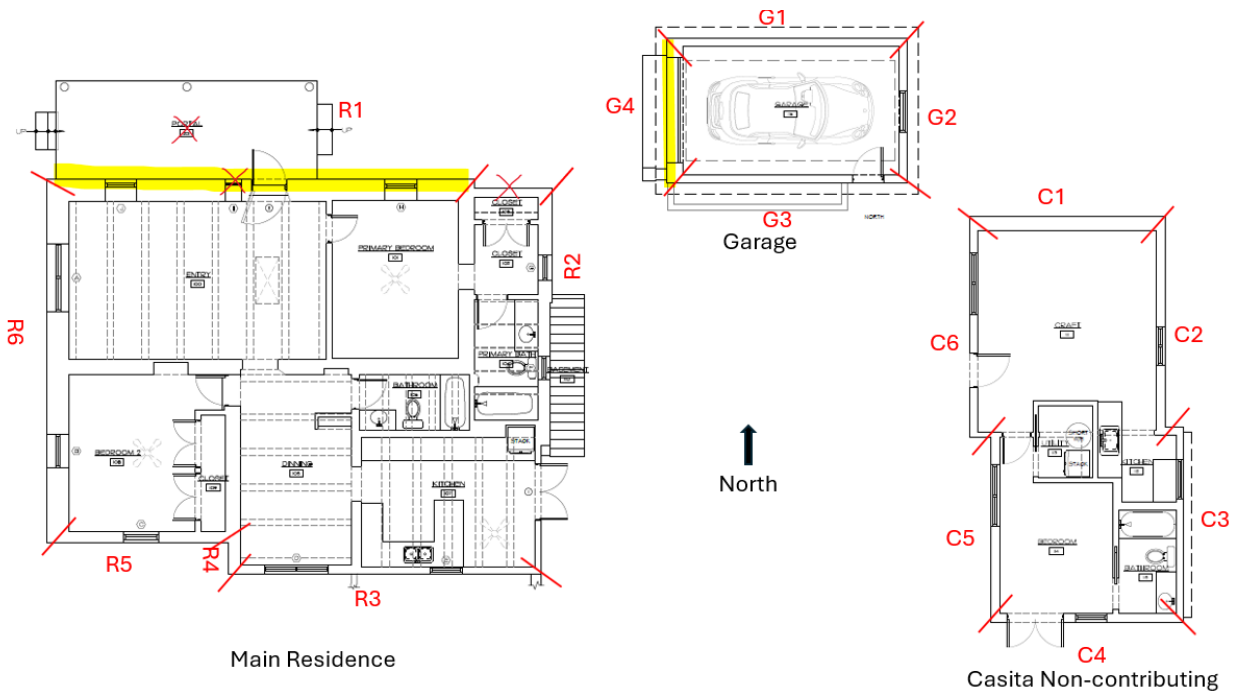


Figure 8: Façade Diagram

H-01-126 was approved for replacing windows, a glass door, and adding a new window all on the south and east elevation, raising the roof of the kitchen, and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

ADMINISTRATIVE:
There are no administrative cases on file.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

Main Residence

1. Replace windows and doors. An exception is requested to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade. The windows will be replaced with double-pane wood windows with divided lites, and sizes to match the existing windows.
    a. North
        i. Window MH-H 32"x 64" Double Hung
        ii. Window MH-J 29"x 48" Double Hung
        iii. Window MH-I14"x 51" fixed (excluded from the primary façade designation).
    b. West
        i. Window MH-A 71"x 38" fixed barn sash
        ii. Window MH-B 32" x 64" Double Hung
    c. East
        i. Window MH-F 26" x 32" double hung 2015 clad
        ii. Window MH-G 21" x 31" fixed barn sash

iii. Door MH-#1 wood frame door 60” x 81” clad 2015 will be replaced with a wood sliding divided lite door.

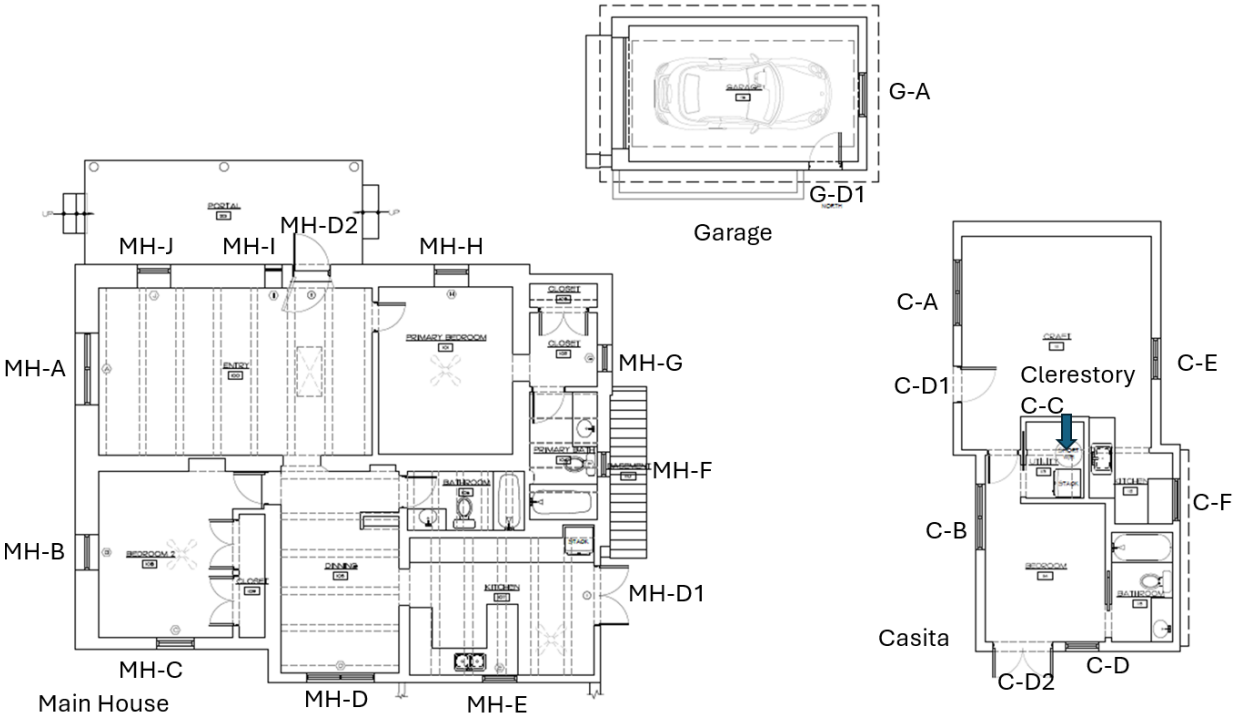


Figure 9: Window Schedule

2. Replace vigas and beams on the north portal with identical viga posts and beams to remove deteriorated and painted wood.
3. Install wood railings to span the side of the existing portal.
4. Install exterior stairs with iron handrails on the north side of the northern portal.
5. Construct a 210 sq. ft. portal to a height of 10’-6” on the east of the main residence. The portal will have a stucco and wood slat cover.

Casita

1. Construct a 148 sq. ft. portal to a height of 11’-7” on the west elevation. The portal will be Spanish Pueblo in style with a stucco parapet, square columns, and double corbels below a wood header.
2. Replace windows and doors. All the windows on the casita are non-historic from 1987 to 2015. The windows will be replaced with divided lite grid, double-pane wood windows.
    a. West
        i. Window C-A 60” x 40” horizonal sliding
        ii. Window C-B 60” x 46” horizontal sliding
    b. East
        i. Window C-F 30” x 30” awning
        ii. Window C-E 36” x 46” horizontal sliding
3. Install an overhang on the south elevation.

Garage

1. Refinish the garage vehicle and pedestrian doors.

Property

1. Construct a 5'0" high coyote fence on the Manzano or west side of the casita to replace the wood slat and metal wire fencing that currently exists.
2. Construct a 5'0" high coyote fence on the north property line with a pedestrian gate on the east between the fence and the garage.
3. Remove interior courtyard walkways and install a water fountain.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(i): The applicant requests an exception to replace historic windows on a primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The replacement double hung windows would match the existing material, lite pattern, and color, and the appearance of the windows would not affect the character of the district compared to the existing condition. Replacement of the windows would help extend the lifespan of the building, which would benefit the district.

Staff Response: Staff finds that this criterion is met. The replacement windows will appear in kind and will not damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The applicant desires to replace the deteriorated single-pane windows because of their single-pane construction and water infiltration. The applicant desires to replace the windows as part of their effort to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary facade. Denying the exception would preclude the applicant's efforts, to their detriment, and result in the continued deterioration of the walls and the windows, ultimately injuring the condition of the home and the public welfare.

Staff Response: Staff finds that this criterion is met. Per the window assessment: "Windows B & H and J are historic; however, there are signs of water penetration underneath the sills of the windows, causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable. Window G is historic; however, rotted beyond 40% and is non-restorable. Windows and doors A, C, D, E, DR #1, F, and I are non-historic." Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The applicant considered retaining the windows and adding a second pane, but that is not feasible given the manner in which the window units were constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of windows and decided on the proposed replacement in-kind as the preferred method of achieving their objective of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary façade.

Staff Response: Staff finds that this criterion is met. Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building and allow for continued use of the residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Step backs

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Step backs

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*.

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 12, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: H-641 4. County: Santa Fe Parcel # 10322816

5. Property Type:
_x Buildings: 3
_x_Structures: walls and fences
__ Site __ Object

6. Date of Survey:
May 28, 2025, JWM

7. Previous Survey Date(s):
_x Yes: July 6, 1983, Michael Belshaw, September 1991, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6791818,-105.9319022



10. Photo Information; John W. Murphey, photographer. Photo 1: View of west elevation on Calle la Paz. Camera facing east.

11. Brief Description of the Property:

Erected between 1912 and 1930, the original core of the primary residence consists of a 17-by-36-foot adobe rectangle, to which at least four additions have been appended. These include a façade addition that postdates 1966. The property also contains an older one-bay garage at the northwest corner and a guesthouse along Camino Manzano which was constructed in the early 1980s. The property is enclosed by non-historic walls and fences. The primary house is classified as Contributing to the Downtown and Eastside Historic District; the garage, guesthouse, and walls have no status.

Continued on Page 5.

12. Who uses the property? Dwelling

13. Construction Date:
Date: Primary House, before 1930, with multiple additions after; Guesthouse, early 1980s; Garage, pre-1958
_x_Known _x_ Estimated Source: plat maps and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
Blue parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner and Richard Martinez, AIA, NOMA NM

18. Owner (if known) and other knowledgeable people:

Current owner: John C. Gregory Revocable Trust & Pamela S. Austin Revocable Trust
N/A

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: Primary House __ Non-contributing _x_ No Status: Guesthouse, Garage, and Walls and Fences
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-641
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: All Buildings

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
__ Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	1
Single-Hung	Vinyl	1/1	1
Single-Hung	Wood	2/1	3
Single-Hung	Wood	2/2	2
Single-Hung	Clad Wood	6/1	1
Sash-Fixed Position	Wood	6	2
Sash-Fixed Position	Wood	8	2
Awning	Wood	1	1
Casement	Wood	4	1
Casement	Wood	4	1
Sliding	Wood	1-1	2
Clerestory	Wood	H-F-F-H	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel	Metal	1
Double	French	Wood	2
Overhead	Garage	Wood	1

12. Chimneys _x_ N/A

13. Porches __ N/A
Type: _x_ Entry _x_Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Various; multiple additions to the primary house; most within the historic period; maps, aerial photographs, and visual evidence
#2 Date: Early 1980s; construction of guesthouse, potentially including an older structure; 1983 HBI form
#3 Date: Post-1978 (1983); alteration of existing and introduction of new walls and fences; aerial photographs and 1983 HBI form
#4 Date: c.2001; raising ceiling and roof of east side of primary house and adding brick coping; Case H-01-126
#5 Date: c.2001 replacement of a door and several windows of the primary house; Case H-01-126, visual evidence

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_x_ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular; Passive Solar

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

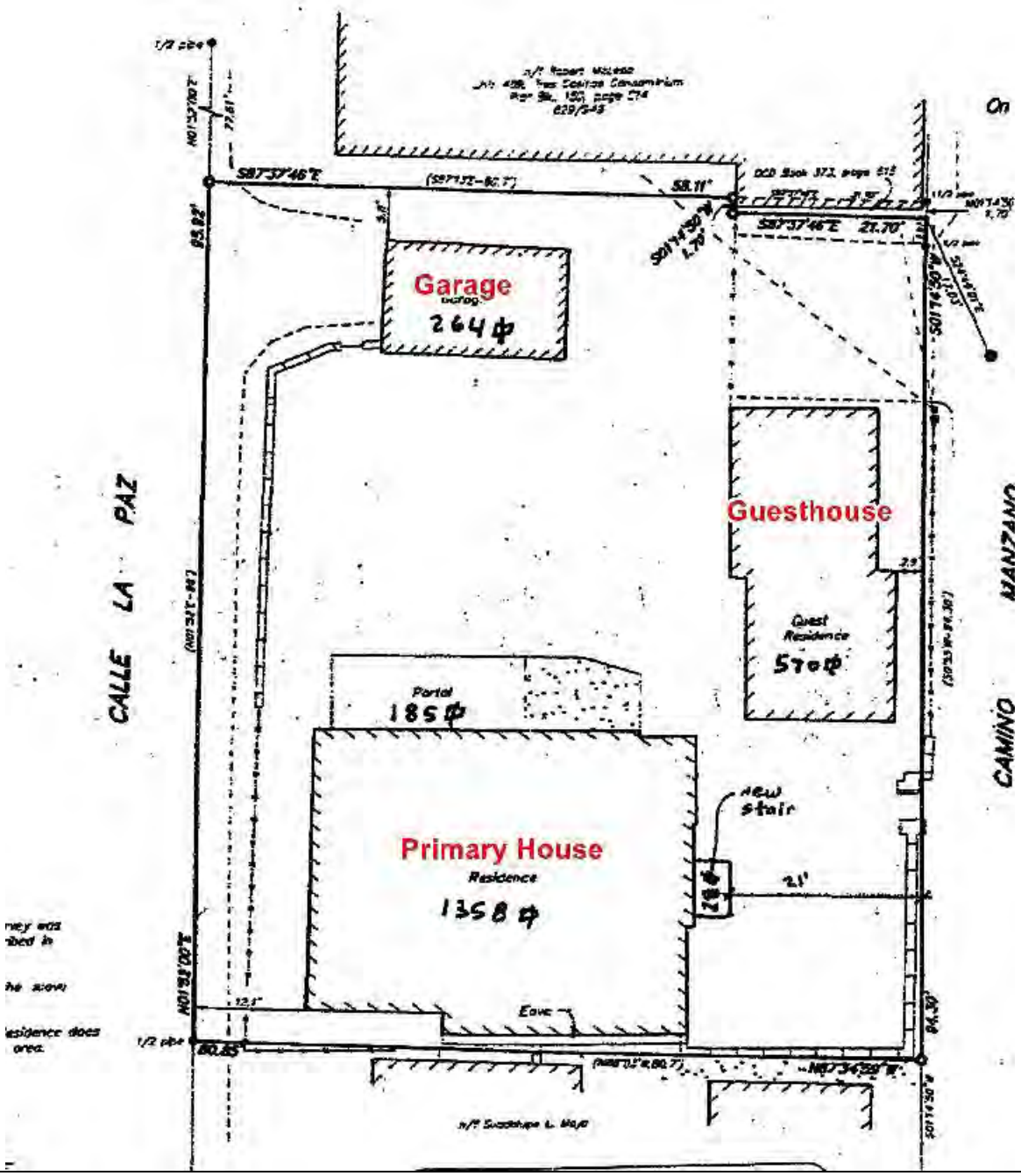
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2000 survey boundary map. Courtesy of Sierra Land Surveying, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	2. Location: 433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-641 4. County: Santa Fe 5. Date of Survey: May 28, 2025

Architectural Description Continued

Setting

The house and its ancillary structures occupy a roughly 0.16-acre rectangular lot on the east side of Calle la Paz, a short dirt lane constructed across a former apple orchard. Except for the garage, the property is mostly concealed by non-historic walls and fences erected after 1983 (Photos 1 & 34). Within the enclosure, the three buildings form a courtyard surfaced with gravel and brick walkways. Vegetation is limited to a few older trees, including an apricot tree and a recently planted bed of lavender.

Primary House

Dating to the early 20th century, the primary house remains mostly legible across its front façade, while its other elevations have been altered by additions largely completed by the 1970s (Photo 3)(Fig. 5). The house reflects a later vernacular interpretation of the Territorial style, with the closet addition exhibiting Pueblo Revival influences. The older sections are trimmed with a full cornice composed of a header, rowlock, and stretcher brick pattern running from top to bottom. The coping on the additions repeats the original brick pattern but lacks the dentil detailing at the rowlock course and uses a different color of brick. The brick cornice on the east façade was installed in 2001, following an increase in roof height by approximately one foot over the kitchen and bathroom areas.

The house and its additions display compound massing, articulated through varied roof heights and projecting volumes. The entire building is finished with a buckskin-colored cementitious stucco coat. Important character-defining elements include the historic rectangular core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

North (Façade)

The façade presents an overall asymmetrical composition. It is horizontally oriented, with a dominant, nearly solid mass on the left (east) side offset by an open portal on the right (west) (Photo 3). Although the original core included a centered door flanked by

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symmetrically placed windows, the off-center portal and the 1970s closet-bathroom addition together give the façade its current asymmetrical appearance.

Portal

The portal sits approximately 24 inches above grade (Photo 4). It has recent brick flooring, and its decking is finished with unweathered tongue-and-groove boards. The structure is supported by wood posts measuring 26 inches in circumference, set on concrete pier blocks.

The front entrance consists of a 35½-by-78½-inch screwed plank door with stacked vision lights and decorative metal hinges (Photo 5). At its threshold, the front wall measures approximately 23 inches thick (Photo 6). To the right (west) is a vertical sidelight that, based on its placement and materials, is likely not original.

Windows

The windows flanking the entry illuminate the front room, originally a sala-like space that has since been subdivided. These windows are of a two-over-one wood sash design (Photo 7).

The interior muntin profile of the right (west) window has a ¼-inch face with simple bevel molding and is fitted with a surface-mounted cam-action sash lock (Photo 8). The window is set back approximately 12½ inches from the interior wall, reflecting the substantial depth of the adobe wall construction.

West

The west elevation faces Calle la Paz and contains the oldest portions of the house (Photo 10). The sala space is fenestrated by two six-light fixed sash windows with ¼-inch muntin profiles (Photo 11). The adjacent addition, which contains a bedroom, has a two-over-one hung-sash wood window with a ⅛-inch muntin face (Photo 12).

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South

Sitting close to the neighboring property, the south elevation incorporates the early bedroom and dining room additions, as well as the kitchen space which was already evident in a 1958 aerial photograph (Photo 13)(Fig. 3). Both the bedroom and dining room have modern replacement windows (Photos 14 & 15). The kitchen contains a recent two-over-two sash window.

East

The east elevation reveals a conglomeration of additions expressed through varied roof heights and parapet treatments (Photo 16). Starting at the south end are double 10-light modern doors opening into the kitchen (Photo 17). Next is a non-historic two-over-two window at the bathroom, followed by a four-light casement window at the closet (Photo 18). Both of these latter spaces were constructed after 1966 (Figs. 4 & 5).

Interior

The interior contains eight rooms, most of them resulting from additions made after the initial construction in the 1910s. The most significant space is the main front room, which appears to have originally functioned as a sala-like gathering area before being subdivided with a partition. The large section immediately behind the front entry door measures 13 feet ½ inch wide by 22 feet 4 inches long (Photo 19).

It has a slightly sloping ceiling, rising to 10 feet 10 inches at its highest point. Eight vigas span the room in a north-to-south orientation, topped with loose tongue-and-groove boards. The space is austere: features are limited to a simple baseboard finished with a strip of quarter round forming a shoe rail. The floor consists of 2 ⅛-inch-wide wood strips that have been coated with gray paint.

The partitioned section of the former sala now serves as the primary bedroom—a small, dark space with even less trim than the larger area Photo 20). Beyond it, to the east, lies the closet and bathroom addition, which is the most recent extension grafted onto the house (Photo 21).

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		5. Date of Survey: May 28, 2025

South of the front entry is a small dining area and an adjacent bathroom painted red, with flooring that shows signs of failure (Photo 22). The bedroom to the west, one of the earlier additions, is cramped and contains a furred-out closet (Photo 23). The kitchen to the east is completely modern in its design, finishes, and fenestration (Photo 24).
Each of the older rooms has a different ceiling height, and in the case of the front and dining rooms, the vigas are arranged in different directions. The second bedroom floor is 2 inches lower than that of the adjacent dining room. These variations suggest a pattern of accretive construction.

Guesthouse

Erected in the early 1980s, the roughly 564-square-foot guesthouse is primarily of frame construction (Photo 25). It has a boxy design with a large south-facing clerestory window, reflecting an intention to mimic passive solar construction. It features a double-height volume on the north and a lower, one-story section on the south. The south piece may have incorporated an earlier structure.

The main west façade has a metal panel door flanked by wood sliding sash windows (Photo 25). The south elevation, enclosing the kitchen, includes 10-light French doors and a modern 1/1 wood sash window (Photo 26), while the upper level holds the clerestory unit.

The east elevation, fronting Camino Manzano, contains a few modern wood windows (Photo 27). The north elevation is a solid wall without openings (Photo 28). Inside, the double-height space emphasizes the passive solar design with a solid north wall and brick floor meant to retain heat gained through the clerestory window (Photo 29); however, the frame construction and large, leaky windows undermine this intention.

Garage

Standing in the northwest corner of the property is a one-bay garage, which was already present in the 1958 aerial photograph (Fig. 3). Constructed of hollow clay tile blocks and finished with stucco matching the yard walls, the garage has a gross footprint of approximately 252 square feet. It has a flat roof that has been modified with a plywood overhang. The garage faces south and is fitted with a “double-chevron” wood overhead door (Photo 30). An older decorative metal lamp is mounted at the south corner.

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025

Pedestrian access is provided from the south through a non-original wood door, painted red (Photo 31). The east elevation contains an eight-light sash turned on its side (Photo 32), while the north elevation has no openings (Photo 33).

Walls and Fences

Based on aerial imagery and a photograph from the 1983 HBI survey, all of the walls and fences surrounding the property are of recent construction. A much lower front yard wall is visible in the 1983 survey photo (Fig. 6). This earlier wall appears to be no taller than four feet. Today, a wall in this location stands at 70 inches and incorporates an arched gate opening that reaches 90 inches at its apex (Photo 2). South of this wall begins a section of board fence, which reaches 72 inches at its highest point. Similar walls and fences are present along the east side of the property, fronting Camino Manzano (Photo 34). None of these enclosures are of historic age.

Historical Overview

Subdividing Farmland

The long, narrow tracts south of the Acequia Madre began as irrigated farmland, producing the small but essential crops that sustained Santa Fe's early residents. In the early 20th century, some of these fields gave way to orchards—most notably apples—before eventually being carved into modest residential parcels as the city's edge slowly pushed outward beyond its historic core.

One such story unfolds along Camino Manzano, first laid out as an apple orchard by Jacob W. Waffensmith (also recorded as Waffenschmidt), a physician who left Ohio in search of new ground and new chances. Waffensmith built his residence at 415 Camino Manzano, with its tall water tower which looks over the subject property.[1] As shown on

[1] "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017; revised September 13, 2017

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025

the 1912 King's map, this house stands as the oldest documented dwelling in the immediate area[2] (Fig. 1).

In 1920, John Quincy Adams, a mechanic originally from Muskegon, Michigan, acquired Waffensmith's orchard and formally platted it as the *Los Arboles* (The Trees) Subdivision, dividing the former orchard into smaller residential lots. Adams joined a growing cadre of local investors and developers—notably real estate speculator Harry Dorman—who saw promise (and profit) in transforming the historic Hispanic agricultural long lots along the acequia into small suburban enclaves.

This pattern of land conversion mirrored a broader shift in early 20th-century Santa Fe, as irrigated fields were systematically repurposed to accommodate the city's quiet but steady residential spread. Among those drawn into this suburban transformation was Agustin A. Sosaya, a modest-scale builder known for his work in Pueblo and Territorial styles. Alongside Favian Chavez and E. G. Richardson—both of whom owned parcels along what would become Calle la Paz[3]—Sosaya helped develop a cluster of houses on San Antonio Street, offering a picturesque, if somewhat idealized, blend of local architectural traditions.

But Calle la Paz and its neighbor, Camino Manzano, developed differently—with larger lots, more heterogeneous designs, and houses that did not always face the street.

The Hudson Place

A 1928 deed shows that E. G. Richardson sold the parcel containing the subject house to Frank Lawson Hudson and his wife, Alma Hudson.[4] Frank, born in Mississippi in 1900, worked as a United States Postal Service letter carrier in his home state before being transferred in the late 1920s.

[2] The King's map indicates that the long strip of land containing the current parcel was then owned by the Christian Brothers, a Roman Catholic male order in charge of educational instruction, who established St. Michael's College.

[3] James C. Harvey, "Tract of Land Subdivided for A. A. Sosaya, Favian Chavez, E. G. Richardson, Precinct #3, Santa Fe, N. M. [subdivision plat map]," March 31, 1927.

[4] Agreement, E. G. and Ethel M. Richardson to Frank L. and Alm D. Hudson, recorded January 2, 1929, Book V, Page 115, Instrument #1929036716, Santa Fe County, New Mexico.

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The 1930 census places Hudson in the area now known as Calle la Paz, but does not provide a specific street address.[5] At that time, Calle la Paz had not yet been formally established as a street, and residents along the dirt road were assigned Acequia Madre addresses. This is confirmed by the 1930 city directory, which lists Hudson's residence as "716 Acequia Madre (1) rear."[6] Street addresses for Calle la Paz first appeared in 1938, placing Hudson at what is now 433 Calle la Paz.[7]

City directories and other sources show the Hudson family residing on the property through the early 1960s. The 1940 census, the first to record them at this location, lists Frank Hudson as the owner of the house, then valued at $4,800.[8] The household included Frank, age 39; Alma, 43, also born in Mississippi; and their son, Frank Jr., age 8, a New Mexico native.

A February 16, 1942 draft registration card offers a few more glimpses of Frank Hudson. At that time, he was still working as a clerk at the downtown post office under Postmaster Antonio F. Martinez.[9] As a postal employee, he received his mail in the "Clerk's Box," a detail as routine as it is revealing. The registration card notes that he stood 5 feet 11 inches tall, weighed 133 pounds, and was mostly bald.

By the mid-1950s, Frank had advanced to superintendent of the new Coronado Station Post Office, housed in the Your Foods Super Shopping Center. The shopping center was Santa Fe's first suburban retail experiment, drawn up by Truman Mathews, a former draftsman in John Gaw Meem's office. By then, the Hudson household had expanded to include Frank, Alma, Frank Jr., and Frank's widowed mother, Frances.[10]

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[5] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 7B; Enumeration District: 0003; FHL microfilm: 2341134.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.
[7] The street name originally included a "de," appearing as Calle de la Paz, a form that persisted through the late 1960s.
[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61B; Enumeration District: 25-5A.
[9] National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 58.
[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.

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After 37 years in the postal service—a career built on routine, reliability, and careful increments of promotion—Frank retired in August 1960. He and Alma left Santa Fe and moved to Kingsland, Texas, a quiet town in the Hill Country. They died within a month of each other in 1970, closing a story that began in Mississippi, ended in Texas, and included a thirty-year interlude in Santa Fe.

A Home for Tutors

The underlying ownership of the property during this period is unclear, but city directories indicate it was used as a rental. In 1964, Stephen J. Etzald, an insurance adjustor, and his wife, Juxi, rented the home.[11] Three years later, it was leased by Harvey L. Mead III and his wife, Claire. Harvey had joined the faculty of St. John's College a year earlier, where he taught philosophy—serving as a "tutor," in St. John's parlance.[12] The small private college would also supply the next tenant, and eventual owner, Robert A. Neidorf. He was also a tutor.

Neidorf, born in Chicago in 1930, received his B.A. and M.A. from the University of Chicago and his Ph.D. from Yale University.[13] He served as an assistant professor at Bucknell University in Pennsylvania and later taught at the State University of New York at Binghamton. Neidorf joined St. John's College in Annapolis in 1964 before transferring to the Santa Fe faculty in 1967. That same year, Harper and Row published his book *Deductive Forms: An Elementary Logic*, intended as an introduction to general logic. The book began with a quotation from René Descartes, continued for 407 pages, and was issued only in a single edition. Santa Fe would be his home.

Robert and his wife, Mary Frances Morris Neidorf, acquired the property in 1972; the following year, he was appointed dean of the college.[14] Robert Allen Neidorf died in 1988 at age 57. Mary Frances remained at the house on Calle la Paz until 2000, when she sold the property to Lee Dirks, who held it until recently.

[11] Ibid., (1964), 38 and 131.
[12] R.L. Polk & Co., *Santa Fe City Directory, 1967* (Dallas: R.L. Polk & Co., 1967), 45 and 310.
[13] "Neidorf, Robert Allen" [obituary], *The New Mexican*, February 5, 1988, A-4.
[14] Warranty Deed, Harold D. and Gracia S. Bruce to Mary M. and Robert Neidorf, recorded November 13, 1972, Book 205, Page 308, Instrument # 348546, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Primary House

The primary house is designated as a Contributing Structure to the Downtown and Eastside Historic District. Its most important façade is the front (north-facing) elevation, which has been the least affected by additions and clearly communicates the building's original and historical character. Character-defining features of this façade include its original horizontal massing, window openings containing older two-over-one wood sash windows, and the brick cornice. By contrast, the east and south elevations are the most altered and have little architectural integrity. For these reasons, it is recommended that the house maintain its Contributing status, with the north elevation designated as the primary façade, specifically the portions that retain original design and materials.

Guesthouse

The guesthouse is primarily a creation of the 1980s and represents a poor example of a clerestory passive solar structure. Better examples of solar design can be found elsewhere in Santa Fe, including within city-designated historic districts. Accordingly, the recommendation is to assign it Non-contributing status.

Garage

The garage is at least 50 years old and represents a good example of its type. The recommendation is to assign it Contributing status, with the west elevation designated as the primary façade.

Walls and Fences

The walls and fences on the site are less than 50 years old and are not recommended for historical status.

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Illustrations

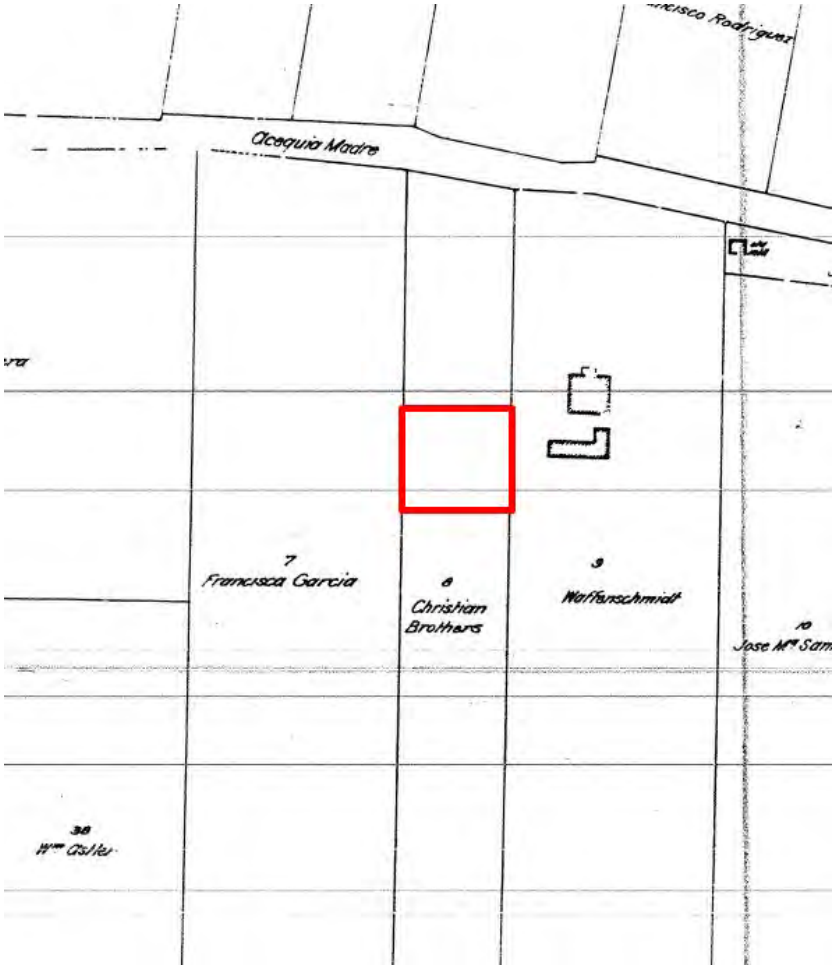

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912.
The approximate location of the current lot is shown based on its alignment with the Waffenschmidt/Waffensmith house. However, both structures appear to be situated farther south of Acequia Madre than indicated on the map.

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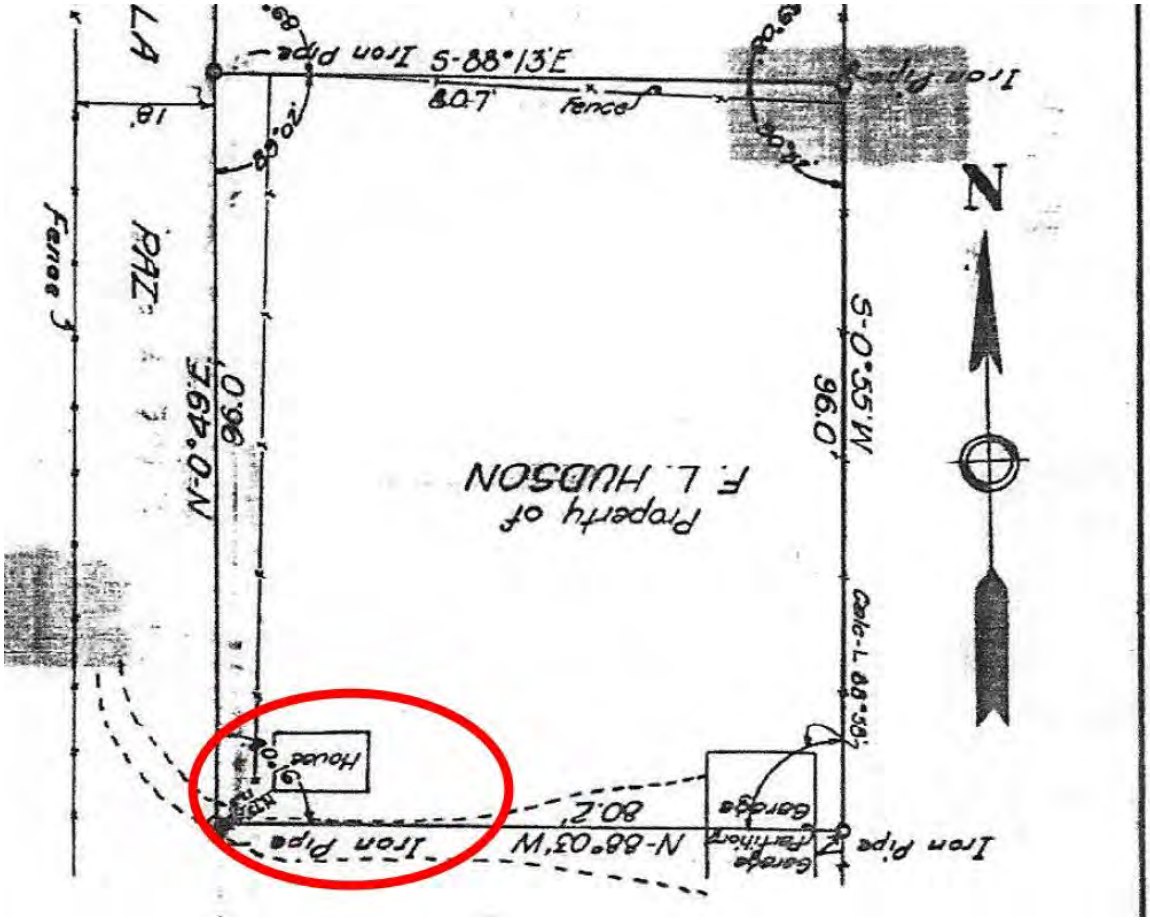

Figure 2: Portion of March 29, 1930, subdivision map. James C. Harvey, creator. Assumed subject house circled.

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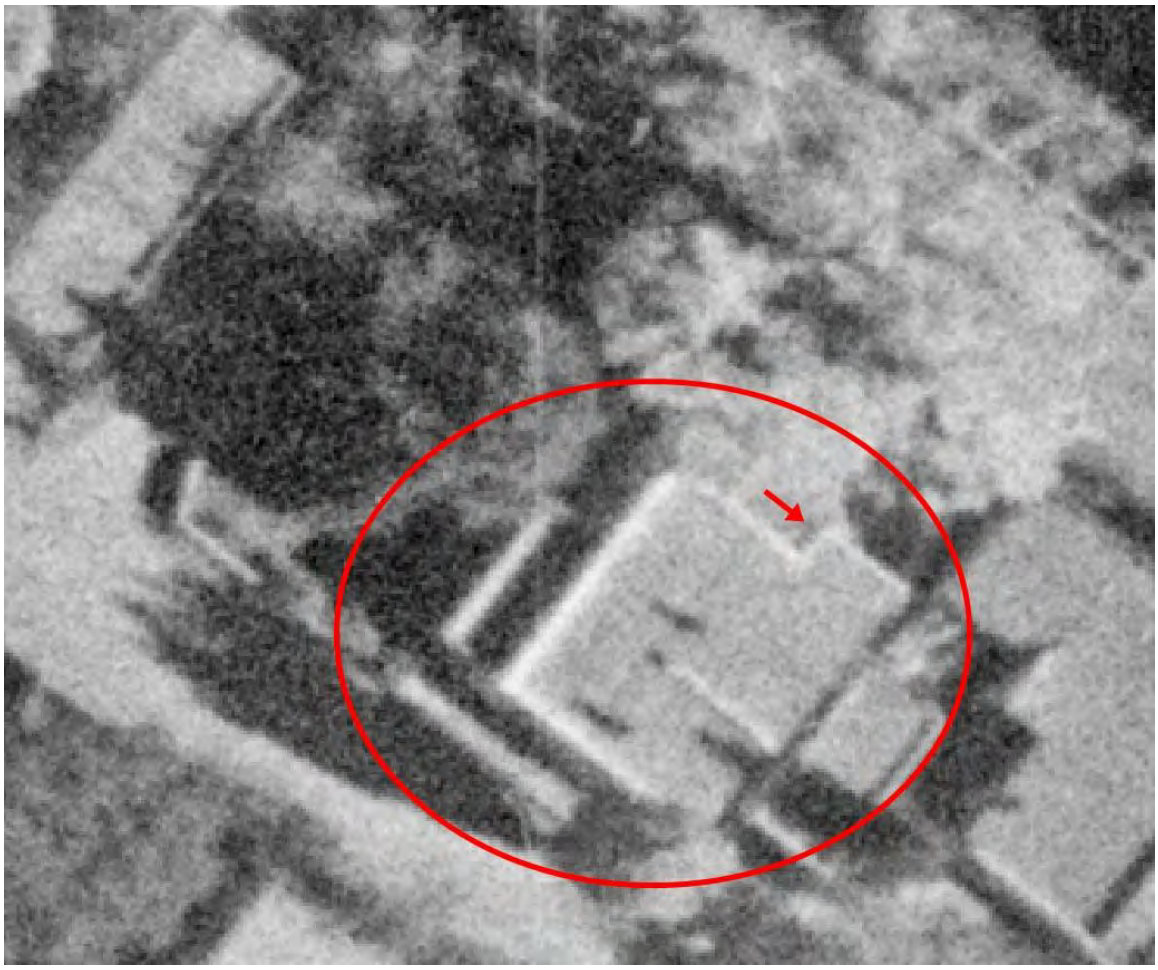

Figure 3: November 10, 1958, aerial photograph.
Arrow: The addition of what is now holding the kitchen. The closet-bathroom addition has yet to be constructed.

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Figure 4: May 2, 1966, aerial photograph.
Arrows: Top, existence of one-car garage; right, existence of small structure that might be incorporated into the current guesthouse. The closet-bathroom addition has yet to be constructed.

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025



May 11, 1973, aerial photograph.
Arrow: The closet-bathroom addition has been constructed.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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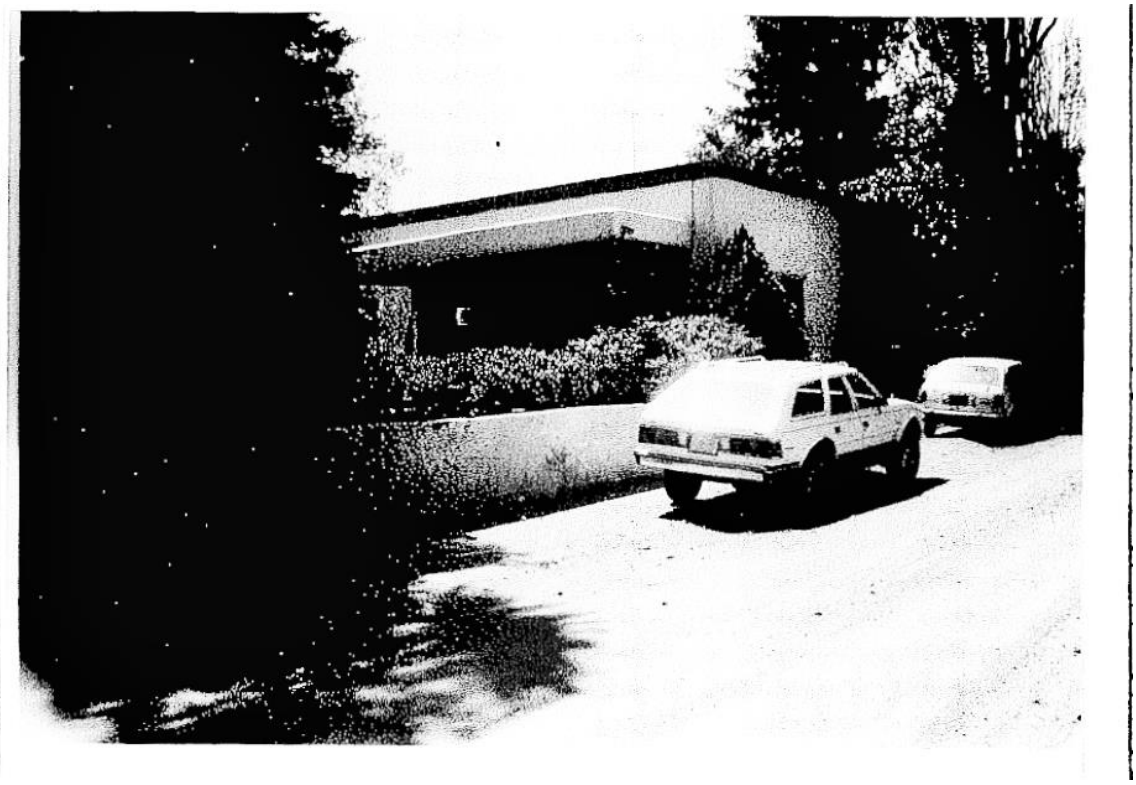

Figure 6: Copy of July 6, 1983, HBI survey photograph. Michael Belshaw.

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Survey Photographs

(All images taken by John W. Murphey, May 28, 2025)



Photo 2: West yard/privacy wall. Camera facing southeast.

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025



Photo 3: Primary House, north elevation. Camera facing south.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025



Photo 4: Primary House, north elevation. Portal. Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025



Photo 5: Primary House, north elevation. Entry door. 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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Photo 6: Primary House, north elevation. Entry door threshold. Camera facing down.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: Primary House, north elevation. East window. Camera facing south.

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		4. County: Santa Fe
		5. Date of Survey: May 28, 2025



Photo 8: Primary House, north elevation. West window detail. Camera facing down.

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Photo 9: Primary House, north elevation. West. Camera facing north.

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: May 28, 2025



Photo 10: Primary House, west elevation. Camera facing south.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: May 28, 2025



Photo 11: Primary House, west elevation. North windows. Camera facing east.

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1. Name of property: Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	2. Location: 433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-641 4. County: Santa Fe 5. Date of Survey: May 28, 2025



Photo 12: Primary House, west elevation. South windows. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: Primary House, south elevation. Camera facing east.

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Photo 14: Primary House, south elevation. West window. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 15: Primary House, south elevation. Middle window. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 16: Primary House, east elevation. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 17: Primary House, east elevation. Entry to kitchen. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 18: Primary House, east elevation. Window at closet. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 19: Primary House, interior of front room. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 20: Primary House, interior of primary bedroom. Camera facing west.

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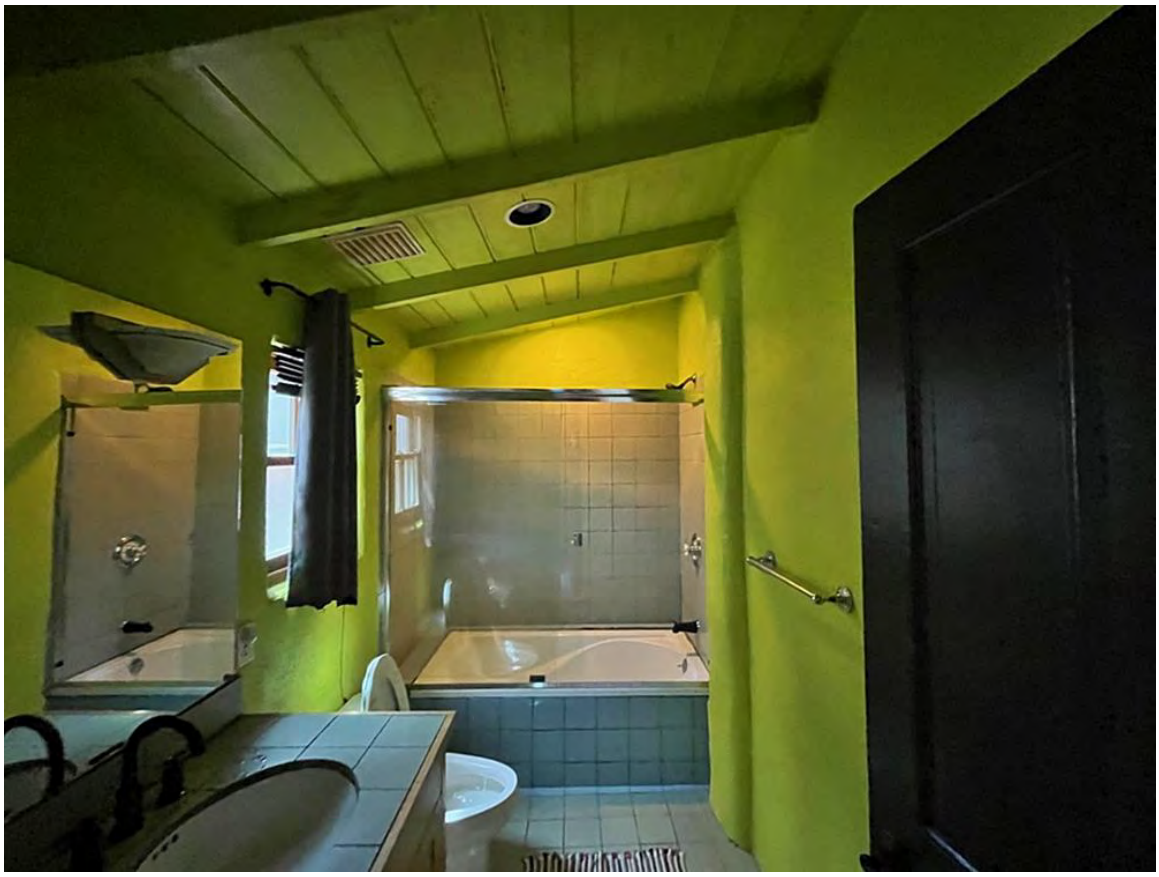

Photo 21: Primary House, interior of bathroom addition. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 22: Primary House, interior of dining room. Camera facing south.

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Photo 23: Primary House, interior of second bedroom. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 24 : Primary House, interior of kitchen. Camera facing west.

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Photo 25: Guesthouse, west elevation. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 26: Guesthouse, south elevation. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 27: Guesthouse, north elevation. Camera facing west.

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Photo 28: Guesthouse, south elevation. Camera facing south.

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Photo 29: Guesthouse, interior of main room. Camera facing north.

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Photo 30: Garage, west elevation. Camera facing east.

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Photo 31: Garage, south and east elevations. Camera facing northwest.

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Photo 32: Garage, east elevation. Window detail. Camera facing west.

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Photo 33: Garage, north elevation. Camera facing southeast.

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Photo 34: East yard/privacy wall along Camino Manzano. Camera facing southeast.

433 Calle la Paz

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 9/11/25	Property Owner of Record The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust			
Applicant/Agent Contact	Richard Martinez, Martinez Architecture Studio PC			
Site Address	433 Calle La Paz			
Suite or Space #	Subdivision Name			
Lot #	Block #	Total Roof Area (square feet) 2,788		
Lot Coverage % 36.3	Lot Size (square feet) 7,671			
Proposed Construction Description	Add portals to Main House and Casita, replace windows and doors, add skylight.			
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations Development Plan			
Zoning District RC8	Overlay Districts Escarpment Flood Plain Other			
Proposed Setbacks	Front 52'	Rear 15'	Left Side 25'	Right Side 5'
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'
Proposed Height 11'-7"	Max Height 15'-9"	Parking Required 3	Provided 3	Bike Parking N/A Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
✓ Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Rich Martz Owner ✓ Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	Final development must comply with Ch. 14 of Land Development Code.	
Preliminary Zoning Review completed by	Rachael Hamilton	Date 10/16/2025
Preliminary Zoning Review #	2025-0111379-PAR	

MARTINEZ ARCHITECTURE STUDIO PC
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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Austin-Gregory Residence
433 La Paz
September 15, 2025
Downtown/Eastside Historic District - Contributing

EXISTING CONDITIONS:
This adobe historic home, casita with small kitchen and bathroom, and garage sits between La Paz and Manzano. The house and garage were built in the 1930's. (HCPI attached) The house and garage now have Contributing Structure status. The windows and doors have had historic assessments done, also attached.

PROPOSED CONSTRUCTION:

Main house - North side:
- Replacement of two existing historic wood windows (MH-H and MH-J) with identical lite grid and double pane wood windows. See attached Exceptions for Replacement of the windows on this Primary Façade.
- Replacement of an existing non-historic wood frame window(MH-I) with a wood window identical to the replacements to the historic windows.
- Replacement of the existing portal viga posts and beams with identical viga posts and beams to remove the deteriorated and painted (to cover up the patches) wood.
- Addition of custom designed wood rail to span the side of the existing portal.
- Addition of brick steps and iron rails to the front of the existing portal.

Main house - West side:
- Replacement of two existing historic wood windows (MH-A and MH-B) with identical lite grid and double pane wood windows.
- Addition of custom designed wood rail to span the side of the existing northside portal.
- Addition of brick steps and iron rails to the front of the existing northside portal.

Main house - South side:
- Addition of a 10'-6" tall east facing portal outside the kitchen.

Main house - East side:
- Replacement of two existing historic wood windows (MH-F and MH-G) with identical lite grid and double pane wood windows.
- Replacement of an existing non-historic wood frame door(MH-#1) with a wood sliding divided lite door.
- Addition of a 10'-6" tall east facing portal outside the kitchen and basement

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cover with a stucco and wood slat cover.

Casita - North side:
- Addition of the 5′-0″ coyote fence on the Manzano side of the house.
- Addition an 11′-5″ tall west facing portal.

Casita - West side:
- Replacement of two existing windows (C-A and C-B) with divided lite grid and double pane wood windows.
- Addition of an overhang on the south facing façade of the casita.

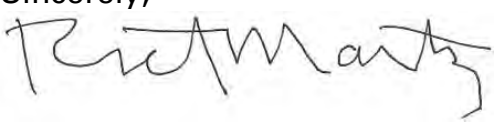
Casita - South side:
- Addition an 11′-5″ tall west facing portal.
- Addition of an overhang over the existing door and window.

Casita - East side:
- Replacement of two existing windows (C-F and C-E) with divided lite grid and double pane wood windows.
- Replacement of the existing wood slat and metal wire fencing with a 5′-0″ coyote fence on the Manzano side of the house.
- Addition of a bathroom window.

Garage - North side, West side, South side and East side:
- No changes. Only the addition of a 5′-0″ coyote fence and gate on the property line to contain trash bins. Th garage door will be refinished.

The new windows and doors will be painted to match the existing windows and doors. The new stucco will match the existing stucco. All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

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Austin-Gregory Residence, 433 La Paz
September 15, 2025
Downtown/Eastside Historic District - Contributing

EXCEPTION CRITERIA
Replacement of two Historic Windows on a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove and replace in-kind historic windows on a primary facade of the contributing single-family home. (§14.5.2(D)(5)(a)(i)): for primary facades, "historic windows shall be repaired or restored wherever possible."

Existing: Ra Patterson's Window and Door Assessment describes the windows ("Window H and Window J") as

> *"historic however there are signs of water penetration underneath the sills of the water causing structural integrity damage to the adobe. The windows need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable. … If the windows and doors are replaced must be matched to historic requirements and "like and kind" to the existing openings."*

Proposed: The proposal would replace the windows with new wood double hung units for better watertightness, airtightness, security and to protect the adobe walls. The proposed units would have the same historical lite grid pattern and same color.

(1) Do not damage the character of the district.
Response: The replacement double hung windows would match the existing in material, lite pattern and color and the appearance of the windows would not affect the character of the district compared to the existing condition. Replacement of the windows would help extend the lifespan of the building, which would benefit the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;
Response: The applicant desires to replace the deteriorated single-pane windows because of their single-pane construction and water infiltration.
The applicant desires to replace the windows as part of their effort to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary facade. Denying the exception would preclude the applicant's efforts, to their detriment, and result in the continued deterioration of the

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walls and the windows, ultimately injuring the condition of the home and the public welfare.

(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The applicant considered retaining the windows and adding a second pane, but that is not feasible given the manner in which the window units were constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of windows and decided on the proposed replacement in-kind as the preferable method of achieving their objective of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary façade.





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433 CALLE LA PAZ
SANTA FE, NEW MEXICO

MAIN HOUSE
NORTH ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

MAIN HOUSE
EAST ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
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MAIN HOUSE
SOUTH ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
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MAIN HOUSE
WEST ELEVATION
SEPTEMBER 15, 2025



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AUSTIN - GREGORY
433 CALLE LA PAZ
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CASITA
NORTH ELEVATION
SEPTEMBER 15, 2025





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CASITA
EAST ELEVATION
SEPTEMBER 15, 2025



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CASITA
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SEPTEMBER 15, 2025



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CASITA
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GARAGE
NORTH ELEVATION
SEPTEMBER 15, 2025



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GARAGE
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SEPTEMBER 15, 2025





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GARAGE
WEST ELEVATION
SEPTEMBER 15, 2025



ADDED PORTAL AT CASITA

ADDED WINDOW AT CASITA

ADDED PORTAL AT MAIN HOUSE

ADDED WOOD AWNING OVER EXISTING DOOR AND NEW WINDOW

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1524 PASEO DE PERALTA SANTA FE
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AUSTIN - GREGORY
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

AERIAL
SEPTEMBER 15, 2025

MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Austin-Gregory Residence
433 La Paz
September 15, 2025

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows & Doors – "Colonial White"

Exterior wood posts & lintels – Wood stain



Portals & steps – Brick



RENOVATION OF 433 CALLE LA PAZ

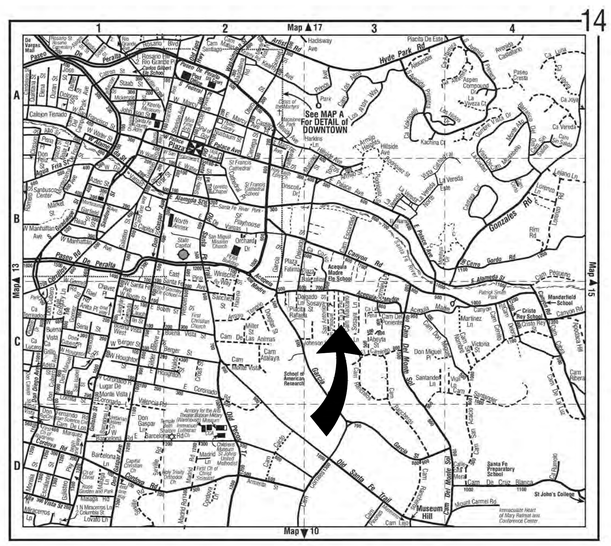
SANTA FE, NEW MEXICO

OWNERS - PAMELA AUSTIN & JOHN GREGORY

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA, SANTA FE

VICINITY MAP



DIRECTIONS TO SITE:

THIS PROJECT SITS IN BETWEEN CALLE LA PAZ AND CAMINO MANZANO; ~300' SOUTH OF ACEQUIA MADRE ELEMENTARY SCHOOL

35°40'45.4" N 105°55'45.9" W M3HC+P68 SANTA FE, NEW MEXICO

PROJECT DATA

SCOPE OF WORK: REPLACE DOORS & WINDOWS, ADD PORTAL TO MAIN HOUSE AND CASITA, ADD KIVA GAS FIREPLACE IN LIVING ROOM, ADD SKYLIGHTS

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B

MAX BUILDING HEIGHT: 13'-2"
11'-5" PROPOSED

NET AREAS: EXISTING

MAIN HOUSE:	
HEATED:	1,406 S.F.
PORTAL:	189 S.F.
TOTAL ROOFED AREA:	1,595 S.F.
CASITA	
HEATED:	581 S.F.
TOTAL ROOFED AREA:	581 S.F.
GARAGE:	254 S.F.
TOTAL ROOF AREA:	254 S.F.
TOTAL EXISTING ROOFED AREA ON LOT:	2,430 S.F.

NET AREAS : PROPOSED

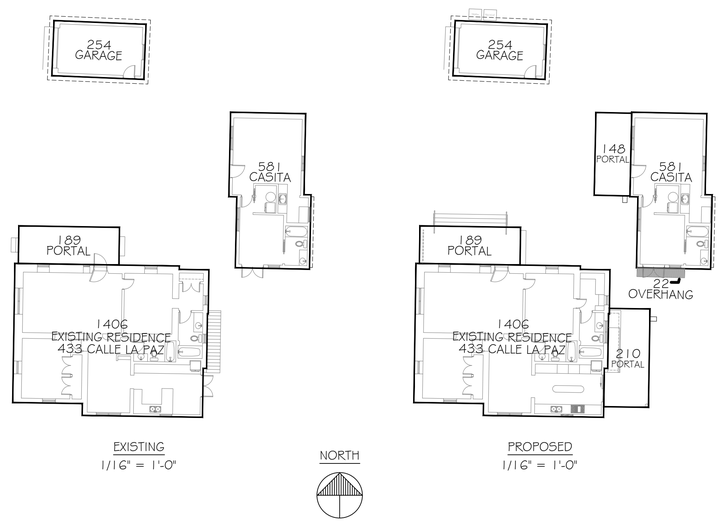
MAIN HOUSE	
PORTALS:	210 S.F.
TOTAL ADDED ROOFED AREA:	210 S.F.
CASITA	
PORTAL:	148 S.F.
TOTAL ADDED ROOFED AREA:	358 S.F.
TOTAL ADDED ROOFED AREA ON LOT:	358 S.F.
TOTAL PROPOSED ROOFED ON LOT:	2,788 S.F.

LOT AREA:	7,671
LOT COVERAGE:	EXISTING = 31.7% PROPOSED = 36.3%
UTILITY DATA:	
GAS :	NATURAL GAS
ELECTRIC :	UNDERGROUND
SEWER :	MUNICIPAL SEWER
WATER :	MUNICIPAL WATER
ZONING :	RC8
SPECIAL DISTRICTS:	DOWNTOWN AND EASTSIDE
PARKING REQUIREMENTS:	3 SPACES REQUIRED AND PROVIDED

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING & PROPOSED FLOOR PLAN - MAIN HOUSE DOOR & WINDOW SCHEDULE
A-3.0	NORTH & EAST ELEVATIONS - MAIN HOUSE
A-3.1	SOUTH & WEST ELEVATIONS - MAIN HOUSE
A-4.0	EXISTING & PROPOSED FLOOR PLAN - CASITA
A-5.0	WEST & SOUTH ELEVATIONS - CASITA
A-5.1	EAST & NORTH ELEVATIONS - CASITA
A-6.0	GARAGE - FLOOR & ELEVATIONS (NO CHANGES PROPOSED)

AREA DIAGRAM



GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM EARTHEN BUILDING MATERIALS CODE, 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (2012 USEC AS AMENDED), 2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS, NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS, 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM, 87504
(505) 989-4958

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COVER SHEET & PROJECT DATA

A
0.1

SET #

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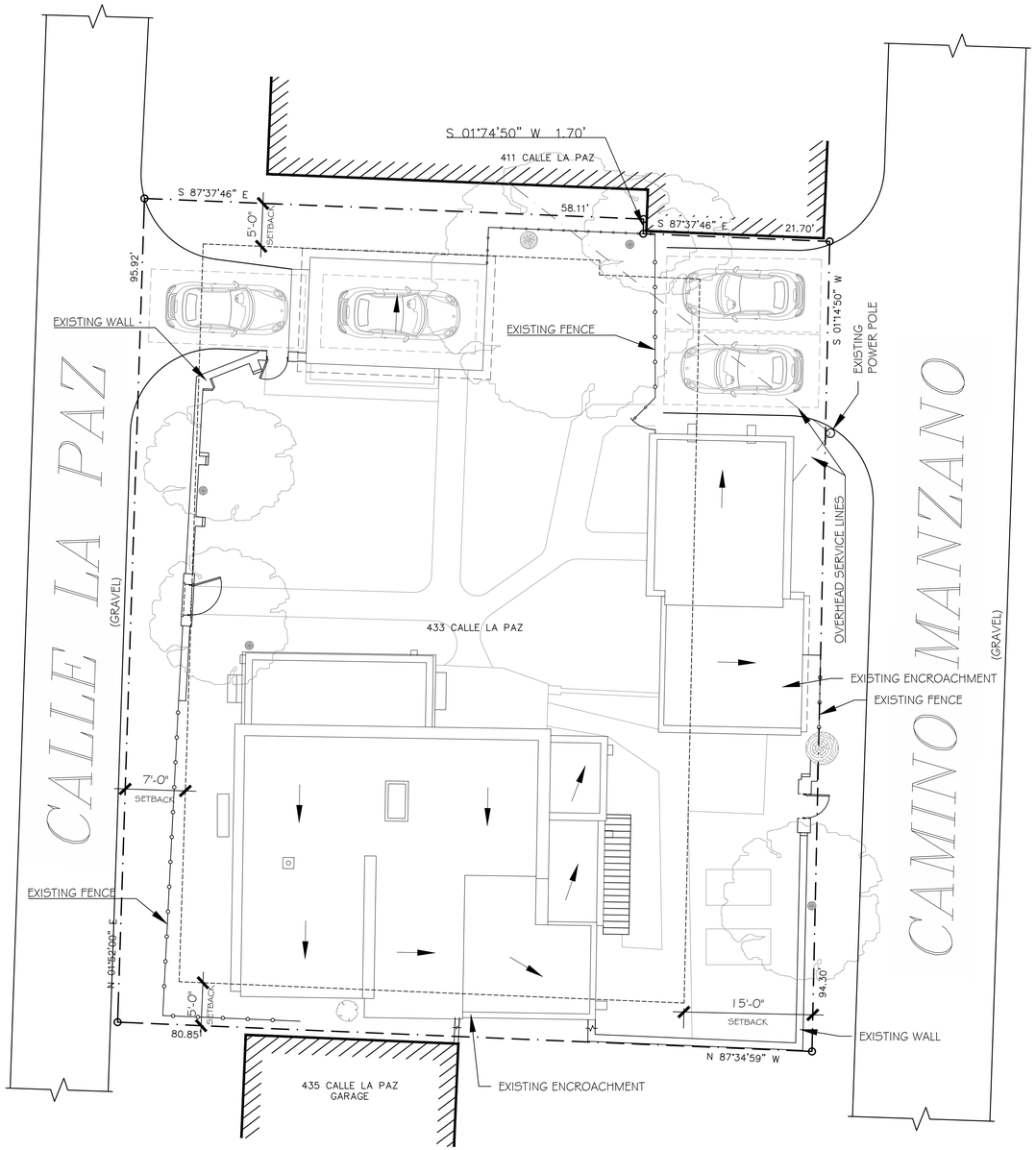
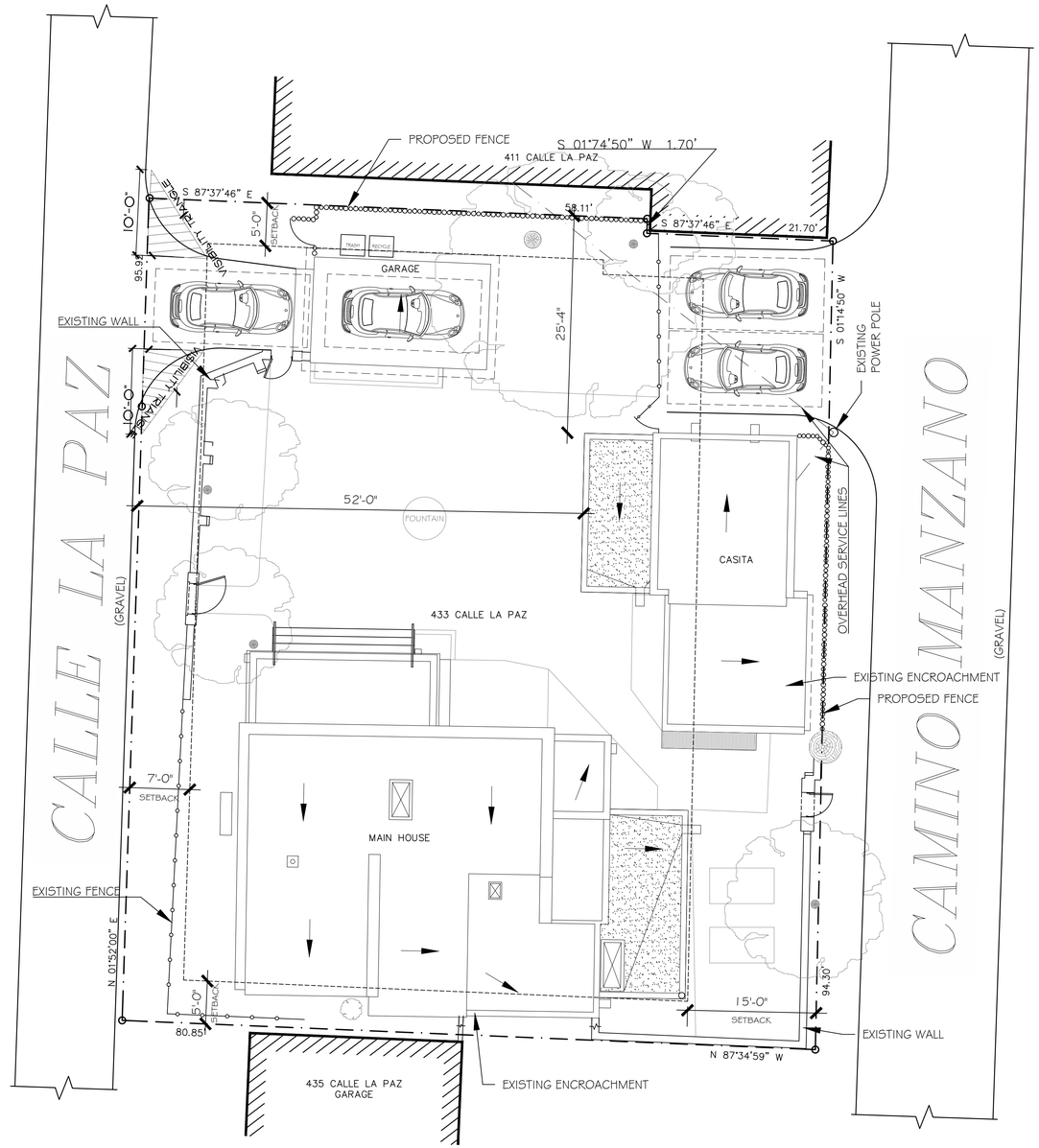


1 A-1.0 EXISTING SITE SCALE: 1/8" = 1'-0"

NORTH



2 A-1.0 PROPOSED SITE SCALE: 1/8" = 1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"

0' 6' 12' 18' 36'

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EXISTING AND PROPOSED SITE

A 1.0

SET #

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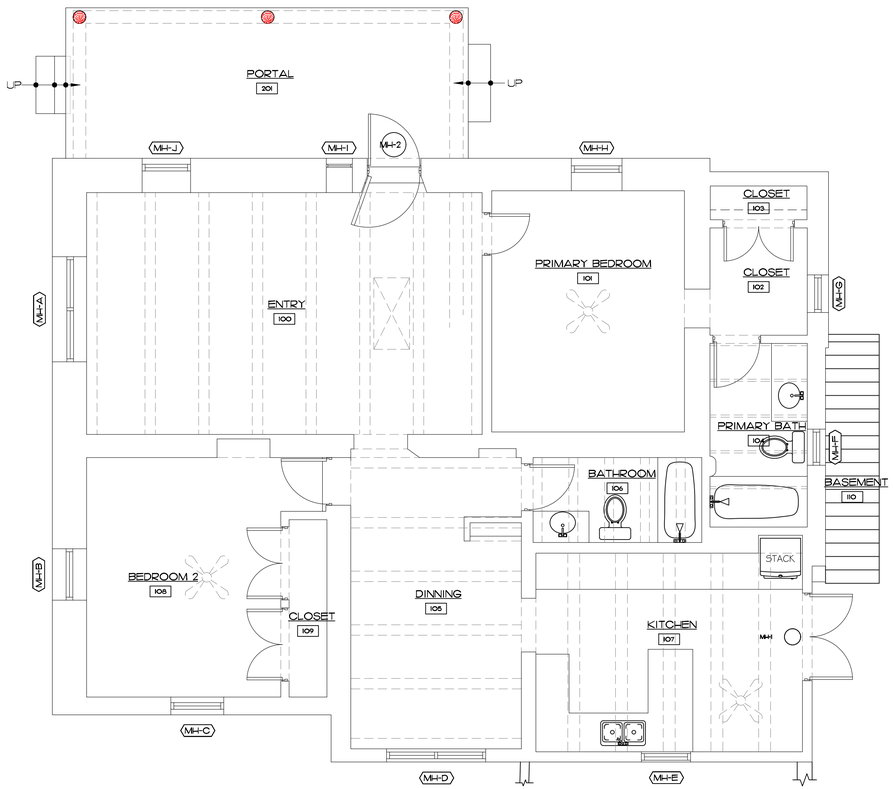
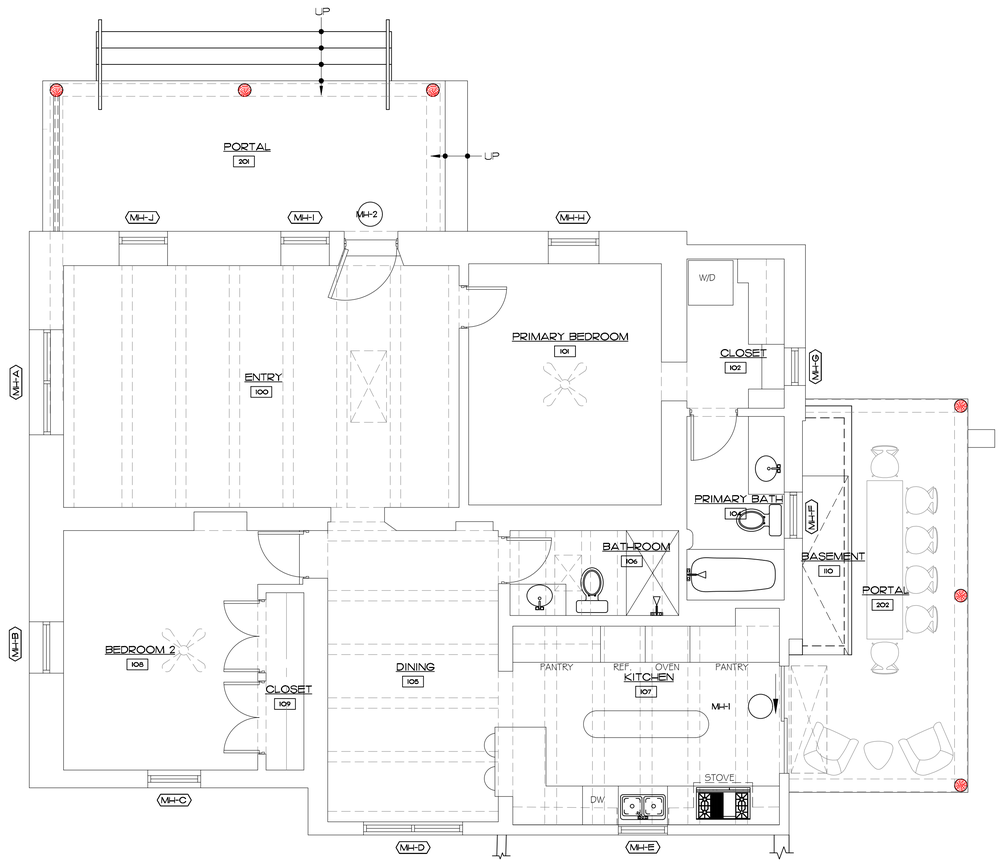


1 A-2.0 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



2 A-2.0 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

WINDOW SCHEDULE

SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
MH-A	DINING	100	6'-0"X3'-0"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-B	BEDROOM 2	108	2'-9-1/2"X5'-3"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-C	BEDROOM 2	108	3'-0"X5'-4"	DOUBLE HUNG			KEEP
MH-D	DINING	105	5'-6"X5'-0"	CASEMENT			KEEP
MH-E	KITCHEN	106	2'-4"X2'-8"	DOUBLE HUNG			KEEP
MH-F	PRIMARY BATH	104	2'-6"X3'-0"	CASEMENT	EXISTING	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-G	CLOSET	102	2'-0"X2'-7"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-H	PRIMARY BEDROOM	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-I	ENTRY	100	2'-6"X4'-0"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH MH-J
MH-J	ENTRY	100	1'-2"X4'-6"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
C-A	CASITA ENTRY	111	5'-0"X4'-8"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE
C-B	CASITA BEDROOM	114	5'-0"X4'-8"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE
C-C	CASITA CLEARSTORY	114	8'-0"X5'-0"	CASEMENT			KEEP
C-D	CASITA BEDROOM	114	2'-6"X4'-0"	DOUBLE HUNG			KEEP
C-E	CASITA LIVING	115	3'-0"X4'-0"	SLIDER	JELD-WEN	COLONIAL WHITE	REPLACE
C-F	CASITA KITCHEN	115	3'-0"X2'-6"	AWNING	JELD-WEN	COLONIAL WHITE	REPLACE
C-G	CASITA BATHROOM	115	3'-0"X2'-6"	AWNING	JELD-WEN	COLONIAL WHITE	PROPOSED
G-A	GARAGE	116	3'-6"X1'-6"	CASEMENT			KEEP

DOOR SCHEDULE

SYM (X)	ROOM NAME	RM #	LEAF SIZE	DOOR TYPE	MANUFACTURER	MODEL	FINISH	HARDWARE	REMARKS
MH-1	KITCHEN	106	6'-0"X6'-8"	GLASS SLIDING DOOR	JELD-WEN		COLONIAL WHITE		REPLACE
MH-2	LIVING RM.	105	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
C-1	CASITA ENTRY	111	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
G-1	GARAGE ENTRY	116	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
G-2	GARAGE ENTRY	116	9'-0"X7'-0"	WOOD DOOR	EXISTING		REFINISH		KEEP

NOTE: PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS. PROVIDE DOOR HARDWARE ON ALL DOORS TO MATCH EXISTING.

GRAPHIC SCALE: 1/4" = 1'-0"

0' 3' 6' 12' 18'

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EXISTING & PROPOSED FLOOR PLAN - MAIN HOUSE

A
2.0

SET #

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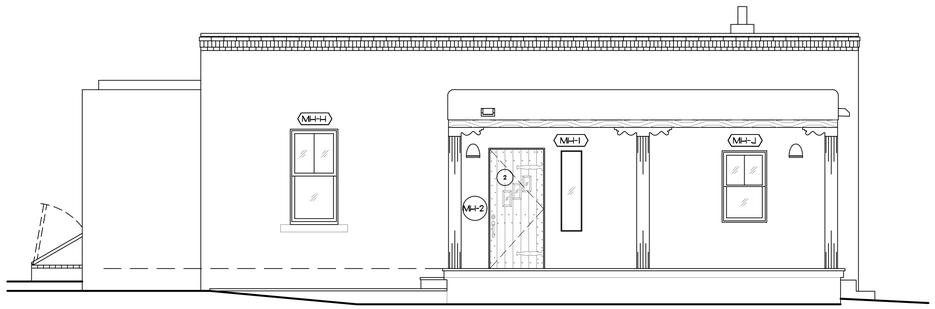
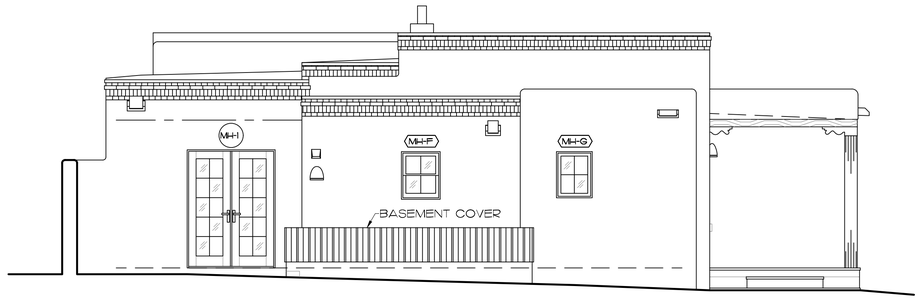


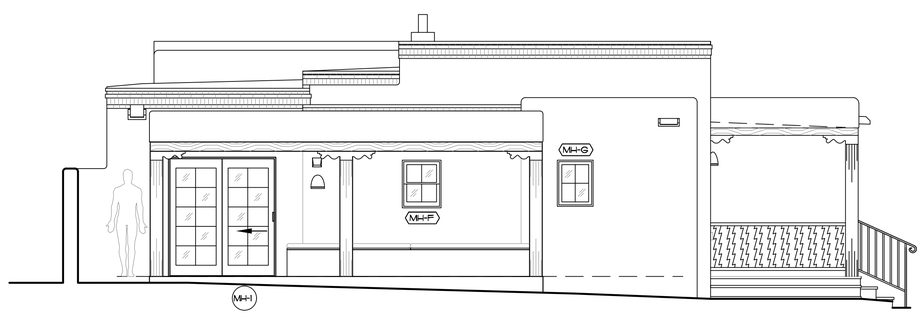
1 A-3.0 EXISITNG NORTH ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



3 A-3.0 EXISTING EAST ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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NORTH & EAST ELEVATIONS - MAIN HOUSE

A
3.0

SET #

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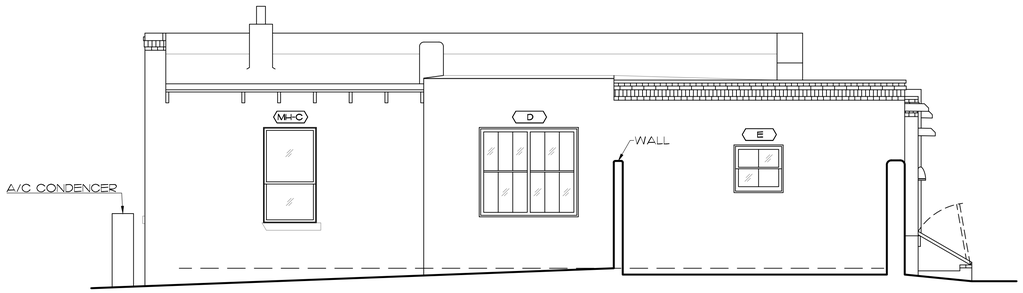
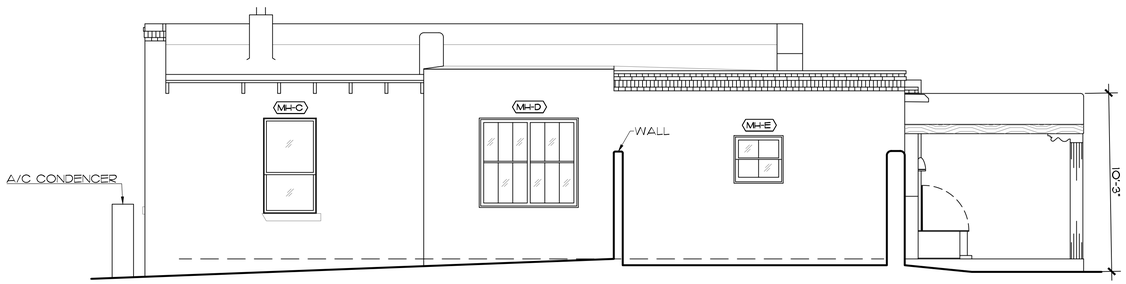
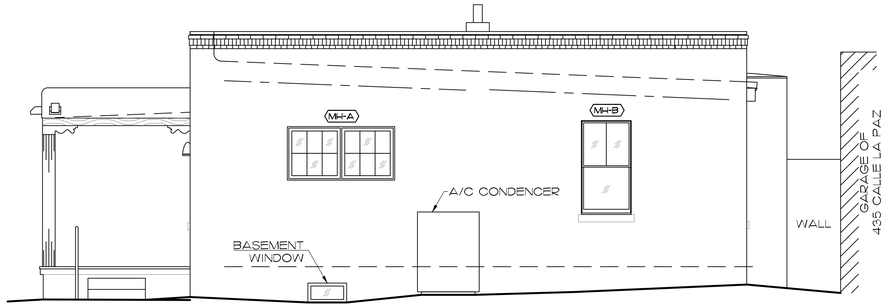


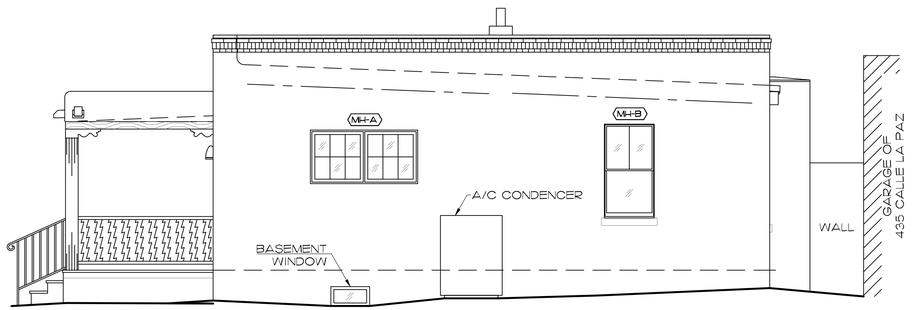
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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MAIN HOUSE - SOUTH & WEST ELEVATIONS

A
3.1

SET #

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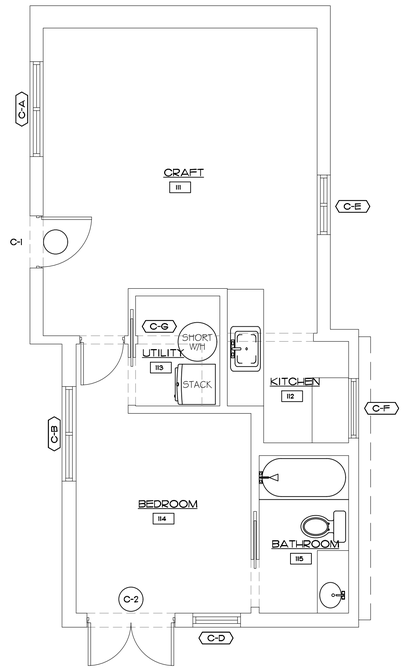
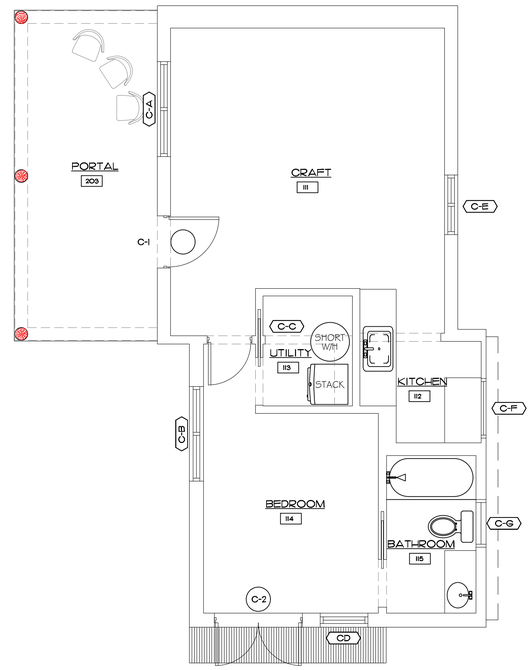


1 A-4.0 EXISTING FLOOR PLAN - CASITA

SCALE: 1/4" = 1'-0"

NORTH



2 A-4.0 PROPOSED FLOOR PLAN - CASITA

SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"

0' 3' 6' 12' 18'

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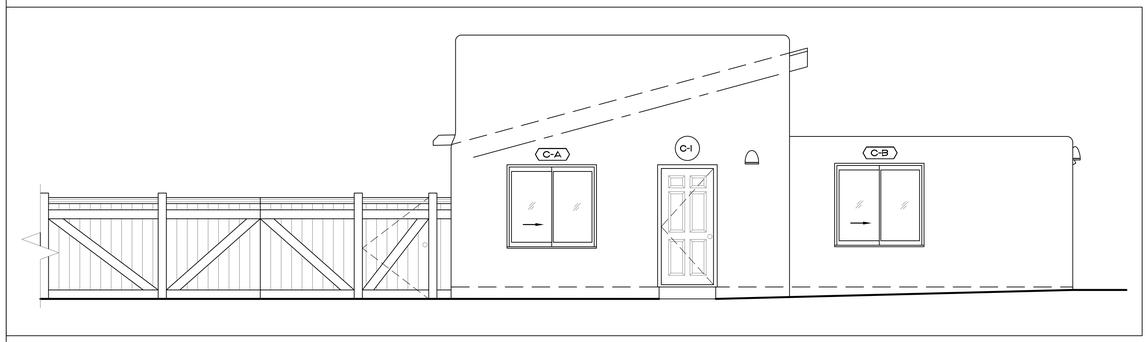
EXISTING & PROPOSED FLOOR PLAN - CASITA

A
4.0

SET #

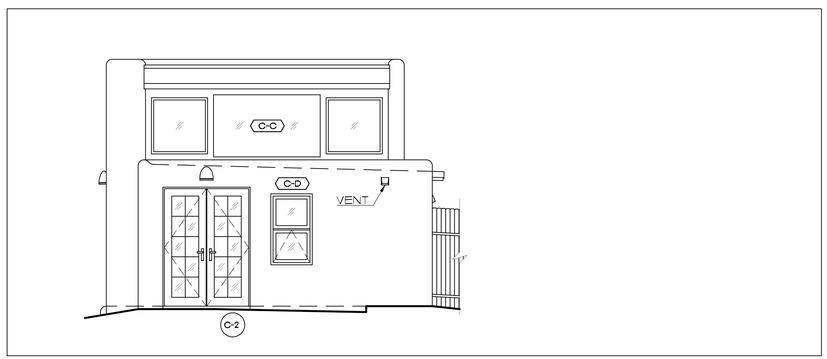
AUSTIN-GREGORY - 2509



1 A-5.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-5.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-5.0 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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CASITA - WEST & SOUTH ELEVATIONS

A
5.0

SET #

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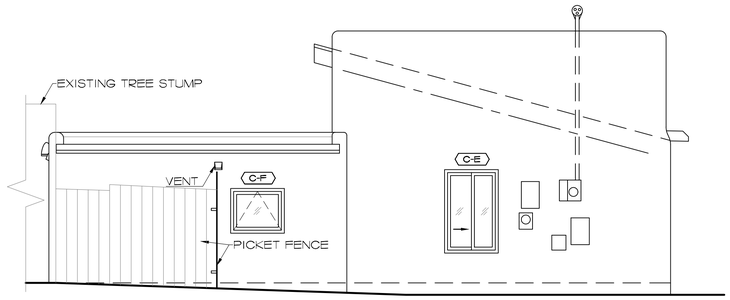

1 A-5.1 EXISTING EAST ELEVATION
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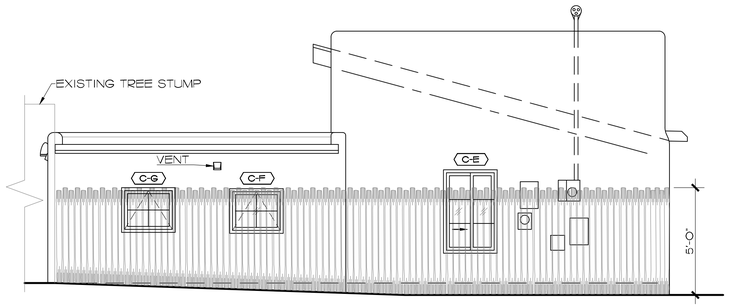
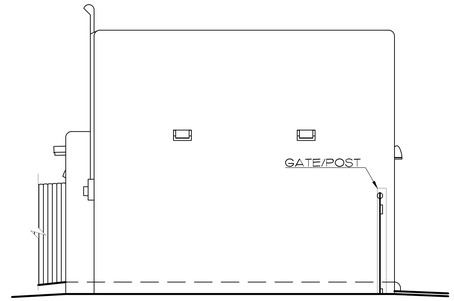
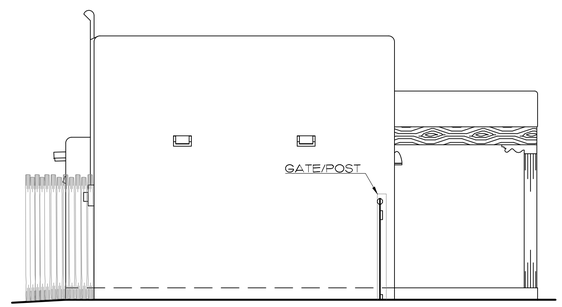


2 A-5.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-5.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-5.1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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CASITA - EAST & NORTH ELEVATIONS

A
5.1

SET #

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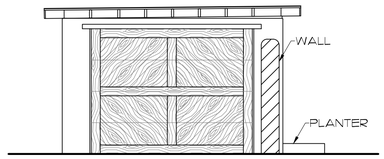

1 A-6.0 EXISTING WEST ELEVATION
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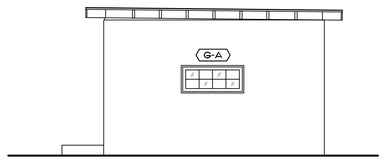

2 A-6.2 EXISTING EAST ELEVATION
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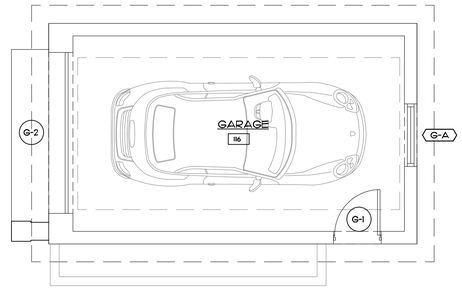
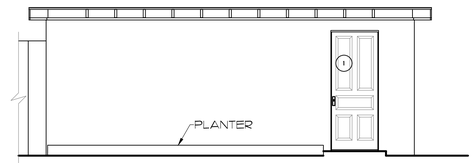
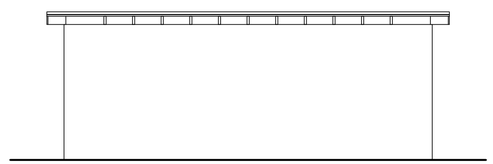


5 A-6.0 EXISTING FLOOR PLAN
NORTH
SCALE: 1/4" = 1'-0"



3 A-6.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-6.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

SEPTEMBER 15, 2025

GARAGE FLOOR AND ELEVATIONS - NO CHANGES PROPOSED

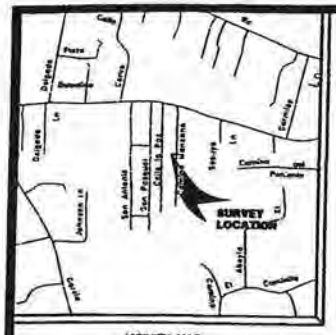
A
6.0

SET #

AUSTIN-GREGORY - 2509

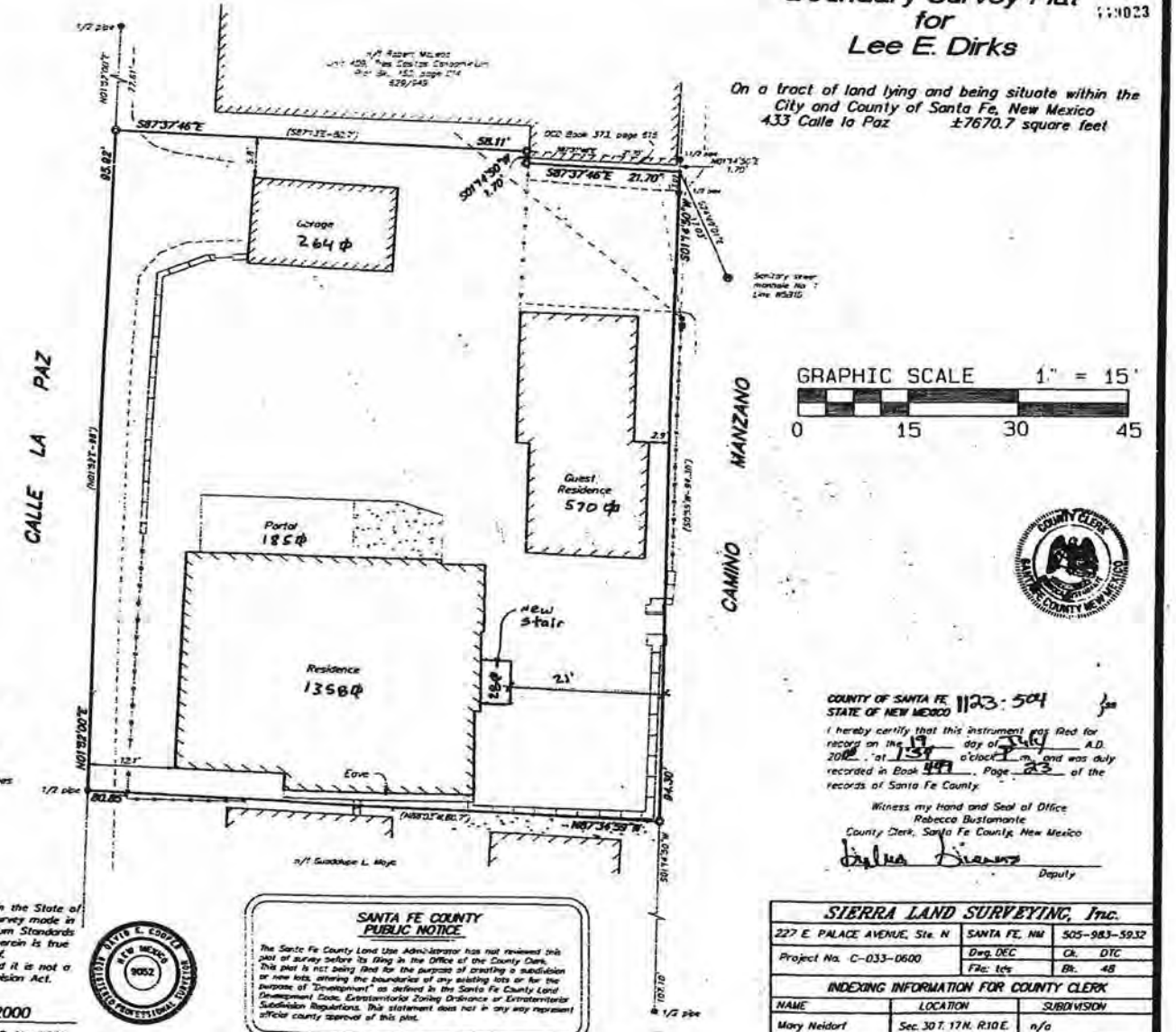
Boundary Survey Plat for Lee E. Dirks

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C". Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000
David E. Cooper
P.S. No. 9052

REGISTERED PROFESSIONAL SURVEYOR DAVID E. COOPER NEW MEXICO 9052

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY OF SANTA FE 1123-504
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 13 day of July A.D. 2000 at 1:37 o'clock p.m. and was duly recorded in Book 499 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lots	Bk. 48

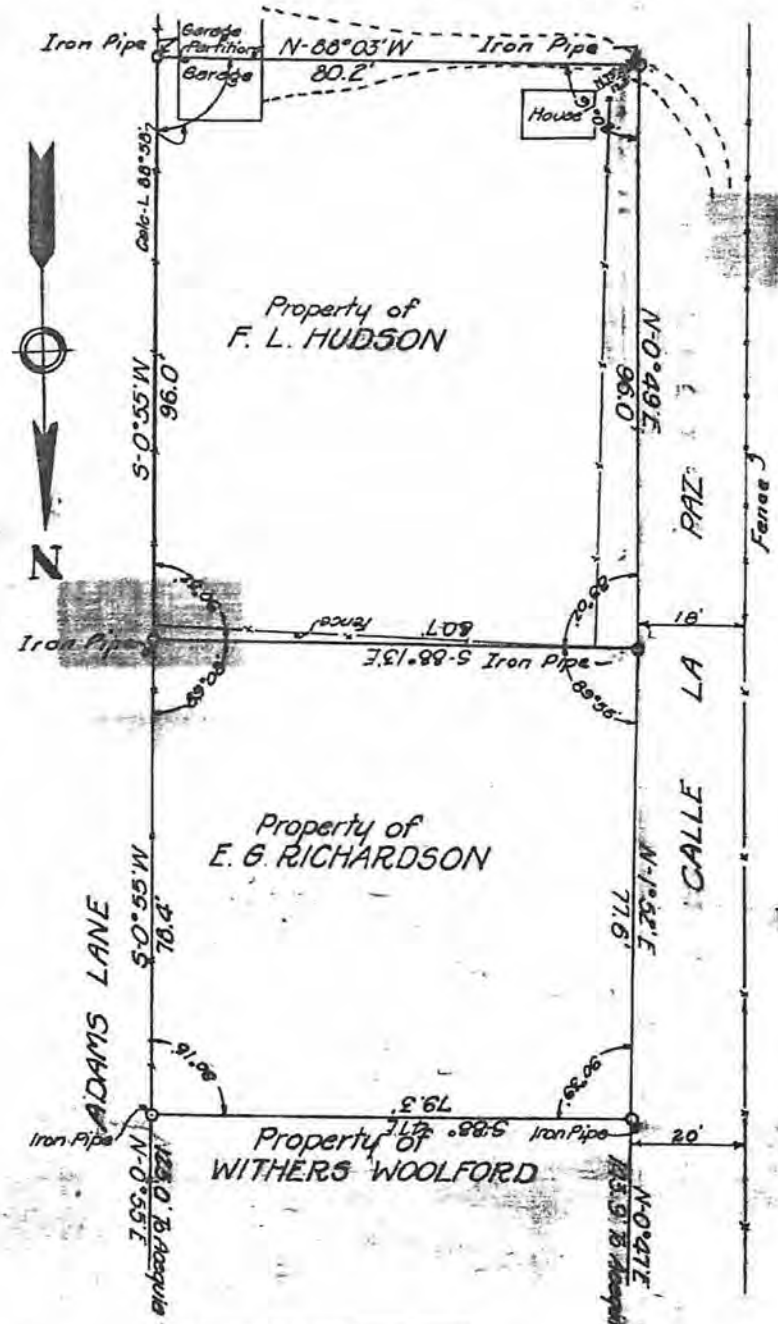
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R10 E.	n/a

U.P.C. 1-055-098-002-425

Verbose

TRACT OF LAND
SURVEYED FOR
F.G. RICHARDSON
Precinct No. 3, Santa Fe, N.M.
March 29, 1930. Scale 1" = 20'
Jas. C. Harvey, C.E.

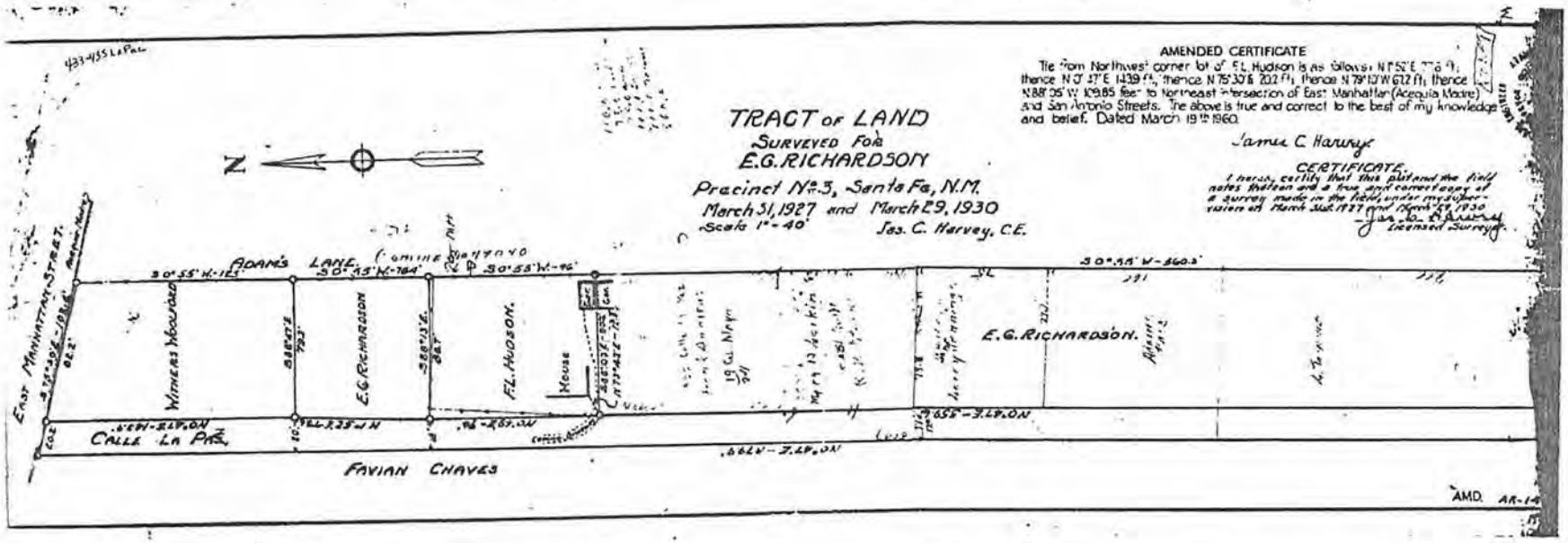


CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my supervision on March 27-28, 1930.

Jas. C. Harvey

AR-142.

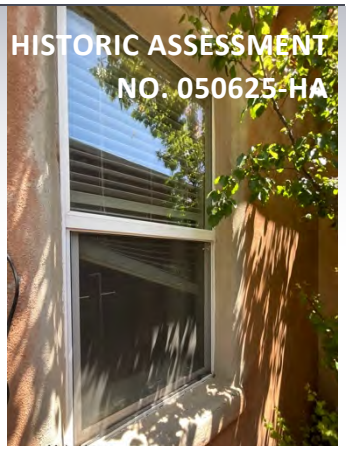

TRACT OF LAND
SURVEYED FOR
E.G. RICHARDSON
Precinct No. 3, Santa Fe, N.M.
March 31, 1927 and March 29, 1930
Scale 1" = 40'
Jas. C. Harvey, C.E.
AMENDED CERTIFICATE
The from Northwest corner lot of F.L. Hudson is as follows: N 1°52' E 77.6 ft; thence N 0° 47' E 143.9 ft; thence N 75°30' E 202 ft; thence N 79°10' W 67.2 ft; thence N 88°05' W 109.85 feet to Northeast intersection of East Manhattan (Acequia Madre) and San Antonio Streets. The above is true and correct to the best of my knowledge and belief. Dated March 19th 1960.
James C. Harvey
CERTIFICATE.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field, under my supervision on March 31st 1927 and March 29, 1930
Jas. C. Harvey
Licensed Surveyor
N
ADAM'S LANE
EAST MANHATTAN STREET
WITHERS WOODWARD
E.G. RICHARDSON
F.L. HUDSON
HOUSE
E.G. RICHARDSON
CALLE LA PAZ
FAVIAN CHAVES
AMD. AR-14

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – MAIN HOUSE, SANTA FE, NM 87505	06/05/2025

LOCATION	DESCRIPTION
WEST	
MH-A	71 x 38 FXD/FXD (TWIN 35 ½ x 38) 3W2H BARN SASH
MH-B	32 x 64 DH 2W1H/1-LT
SOUTH	
MH-C	35 ½ x 64 SH WHITE VINYL 1/1 2001
MH-D	67 x 60 (TWIN 33 x 60) WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
MH-E	33 x 32 DH WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
EAST	
DR # MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
MH-F	26 x 32 DH WHITE CLAD/WOOD 2W1H/2W1H – POZZI 2015
MH-G	21 x 31 FXD BARN SASH STOPPED INTO A FRAME, HAS A TINT FILM APPLIED TO GLASS 2W2H – HISTORIC BUT THE SASH IS ROTTED BEYOND REPAIR OVER 60%
NORTH	
MH-H	32 x 64 DH 2W1H/1-LT
DR # MH-2	36 x 80 RH 3-LITE/PLANK – HISTORIC
MH-I	14 x 51 FXD STOPPED IN INSULATED GLASS 1-LT – 1994
MH-J	29 x 48 DH 2W1H/1-LT

In closing, my professional opinion is as follows:

Windows B & H and J are historic however there are signs of water penetration underneath the sills of the water causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable.

DR #2 is historic.

Window G is historic however rotted beyond 40% and non-restorable.

Windows and doors A, C, D, E, DR #1, F and I are non-historic.

If the windows and doors are replaced must be matched to historic requirements and “like and kind” to the existing openings.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

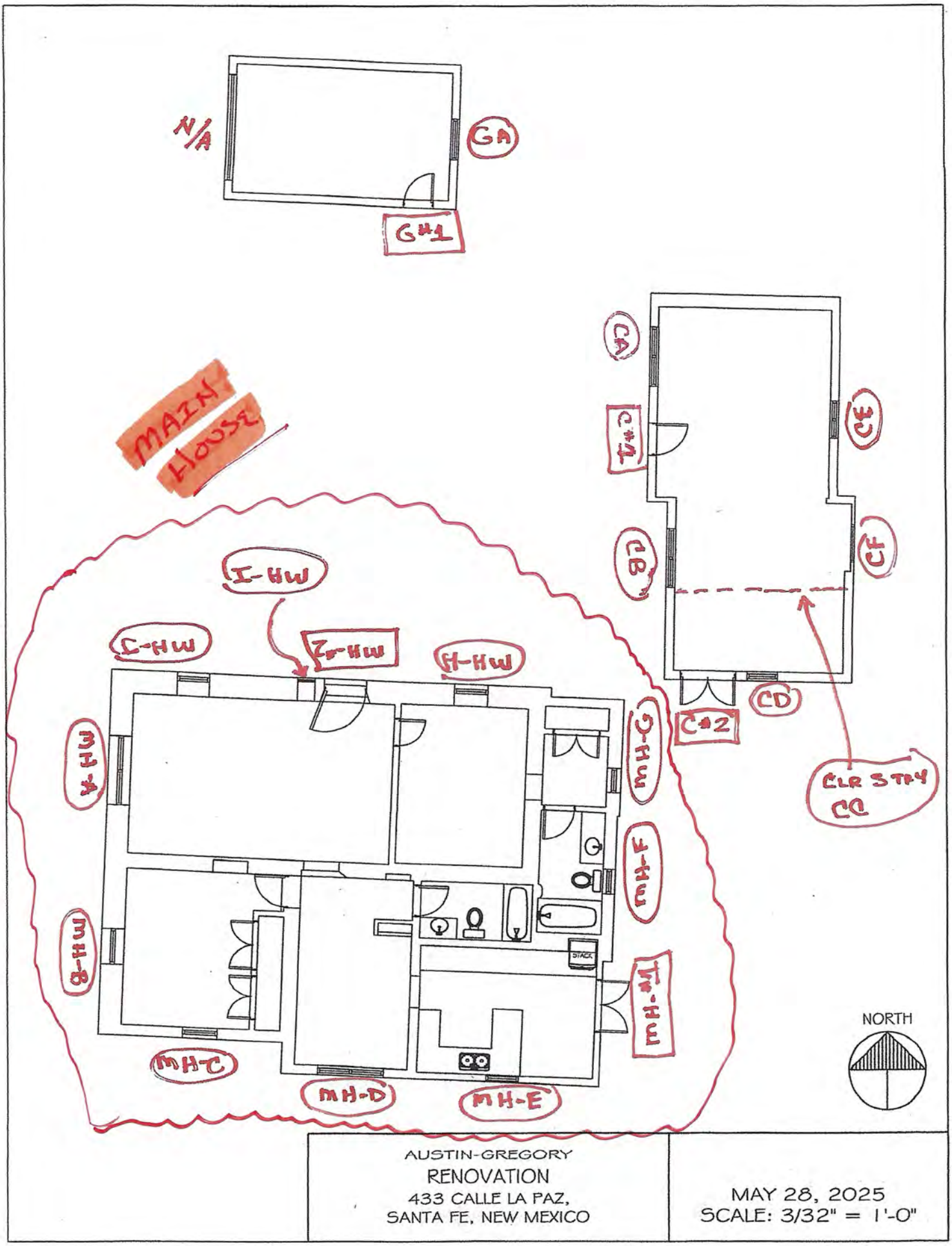
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
MH-A	71 x 38 (TWIN 35 ½ x 38) FXD/FXD 3W2H BARN SASH	F	HISTORIC – NOT ORIGINAL, THE ORIGINAL WINDOWS WERE DOUBLE HUNGS, JAMB SHOW THAT TYPE OF CONSTRUCTION
MH-B	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
MH-C	35 ½ x 64 SINGLE HUNG WHITE VINYL 1/1	S	NON-HISTORIC – 2001
MH-D	67 x 60 (TWIN 33 x 60 DH) WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-E	33 x 32 DOUBLE HUNG WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
DR #MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H		NON-HISTORIC – POZZI MANUFACTURED 2015
MH-F	26 x 32 DOUBLE HUNG WHITE CLAD/WOOD 2W1H/2W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-G	24 x 31 FXD BARN SASH – STOPPED INTO FRAME, HAS A TINT FILM ON GLASS	U	HISTORIC – SASH IS ROTTED BEYOND REPAIR OVER 60%
MH-H	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
DR # MH-2	36 x 80 RH 3-LITE PLANK INSWING DOOR ALL WOOD	S	HISTORIC
MH-I	14 x 51 FXD STOPPED WITH INSULATED GLASS	S	NON-HISTORIC – INSULATED GLASS WITH 1994 QUARTER ROUND STOP 1994
MH-J	29 x 48 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"



Main House
Window
MH-A



Main House
Window
MH-B

Main House
Window
MH-C

Main House
Window
MH-D


Main House
Window
MH-E

Main House
Door
MH-#1

Main House
Window
MH-F

Main House
Window
MH-G

Main House
Window
MH-H

Main House
Door
MH-#2

Main House
Window
MH-I

Main House
Window
MH-J



433 Calle La Paz
Main House
West Elevation

433 Calle La Paz
Main House
South Elevation


433 Calle La Paz
Main House
South Elevation

433 Calle La Paz
Main House
North
Elevation

433 Calle La Paz
Main House
South Elevation


433 Calle La Paz
Main House
West Elevation

433 Calle La Paz
Main House
East Elevation



RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM, 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – CASITA, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
WEST	
CA	60 x 46 HS MARVIN 1987
DR #C1	36 x 80 LH INSWING FIBER GLASS DOOR THERMA TRU 1993
CB	60 x 46 HS MARVIN 1987
SOUTH	
DR #C2	60 x 81 RH OUTSWING DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
CC	32 x 28 AWNING/96 x 48 FXD IG/32 x 28 AWNING MARVIN 1998
CD	28 x 48 FXD/AWNING 1-LT MARVIN 1987
EAST	
CE	36 x 46 HS 1-LT MARVIN 1987
CF	36 x 30 AWNING 1-LT MARVIN 1987

In closing, my professional opinion is as follows:

All the windows and doors of the casita are non-historic (1987 – 2015) with no historical significance.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

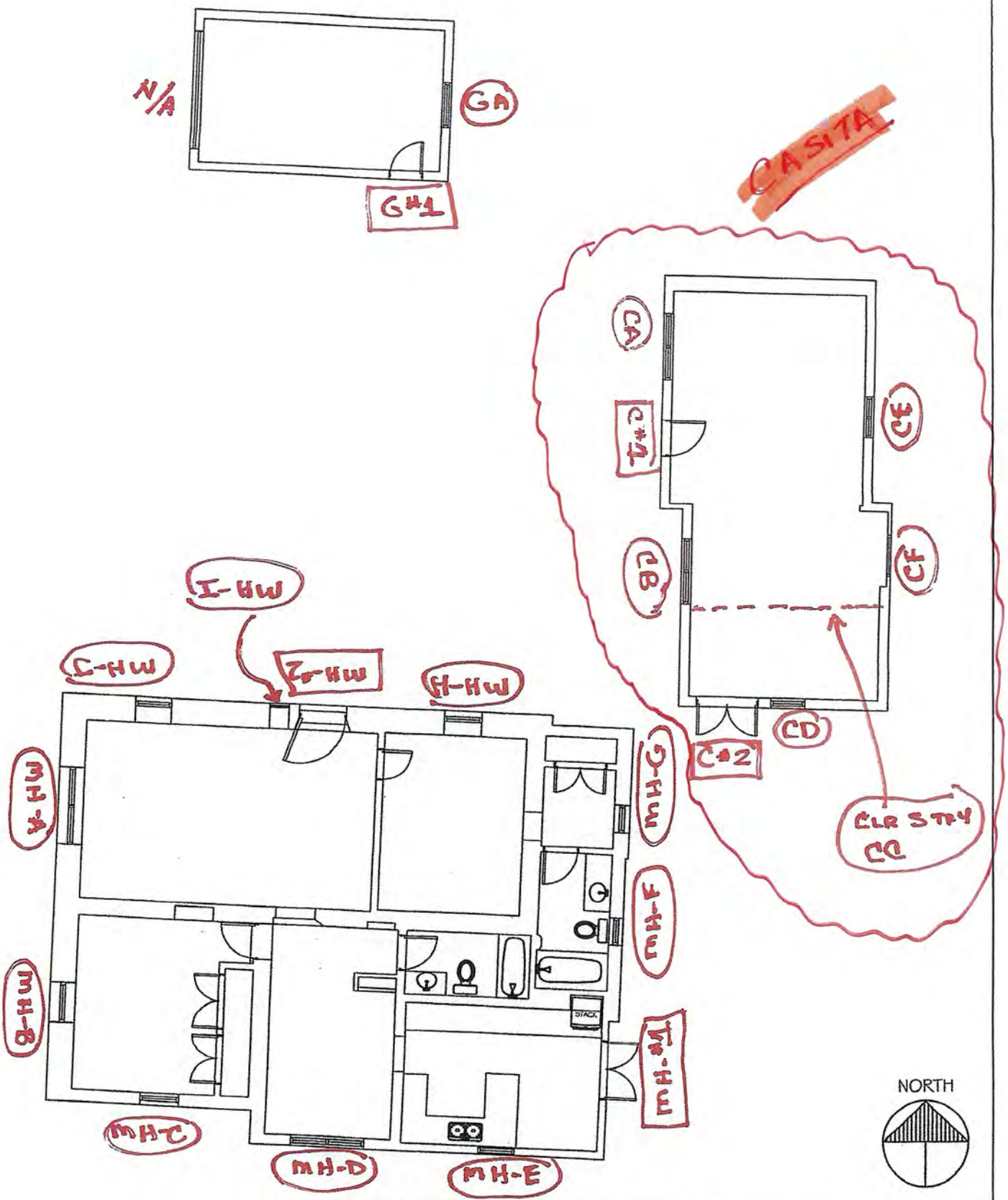
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
CA	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR# C1	36 x 80 LH INSWING 6-PANEL FIBER GLASS DOOR	S	NON-HISTORIC – THERMA TRU 2015
CB	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR #C2	60 x 81 RH OUTSWING WHITE ALUMINUM CLAD/WOOD DOOR 2W5H	S	NON-HISTORIC – POZZI 2015
CC	32 x 28 AWNING/96 x 33/32 x 28 AWNING	F	NON-HISTORIC – MARVIN 1987
CD	28 x 48 FXD/AWNING	S	NON-HISTORIC – MARVIN 1987
CE	36 x 46 HORIZONTAL SLIDER 1-LT	S	NON-HISTORIC – MARVIN 1987
CF	36 x 30 AWNING 1-LT	S	NON-HISTORIC – MARVIN 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Casita
Window
CA

Text

Casita
Door
C#1

Casita
Window
CB

Casita
Door
C2

Casita
Window
Clr Stry
CC

Casita
Window
CD

Casita
Window
CE

Casita
Window
CF

433 Calle La Paz
Casita
West Elevation

433 Calle La Paz
Casita
South Elevation

433 Calle La Paz East Elevation

433 Calle La Paz
Casita
East
Elevation



433 Calle La Paz
Casita
South Elevation
Clr Stry

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM, 87501
studio@martinezarch.com

HISTORIC ASSESSMENT
NO. 050625_G-HA



JOB	DATE
433 CALLE LA PAZ – GARAGE, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
SOUTH	
DR G#1	32 x 81 RH 5-PANEL INSWING 1 ¼ INTERIOR DOOR 4 VERTICAL/HORIZONTAL
EAST	
GA	42 x 18 FXD BARN SASH 4W2H CASEMENT TURNED ON ITS SIDE LEFT SIDE STILL OSV IS ACTUALLY THE LARGER BOTTOM RAIL OF A CASEMENT

In closing, my professional opinion is as follows:

Both the door and window are non-historic and they are from another project or site.

The door is a Simpson of the era of 1990 and the window sash is a barn sash purchased from a local lumber yard/hardware and installed horizontal put in is truly a vertical sash. This window and door have no historical value to them.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
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S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
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	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
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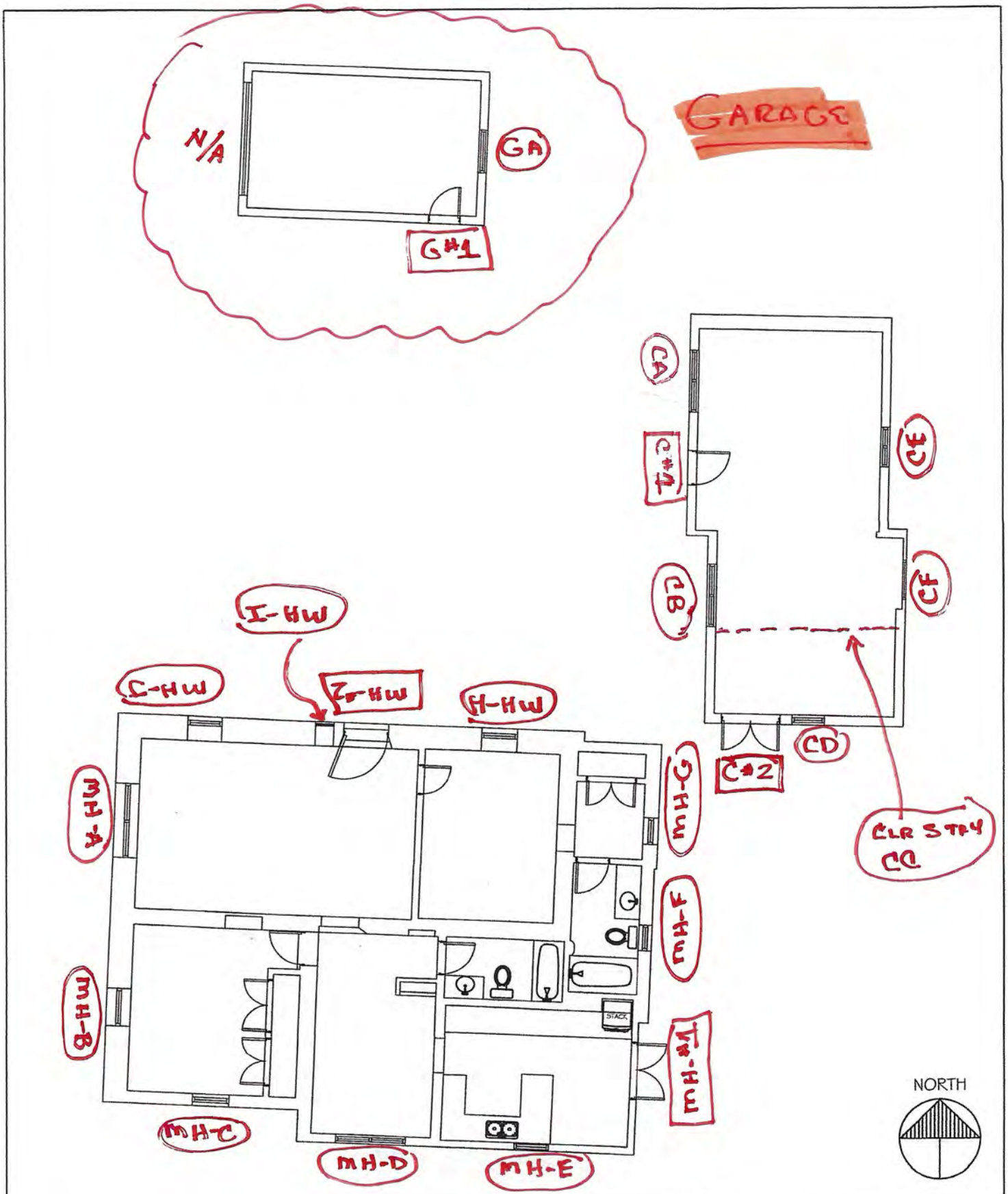
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR G#1	32 x 81 RH 5-PANEL 1 ¼ THICK INTERIOR DOOR INSTALLED INTO AN EXTERIOR FRAME	F	NON-HISTORIC – NOT AN EXTERIOR DOOR, THE DOOR IS NOT OLDER THAN 50 YEARS, WITH NO EXPLANATION OF HOW IT BECAME AN EXTERIOR DOOR
GA	42 x 18 FXD CASEMENT BARN SASH 4W2H THIS VERTICAL CASEMENT SASH WAS INSTALLED AS AN AWNING HORIZONTALLY	U	NON-HISTORIC – A SASH STOPPED INTO THE STUCCO 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Garage
Door
G#1

Garage
1990s Hinges
G#1


Garage
Window
GA

433 Calle La Paz
Garage
South Elevation

Showing
P
“Pozzio”
Window Lock

Text

Public Comment:
There were no public comments offered.

Board Action:
Member Biedscheid moved in case 2025-010695-HDRB, at 549 ½ Agua Fria to designate the residence as contributing with the south as the primary, excluding the non-historic windows, and designate the non-historic yard walls as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

f. **2025-010839-HDRB, 433 Calle La Paz,** Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary façade designation, if applicable, for a casita and a garage structure.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be maintained as contributing with the north façade (R1), which retains the original and design designated as the primary facade, the garage be designated as contributing with the west (G4) as the primary façade and the guest house and yard walls be designated as non-contributing due to their age per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Acting Chair Bienvenu asked staff to address the west facade of the primary residence, as it was indicated that the south and the east were mentioned as not being primary in the past, which implies that both the north and the west have been considered primary. Secondly, that west elevation was noted by the HCPI as the oldest portion of the house, and it's quite visible from the street. It's by far the most visible portion of the house from the street, and it seems to retain at least one, if not two, historic windows.
He asked if there was any reason why the west was not recommended to be primary as well, or would staff agree that that could also be considered primary?

Ms. McCulley stated that the 2001 case did not actually mention either the north or the west facades at all. So, there was no indication which was considered primary or if both were, and in discussing it on site with Mr. Martinez, we both agreed that it's very possible that both were intended to be primary, but we were unsure.

Acting Chair Bienvenu asked why staff wouldn't recommend the west, the very prominent west facade that's the oldest portion of the house, and seems to have been considered primary in the past to retain it or to be designated formally tonight as also primary.

Ms. McCulley stated it was an attempt to limit the number of primary facades.

Richard Martinez, previously sworn in, agreed with the recommendations of the staff and felt the reason staff only recommended the north elevation, not the west elevation, is because John Murphy in the historic report stated that the primary house is designated as a contributing structure and the most important facade is the front north facing elevation which been the least affected by additions and clearly communicates the building's original and historic character. Character-defining features of this facade include its original horizontal massing, window openings that contain older two-over-one wood sash windows, and the brick cornice, or perhaps because that is where the front door is, and it is character-defining the house, and that's the reason why John Murphy recommended only that facade as being the primary facade for the main house.

Mr. Martinez stated that there are non-contributing elements of that facade that should not be included in the designation of the primary. This included the portal in front of the house, which is a different style from the house and was possibly added later. The wood columns and the beams on the portal have been painted, and the paint possibly hides damage to the wooden elements there. He said he may want to replace those because restoration may not be possible. He said he noticed that the recommended elevations for the primary facade did not include this portal. So, he wanted to make sure that the portal is not included in that primary facade designation. Also, the window that is next to the door is non-historic according to the window report from Ra Patterson, is it is not. The plan may be to open this window up to being larger to match the historic windows on the facade, so since it is not historic, it should be excluded as well, because it is a blemish on the beautiful facade. He said it's too bad that the primary facade designation precludes the idea of expanding the portal to be symmetrical with the house, since the portal is only two-thirds of the length of the house behind it. He also pointed out that the facade that is recommended as primary by the staff includes a small eastern portion, which is an addition for a bathroom, which does not have the same details as the main portion of the façade. If that is designated as primary, he will not be able to do any addition or work within ten feet of that façade. That would affect a portal or other changes for the back area of the house, off the kitchen. So, he wanted this to be excluded from the primary as well. He agreed with the staff recommendation for the yard walls and the guest house.

Director Lamboy pointed out that while at the site visit earlier in the day, there is a window replacement on the south elevation closest to Calle La Paz that is recent, which was not approved, and the window approved in 2001 had a different mutton pattern than what has been replaced. There is still disturbed stucco around the window. The problem with illegal window replacement is that there are also building code standards that apply and have to do with fire rating. Because this property is not five feet stepped back from the property line. She shared this to alert Mr. Martinez that this issue will come up when a building permit is being sought. She also stated that the applicant should not talk about what is being planned as a basis for designating primary facades, but rather whether the finishes or features are historic.

Mr. Martinez stated he understood about the window replacement, though it was done before the current owner.

Member Degnan asked if the comments about the recommended primary facade and Mr. Martinez's professional approaches to addressing, for example, the portal that is not expanding across the front of the building, if changes like that alter the facade that the board is investigating.

Director Lamboy stated that it would alter the primary façade significantly if there was no proof that there was a portal there that was much longer.

Acting Chair Bienvenu stated he understood the comments from the applicants' representative to be directed at excluding certain features because they were not character-defining or non-historic from the facade designations. He also stated that it seems there was a request to exclude a lot for the only facade that's recommended as primary. This is why the importance of the west street-facing façade, on page eight of Mr. Murphy's report, states that the west elevation holds the oldest portion of the house, and it looks like some historic windows that would not be protected if it were not a primary façade. It seems to be extremely important to protect both facades.

Mr. Martinez stated that his recommendation for exclusions does not mention any of what the historian mentions as the character-defining elements of that facade, like the coping, windows, door, or things like that.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated was happy that Director Lamboy brought up talking about what remodel items are desired because, as a professional architect who has appeared in front of this board numerous times, Mr. Martinez should know that he shouldn't be talking about what he wants to do. She supported the idea not only of having both the garage and the main houses contributing to the facades recommended as primary, but also included the street-facing façade that is said to be the oldest part with original windows. She felt it was important that it was publicly visible and important to be preserved. She did not feel it should
include the portal, but felt the board could be very clear that it is excluding the portal as part of that primary facade.

Board Action:
Member Biedscheid moved in case 2025-010839-HDRB, at 433 Calle La Paz to retain the main residence as contributing with the north façade as primary excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, excluding the side lite which per the HCPI is likely to not be original, and excluding the eastern addition with no brick coping, and to designate the garage as contributing with the west as primary, and the casita and yard walls as non-

contributing. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

g. **2025-010840-HDRB, 815 E. Alameda St. Unit 8,** Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct yard walls with pedestrian gates to the maximum allowable height of 4’-6”.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Biedscheid questioned if, when staff writes an administrative approval for a 4’0” high or less wall, there is a required break in that length.

Director Lamboy stated that it is a zoning standard in terms of the breaks and the changes that apply throughout the city, regardless of height.

Member Biedscheid asked with respect to the coyote circular fence it went behind the tree or in front of the tree, along the street.

Ms. McCulley stated that it is behind the tree, so that the tree is on the side of the street.

Member Aguilar Medrano asked if the steel planters from the previous application were redesigned and part of this application.

Ms. McCulley stated the planters were denied at the last hearing, and the applicants have chosen not to build them.

William Kleinschmidt, 1919 5th Street, Suite D, Santa Fe, was sworn in. He had nothing further to add but was available for questions.

Member Biedscheid questioned whether the pedestrian gate was planned as a wood plank gate or a coyote fence gate.

Mr. Kleinschmidt stated that it was planned to be a wooden plank gate.

Member Biedscheid confirmed that there is a mix of elements, including stucco, coyote fencing, and a wood plank gate.

Mr. Kleinschmidt stated she was correct, and the coyote fence that goes around the fruit tree already exists, but three elements are incorrect.

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2025-010839-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary facade(s) designation, if applicable, for a casita and a garage structure.

CASE NUMBER: 2025-010839--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 433 CALLE LA PAZ
Santa Fe, NM 87505

CONTACTS:

Applicant	M A R T I N E Z P.O. BOX 925 ARCHITECTURE STUDIO
Property Owner	Pamela S Austin
Property Owner	John C Gregory

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 12, 2025. The decision of the Board was to maintained the main residential structure's contributing status and designated the north (R1) as the primary facade excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, the sidelite window which per the HCPI is likely not original, and excluding the eastern addition wall which has no coping unlike the rest of the house, designated the garage as contributing with the west (G4) as the primary facade, and designated the guesthouse and yard walls as non-contributing due to their age.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-010839-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary facade(s) designation, if applicable, for a casita and a garage structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI, window assessments]

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing with the north façade (R1), which retains the original and design designated as the primary facade, the garage be designated as contributing with the west (G4) as the primary façade and the guest house and yard walls be designated as non-contributing due to their age per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Four motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), one is required for the designation of the casita, and one required for the yard walls.

a. In case 2025-010839-HDRB, for 433 Calle la Paz, retain the main residence as contributing and designate facades (R1-R6) as primary façade(s).
b. In case 2025-010839-HDRB, for 433 Calle la Paz, downgrade the main residence to non-contributing.
c. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the casita as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.
d. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as contributing and designate the (north G1, east G2, south G3, and/or west G4) façades as the primary façade(s).
e. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as non-contributing.
f. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the yard walls on Calle la Paz and Camino Manzano as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1).

BACKGROUND & SUMMARY:

Streetscape:
The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing ranging from three feet to six feet in height at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



Figure 1: Site Location

Property:
The 0.16-acre lot at 433 Calle la Paz was originally owned by Frank Hudson until 1960, when it became a rental unit. It was leased by Robert Neidorf when he purchased it in 1972. While Mr. Neidorf passed in 1988, his wife remained in the home until 2000, when she sold it to Lee Dirks. Mr. Dirks recently sold the property to its current owner. The property contains a main residence, a guest house, and a freestanding single vehicle garage with yard walls along each street and some wood fencing.

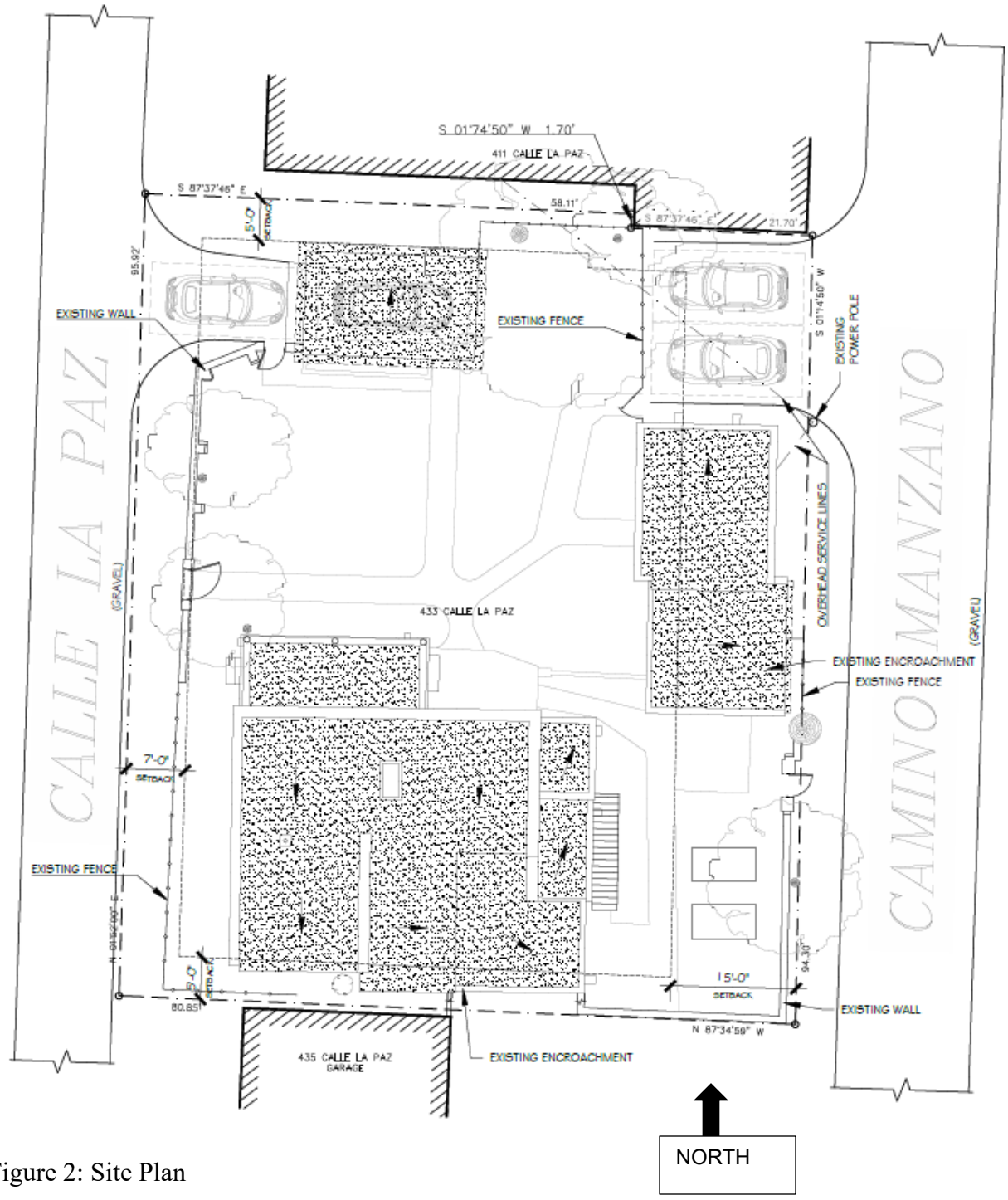


Figure 2: Site Plan

Buildings:



Figure 2: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The roof heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center from the elevation due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door. The residence is stuccoed in cement stucco in "buckskin". Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.


Figure 3: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.


Figure 4: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 5: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991 as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.


Figure 6: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house. The staff report of the case indicates that the south and east facades of the main residence are non-primary but does not clarify which façade is designated as the primary.

APPLICANT'S REQUEST:

The applicant requests:

1) Status confirmation with primary façade designation, if applicable, of the main residence and the casita.
2) Status designation with primary façade designation, if applicable, for the garage.
3) Status designation of the yard walls on Calle la Paz and Camino Manzano.

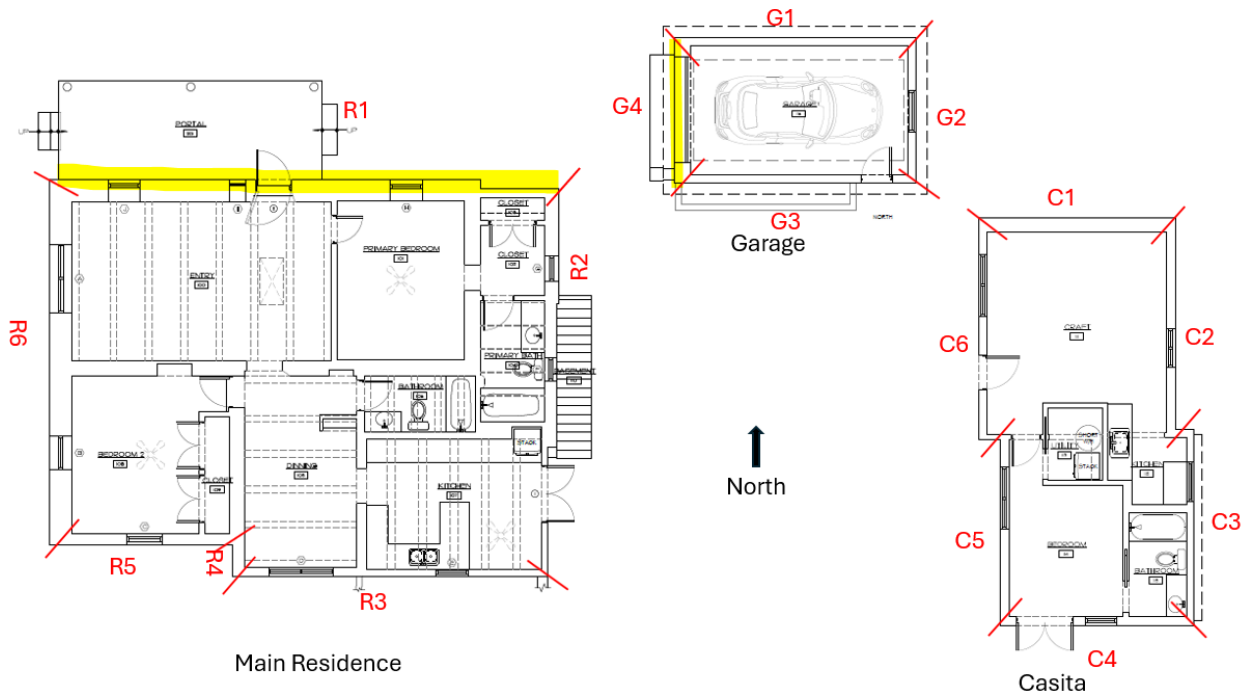


Figure 7: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of

conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in

which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

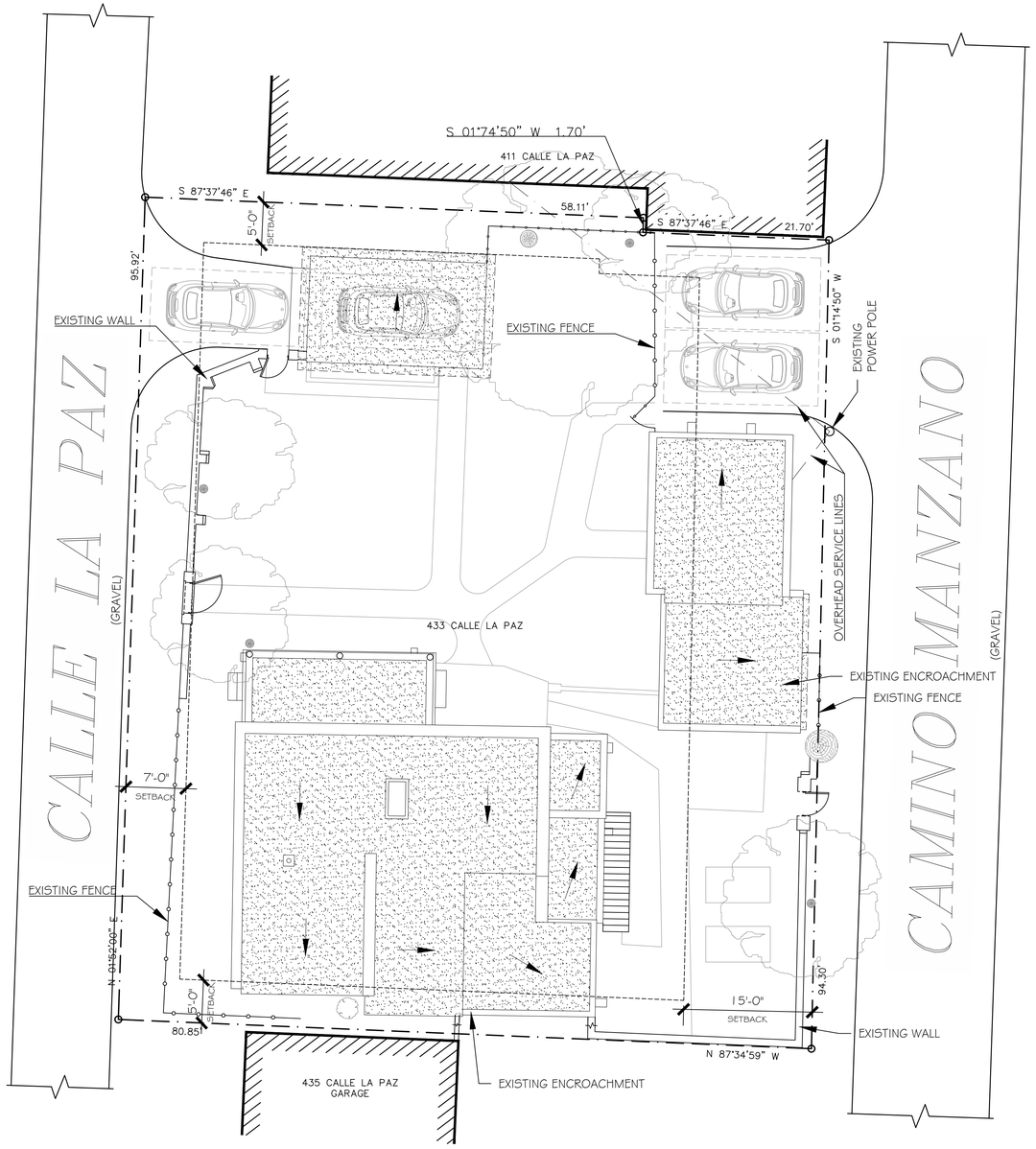
STATUS REVIEW
433 Calle La Paz
July 14, 2025
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, John Gregory and Pamela Austin, the attached application requests a status review and primary elevation designation of the above-referenced property.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC



1 EXISTING SITE
A-1.0 SCALE: 1/8" = 1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"

0' 6' 12' 18' 36'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

EXISTING SITE

A
1.0

SET #

AUSTIN-GREGORY - 2509

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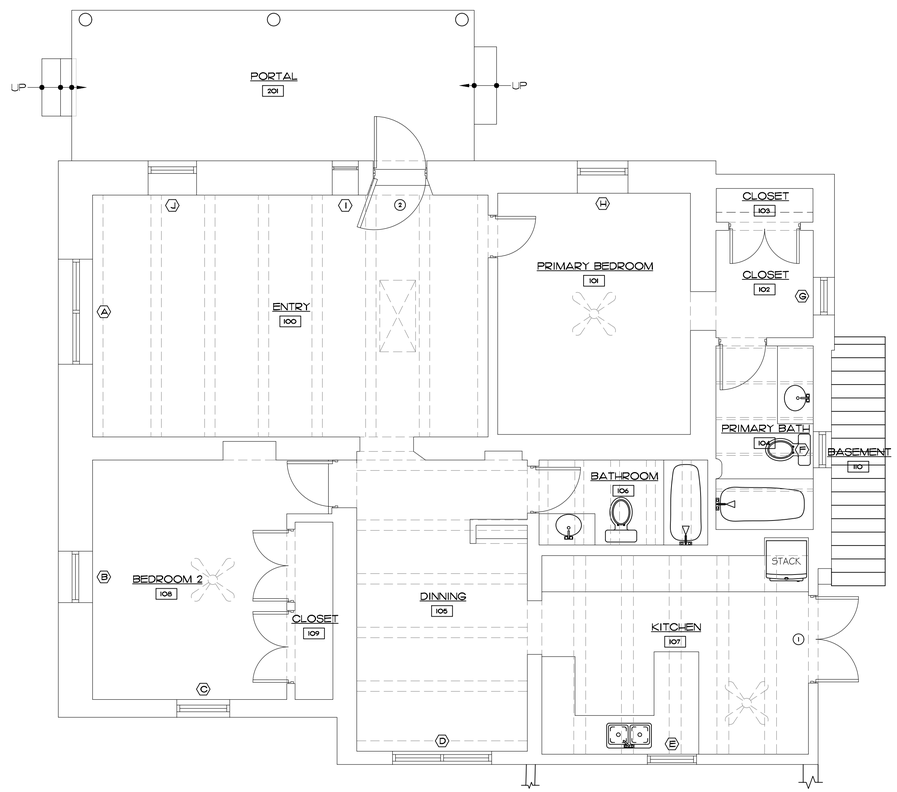

1 A-3.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"

0' 3' 6' 12' 18'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
4333 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

MAIN HOUSE - EXISTING FLOOR PLAN

A
3.0

SET #

AUSTIN-GREGORY - 2509

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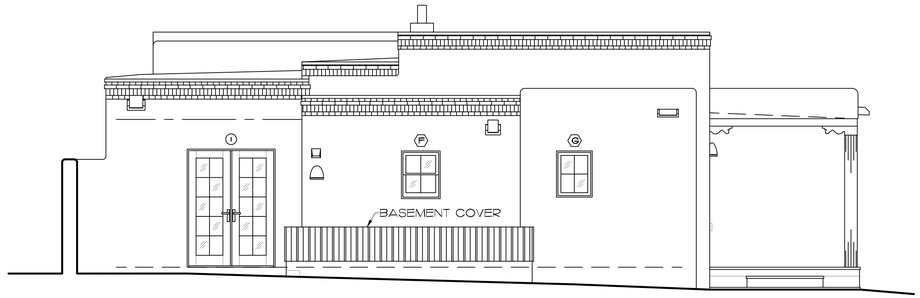
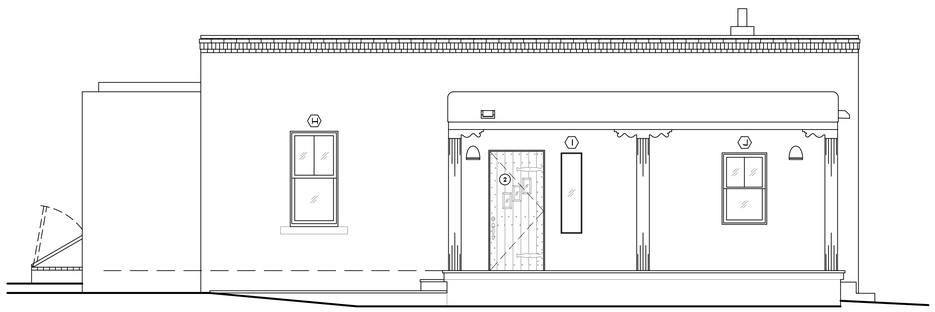


1 A-4.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-4.0 EXISITNG NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

MAIN HOUSE - NORTH & EAST ELEVATIONS

A
4.0

SET #

AUSTIN-GREGORY - 2509

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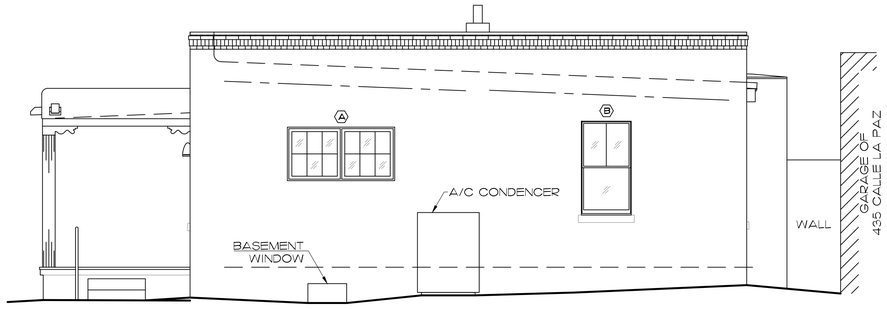
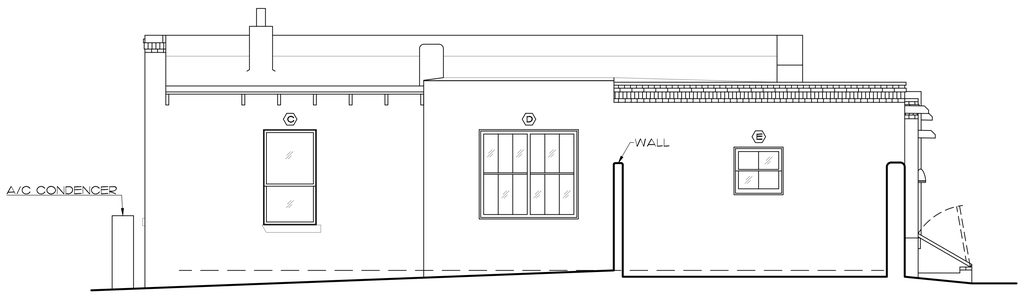


1 EXISTING WEST ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

MAIN HOUSE - SOUTH & WEST ELEVATIONS

A
4.1

SET #

AUSTIN-GREGORY - 2509

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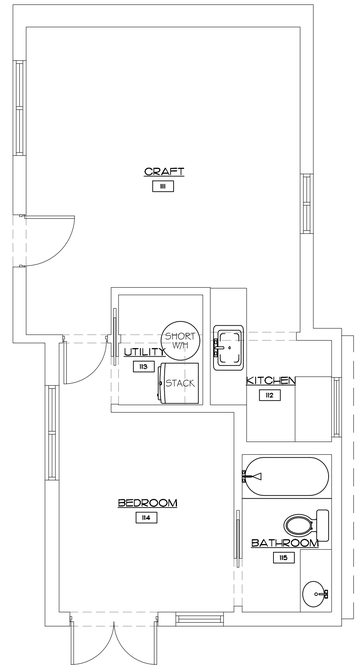

1 A-5.0 CASITA - EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

CASITA - EXISTING FLOOR PLAN

A
5.0

SET #

AUSTIN-GREGORY - 2509

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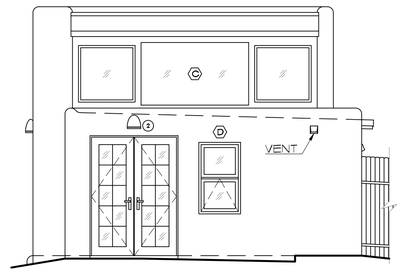
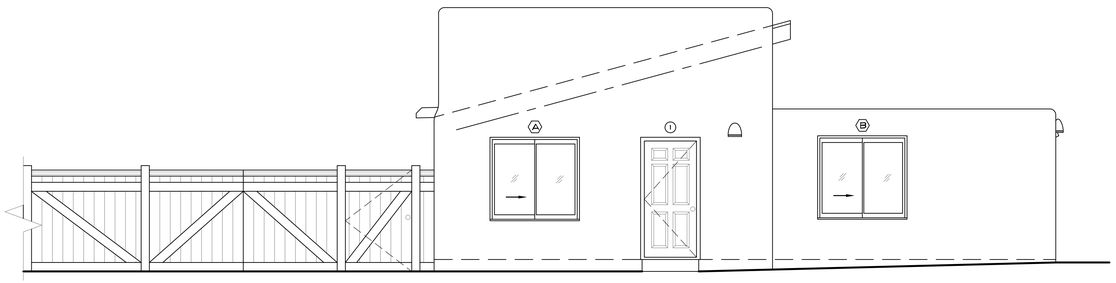


1 A-6.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

CASITA - WEST & SOUTH ELEVATIONS

A
6.0

SET #

AUSTIN-GREGORY - 2509

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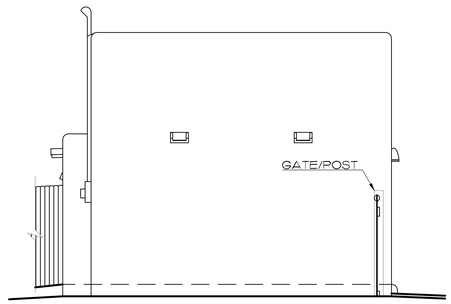
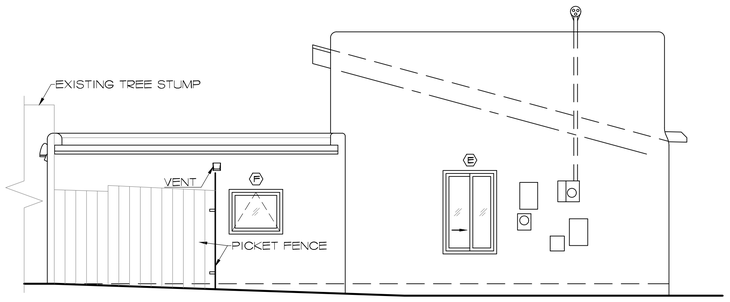


1 A-6.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

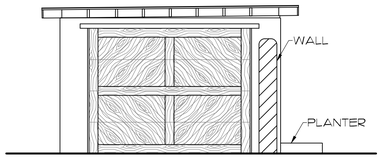
JULY 3, 2025

CASITA - EAST & NORTH ELEVATIONS

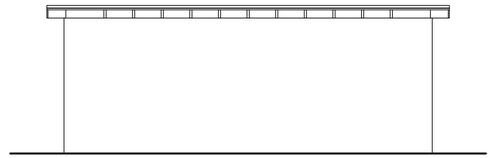
A
6.1

SET #

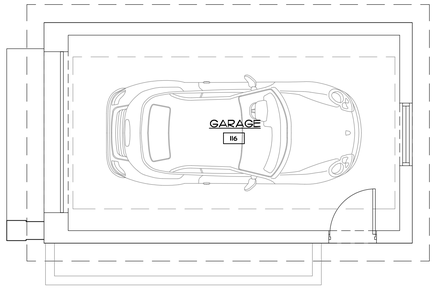
AUSTIN-GREGORY - 2509



1 A-6.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

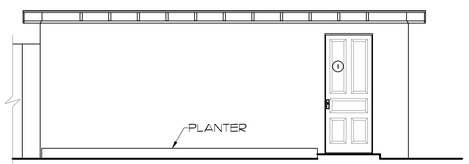


2 A-6.2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

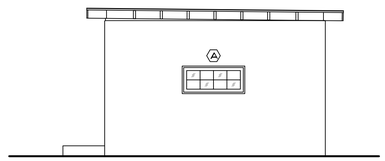


5 A-6.2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



3 A-6.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-6.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

GARAGE FLOOR AND ELEVATIONS - NO CHANGES PROPOSED

A
6.2

SET #

AUSTIN-GREGORY - 2509

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City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number : 01-10100128
Case number : H-01-126
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **433 CALLE LA PAZ**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW - Lee Dirks & David Dirks
Santa Fe, NM 87501

433 Calle la Paz
505-989-3656

AP - Craig Hoopes & Assoc.
Santa Fe, NM 87501

500 Montezuma Ave, Suite 200C

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 28, 2001, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

Project description	: REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number	: 01-10100128
Case number	: H-01-126
Project type	: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 433 Calle la Paz

PROJECT NAMES:

OW - Lee Dirks & David Dirks Santa Fe, NM 87501	433 Calle la Paz (505) 989-3656
AP - Craig Hoopes & Assoc Santa Fe, NM 87501	500 Montezuma Ave, Suite 200C (505) 986-101

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	YES
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H641
YEAR OF CONSTRUCTION	1938
PROJECT TYPE (NEW, ADD, ETC.)	CHANGES TO EXISTING
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: **28 August 2001**

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott**, Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-126**

ADDRESS 433 Calle La Paz
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
X State Historic Survey Sheet	X Site Plan/Floor Plan
_____ Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the design guidelines for changes to contributing buildings in the Downtown & Eastside Historic District. Staff recommends approval of the project, provided that stucco and trim details for the project be submitted to staff prior to application for a building permit.

BACKGROUND & SUMMARY:

The applicant proposes the rehabilitation of a 1,358 Sq. Ft. residence and 570 Sq. Ft guest house at 422 Calle La Paz in the Downtown & Eastside historic District. The main residence was built before 1930. The guest house was converted from a shed post 1945 and is non-contributing.

On the South non-primary elevation, plans call for installation of a new two-over-two light window, replace an existing sliding glass door with a set of full-light, true divided French doors, closure of an existing exterior door opening, and installation of a new basement entrance.

On the East non-primary elevation, plans call for increasing an existing window opening to 5' by 5'8" and installing two six-over-six divided light windows.

The existing kitchen was added sometime after 1938. The date of the addition is not known. Plans call for rebuilding the existing shed roof on the addition as a flat roof, raising the roof height 1' to a height of 11'. The raised roof will remain 3' below the height of the existing house parapet. Brick coping to match the existing will be placed around the parapet.

On the guest house, plans call for replacement of existing French doors on the East elevation with new divided full light French doors.

Stucco and trim color were not specified in the application.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY — SANTA FE RESURVEY 1991

H641

IDENTIFICATION

ADDRESS: 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER: 051600051

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

BUILDING DATA

DATE OF CONSTRUCTION:

1930 ESTIMATE by 1938 ACTUAL

SOURCE(S) city directory 1930 survey plat

ARCHITECTURAL STYLE:

Territorial Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage, guest house

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: guest house from shed

OVERALL CONDITION:

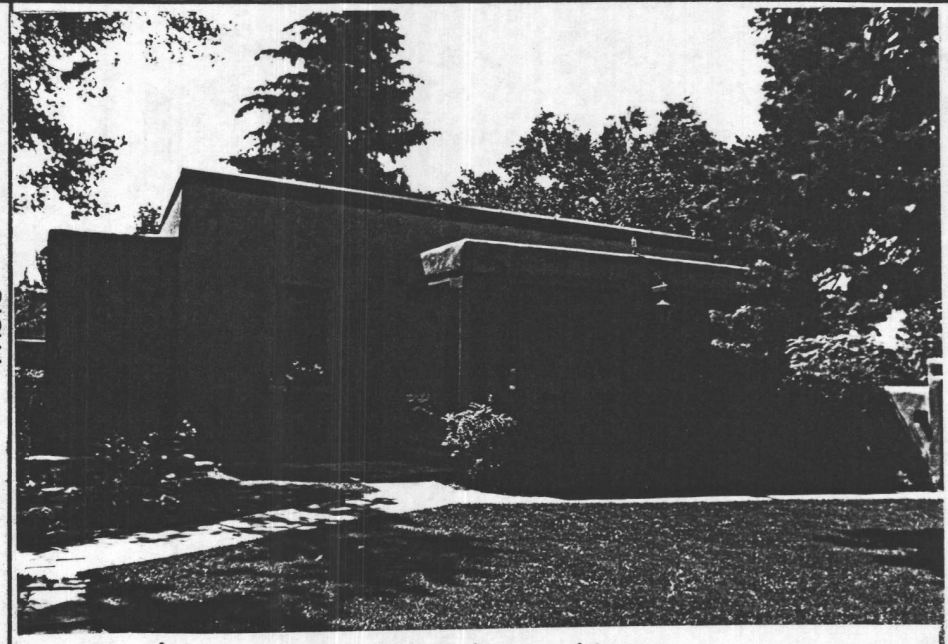
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

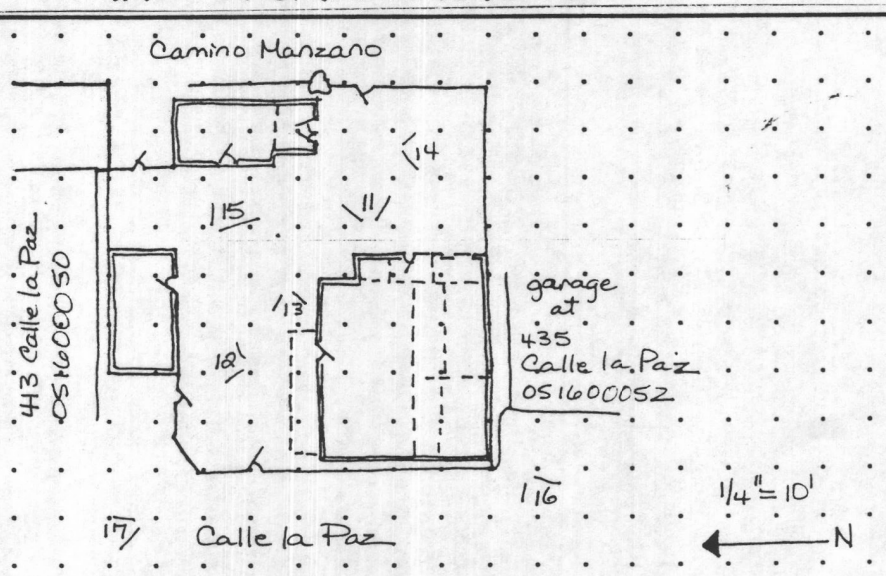
___ YES X NO

PHOTO



#12 north elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 9/91 BY DB

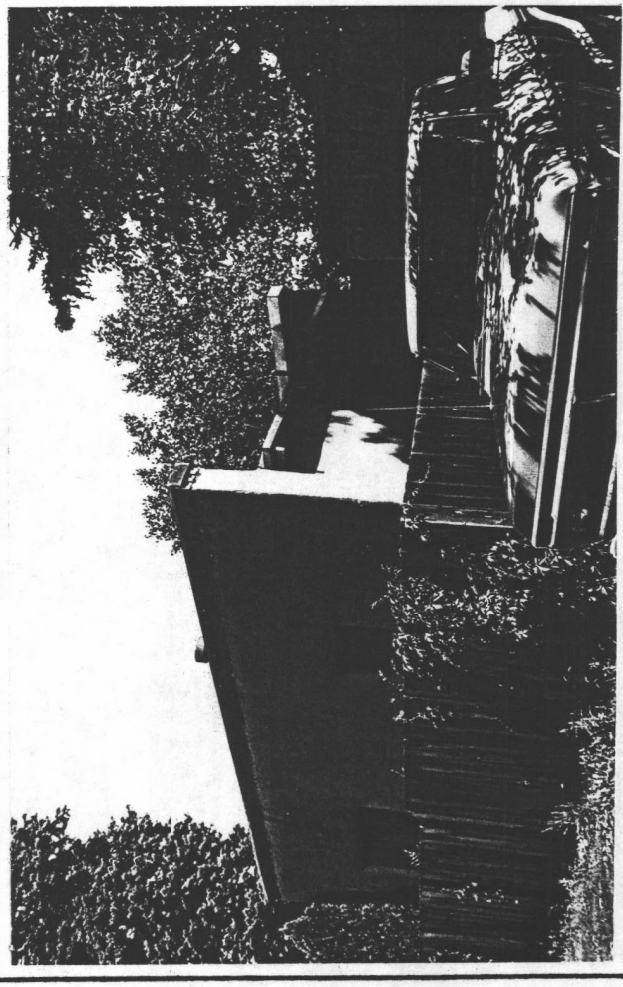
NEGATIVES WITH NMHPD ROLL # 13 NEG # 11 TO 17

ARCHITECTURAL AND LANDSCAPE FEATURES

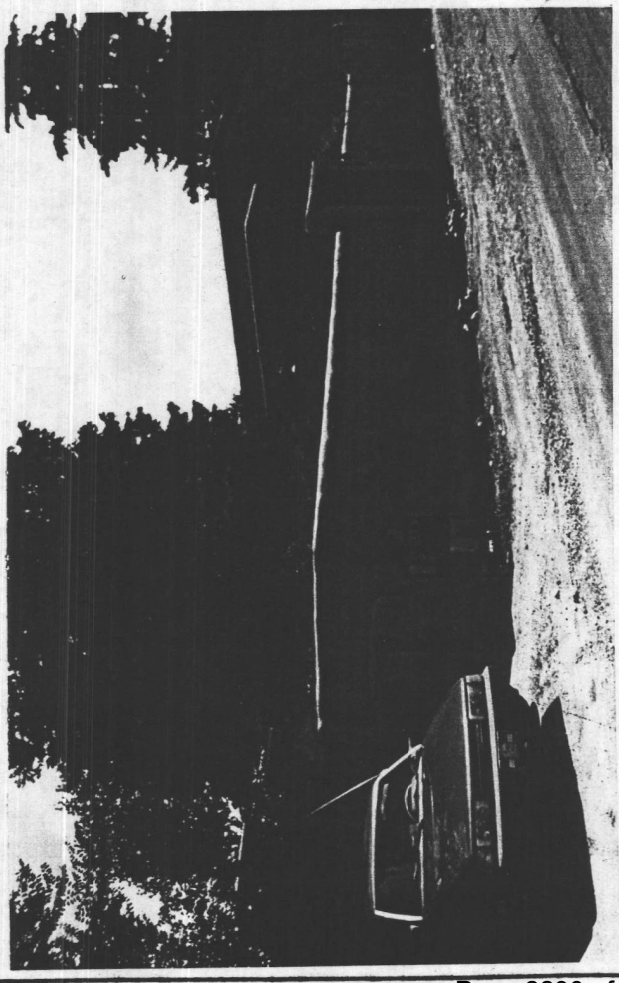
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with large light, top; sliding doors,	east; front is wood plank with three lights stepped
WINDOWS	4-light and 9-light casement, 2x1 DHWs, 1 fixed light N	
PORTALES	T&G ceiling, no exposed beams, hewn posts & corbels now	painted, raised concrete floor
CANALES	old wood/tin	gutter along E
PORCHES		
BALCONIES		
ROOFS	flat with coping on upper sections, parapets	on porch and east, shed-roofed section east; false parapets
COURTYARDS		
FENCES/WALLS	stucco and wood privacy wall/fence – east gate	has large corbel over. Buttresses on inner face of wall, west
ARCH. DETAILS		
OTHER	garage – flat roof with	

COMMENTS guest – south section was shed – north section added – clerestory along S wall of addition. Flat roof with parapet, panel door, french on south. Wood sliding windows west.

ADDITIONAL PHOTOGRAPHS



#16 from southwest



#17 streetscape from NW

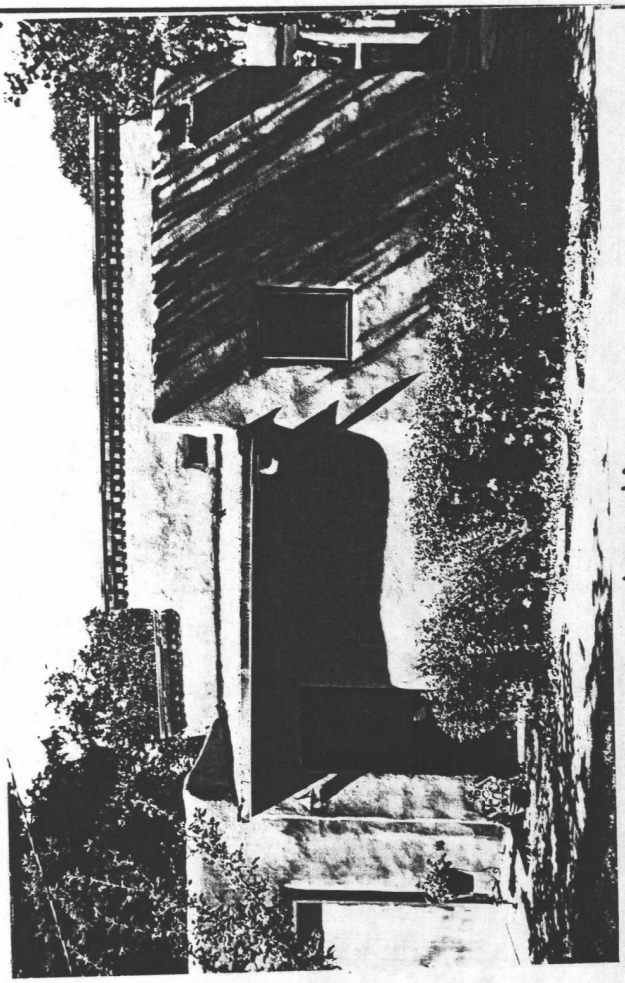
IDENTIFICATION

ADDRESS 433 Calle la Paz

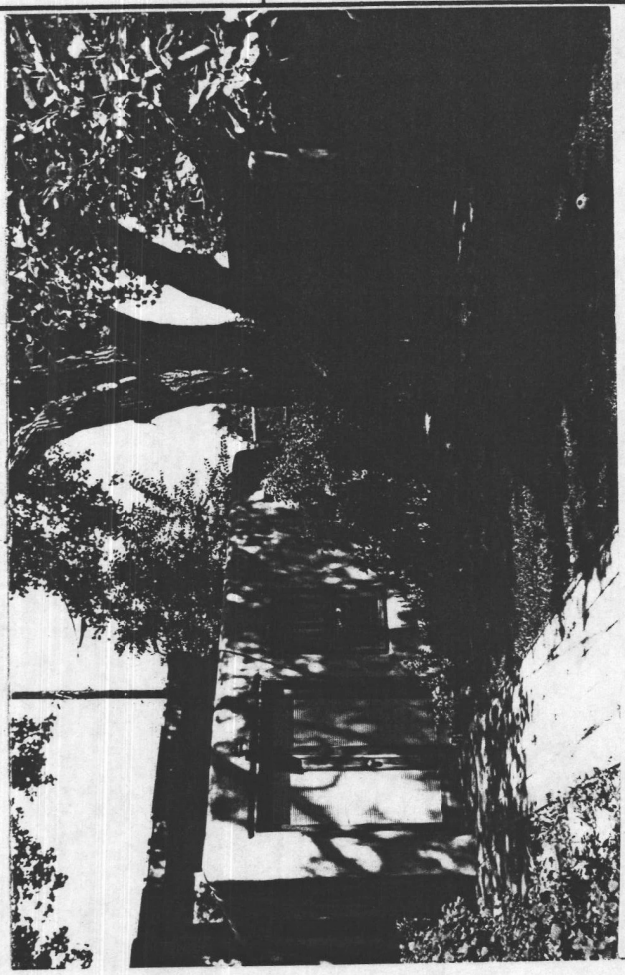
Camino del Monte Sol National Historic District

ID NUMBER 051600051

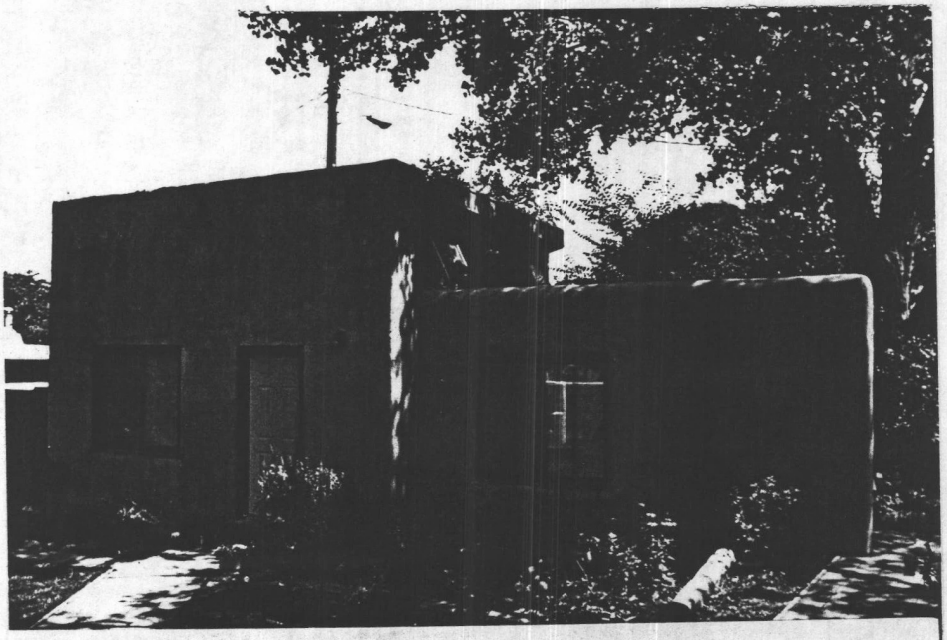
SURVEYED/RESEARCHED
DATE 9/91 BY DB



#11 east elevation



#14 south, guest house



#13 guest house, west

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-6-83 by mb	county Santa Fe	ID no. 051600051
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 433 La Paz

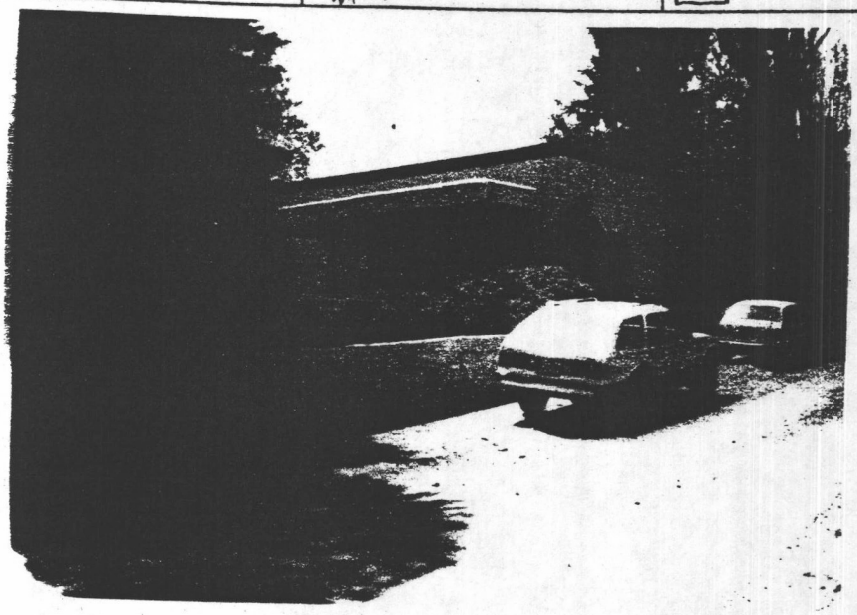
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

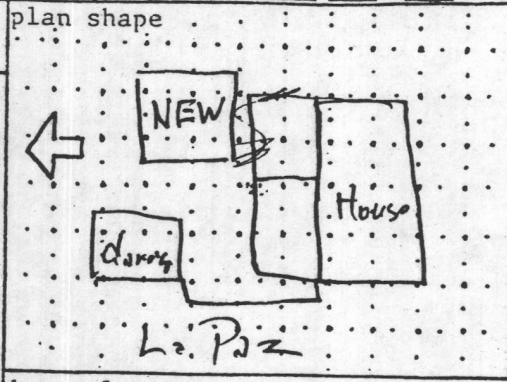
building name:

legal description: tnsp 17 N range 10E sec 30 NW¼ NW¼

film roll by mb no. 4 | negative nos. BW 1. | loc. of neg. HPB



plan shape



date of construction: Pre 1482 1930 estimate _____ actual

source: 1982 City Directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
~~X~~ minor X moderate ___ major
describe: Garage postwar
New studio under construction

style: Territorial Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features
Dentil cop.
Windows - 6 lite wood casement 3/1 dbl hung. Bluetrim
Portal - pueblo firewall

surroundings: Residential

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why?

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

associated buildings? ___ yes
what type?
Garage & Studio(?)
if inventoried, list ID nos.

see back? ___ yes

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500
MONTEZUMA
AVE.
SUITE 200-C
SANTA FE, NM
87501

PHONE:
505.986.1010
FAX:
505.986.9898
E-MAIL:
cha@nets.com

July 26, 2001

Historical Review Board
City of Santa Fe
Santa Fe, NM 87501

RE: 433 Calle La Paz Historical Review Application

Dear Sirs:

This is a proposal for a renovation to a contributing building in the historic district on the East Side. This building was built around 1925, and is typical of the original residences in the neighborhood. There originally was a smaller home, and rooms were added onto the original home as they were needed and as the ability to add on was available. The GuestHouse was added much later.
The raised Kitchen and additional coping on that raised area will unify the building and make some of the additions appear more in the spirit of the original house. They are not to be raised as high as the highest parapets of the original house.

The proposed renovations are primarily interior renovations. The proposed exterior renovations are as follows:

Main House:
1 Replace Dining Room window with a larger window.
2 Replace exterior sliding glass door with French doors in the Kitchen.
3 Add a new window to match the nearby existing window in the new Bath.
4 Raise the Kitchen and New Bath Roof and install coping to match the existing coping.
5 Install an outside stair to the Basement outside the New Bath with a low hatch over the new stair.

Guest House
1 Replace exterior French doors with new French doors.

If you have any questions, please contact Craig Hoopes & Associates 986-1010.

Thank you.

Sincerely,

Michael Rodriguez

Michael Rodriguez

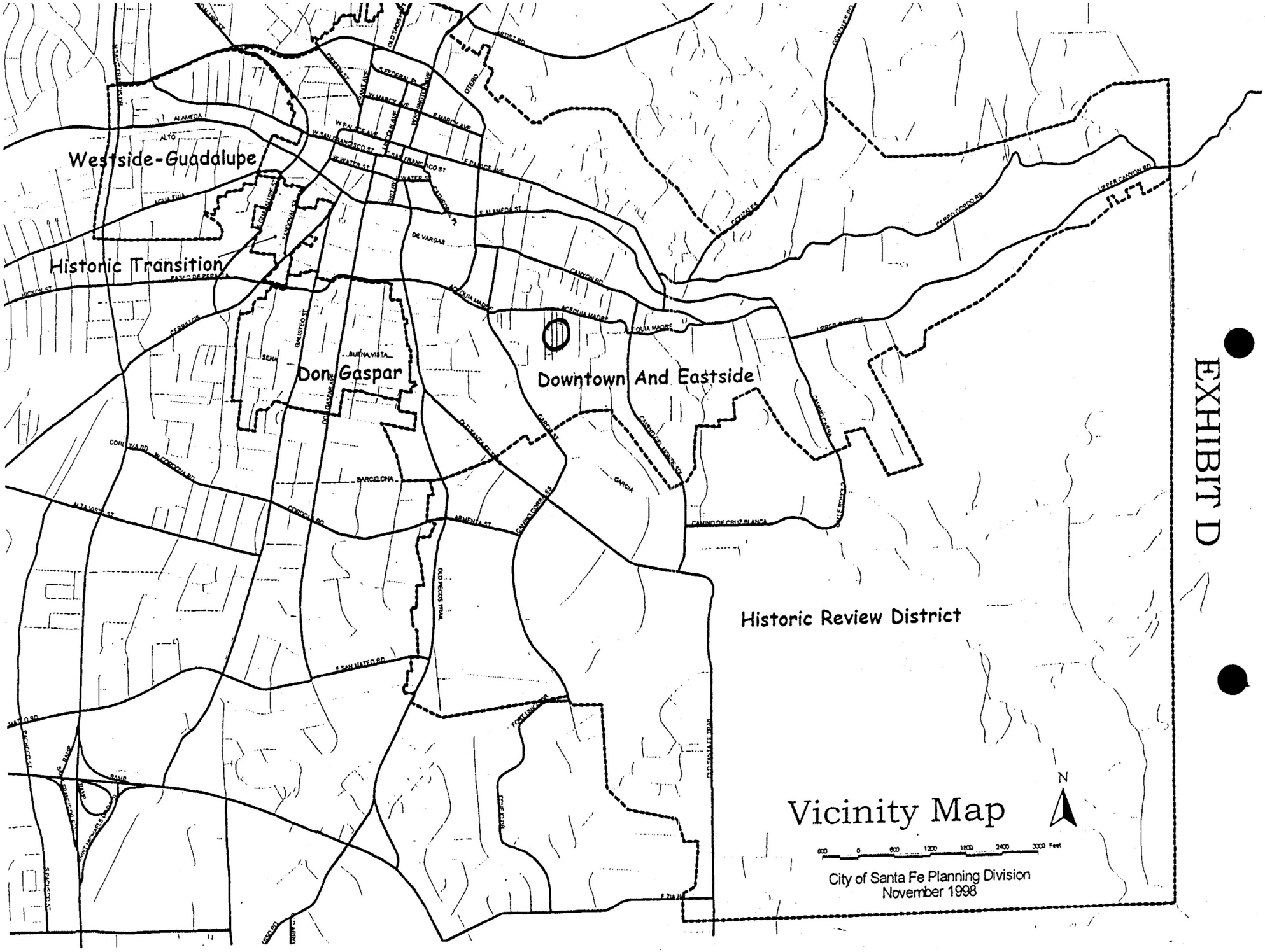

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
Vicinity Map
N
City of Santa Fe Planning Division
November 1998

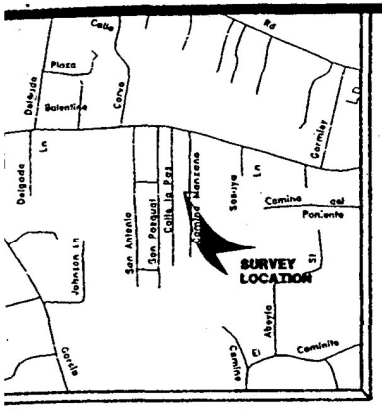
EXHIBIT D


433
RC8

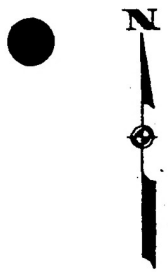
Boundary Survey Plat for Lee E. Dirks

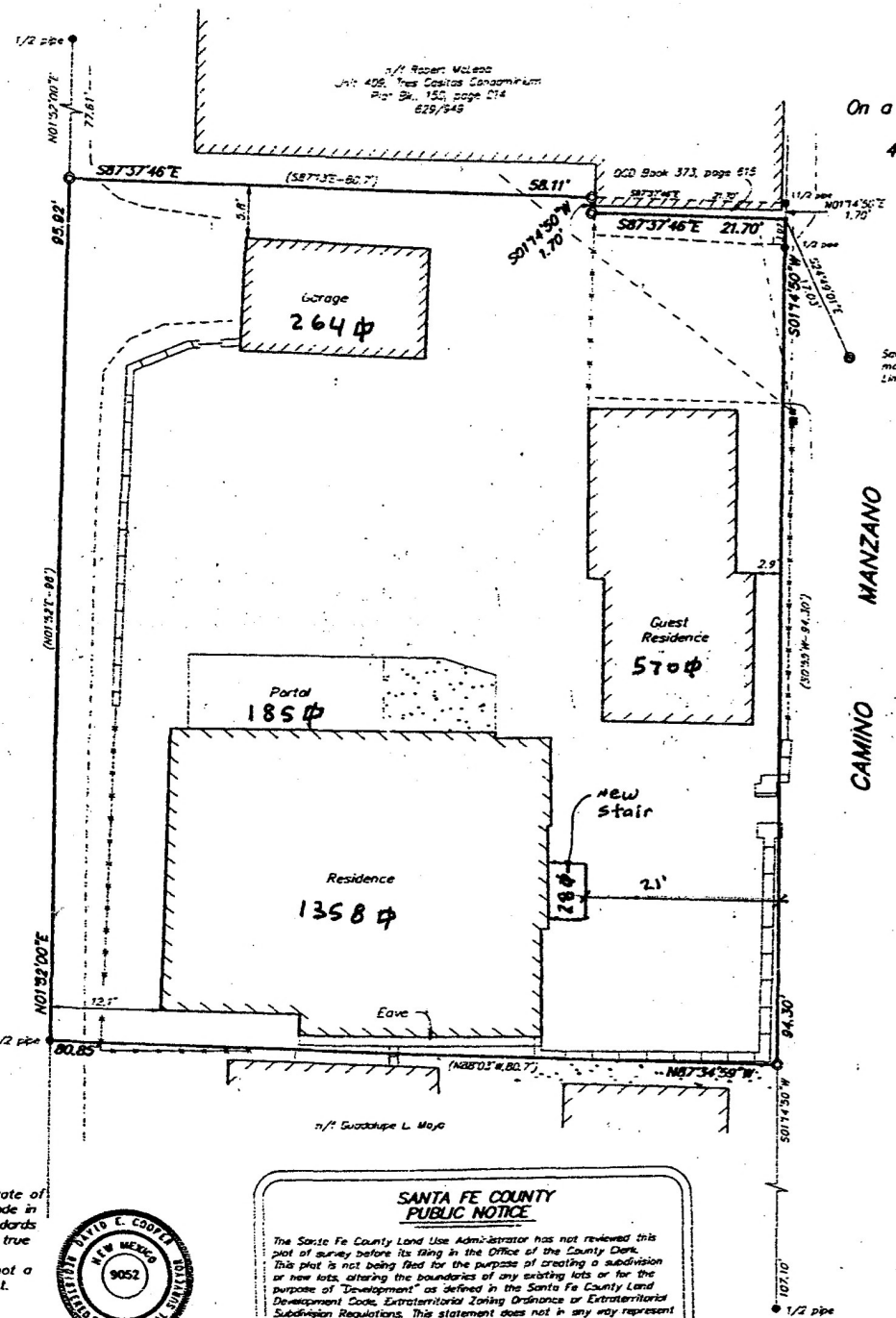
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1. Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
2. Bearings and distances in parenthesis are from the known noted plat.
3. F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY
PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE 1123-504
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P.M. and was duly recorded in Book 491 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

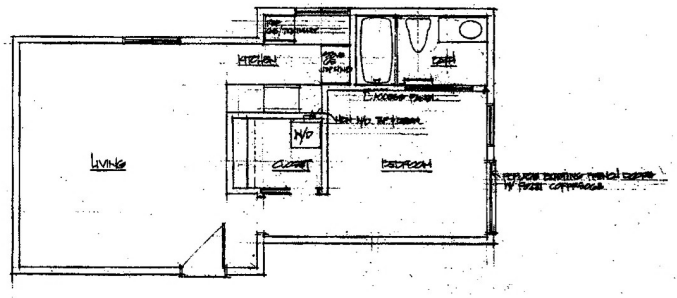
Deputy

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lds	Bk. 48

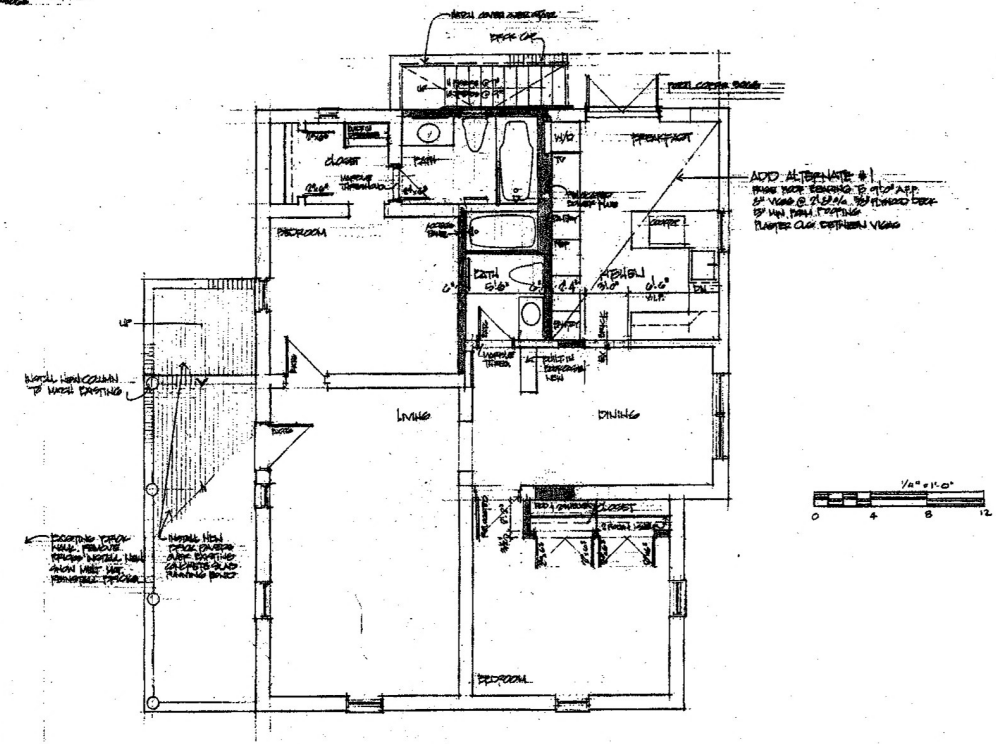
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17N. R.10E.	n/a

U.P.C. 1-055-098-002-425



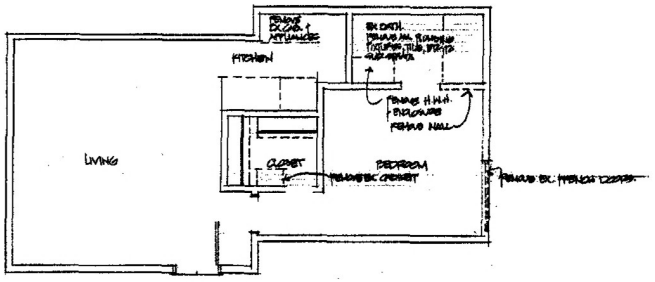
GUEST HOUSE



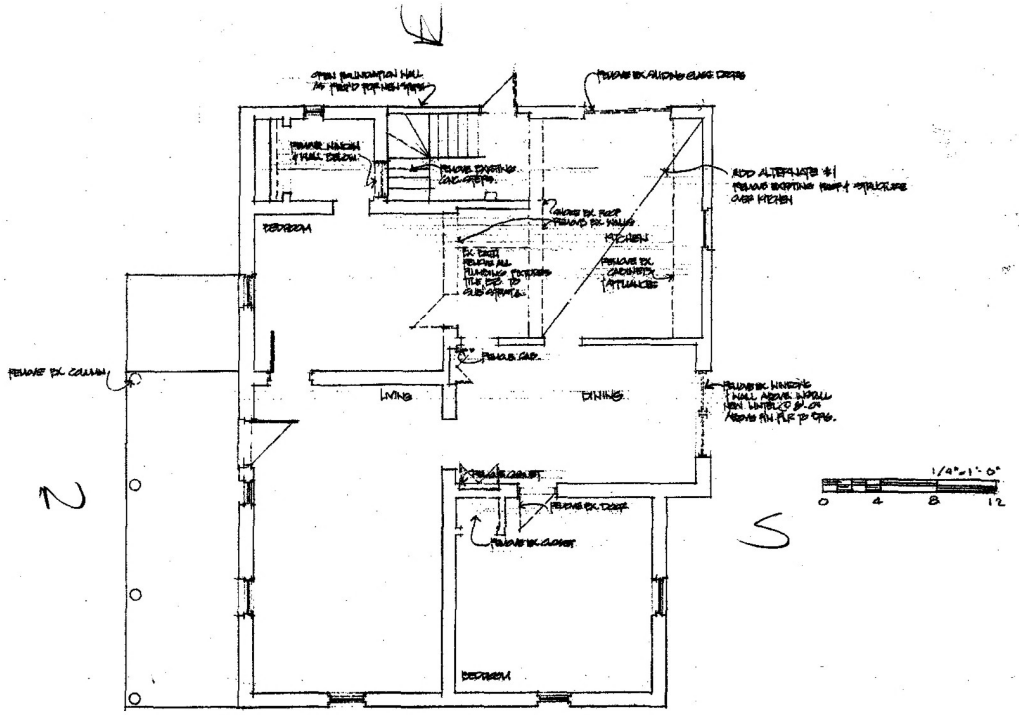
MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID OPAS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1



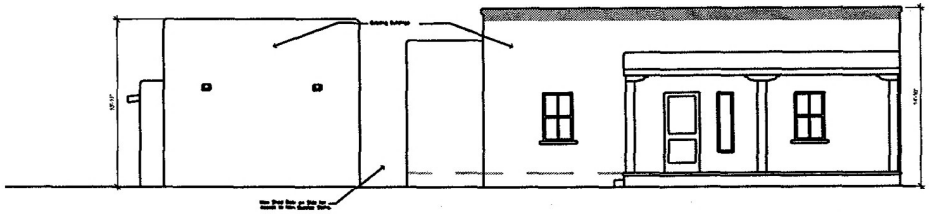
GUEST HOUSE



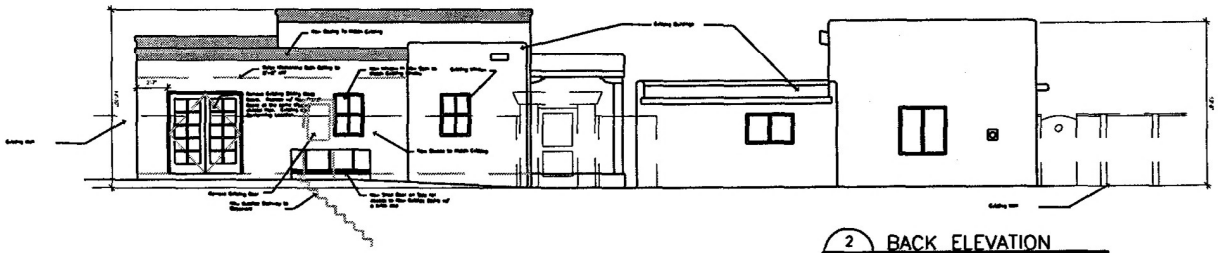
MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

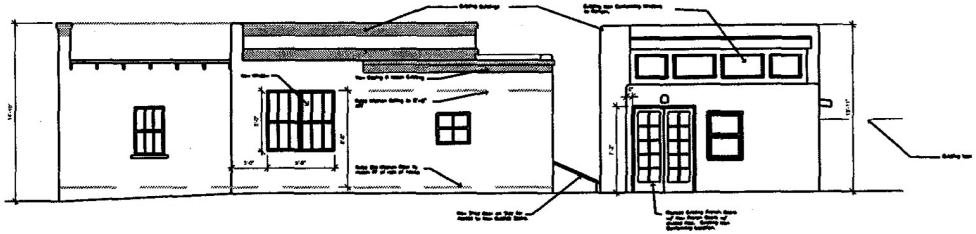
PROJECT: DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title: DEMOLITION
Drawing Number: D1



1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"



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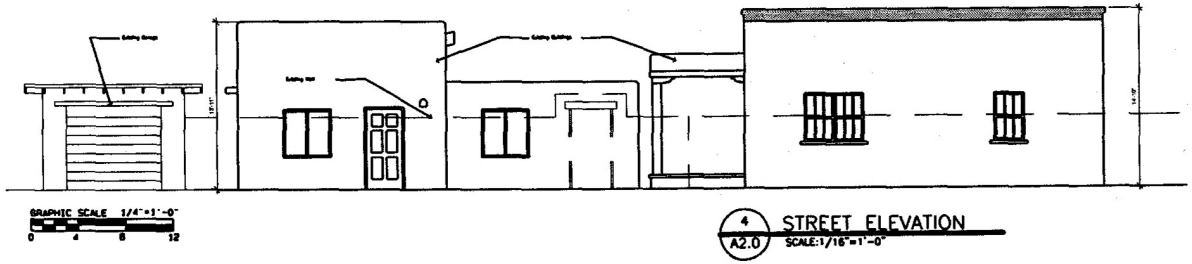


4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

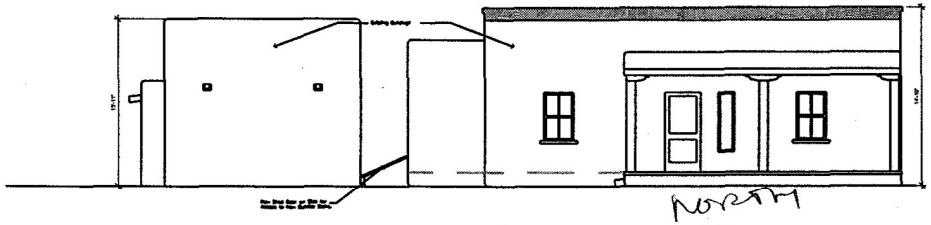
PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
A-2.1



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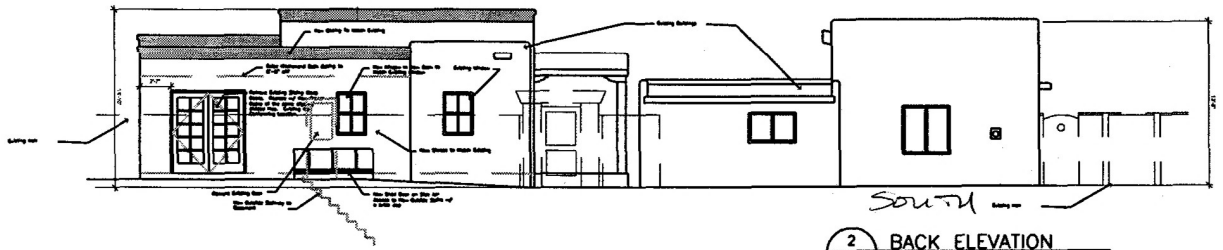
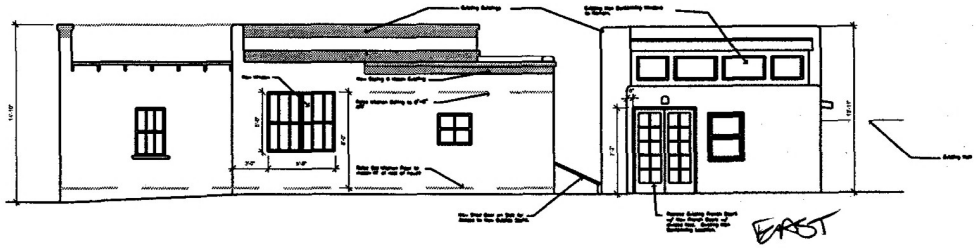


2 A2.0 BACK ELEVATION
SCALE:1/16"=1'-0"

GRAPHIC SCALE 1/4"=1'-0"



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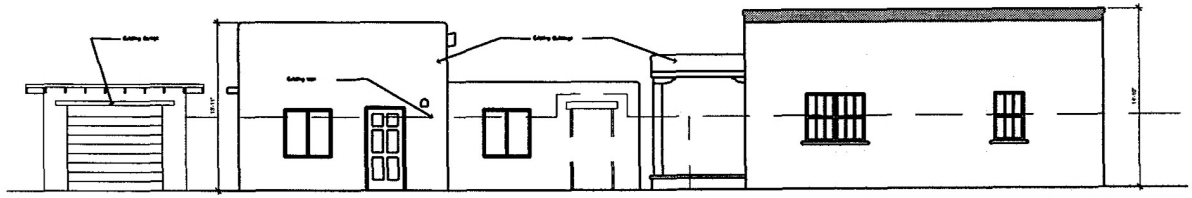


4 A2.0 STREET ELEVATION
SCALE:1/16"=1'-0"
WEST

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
D-2.0

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/31/01

Property Owner of Record Lee Dirks

Applicant Name Craig Hoopes and Assoc Phone 986 1010

Site Address 433 Calle La Paz, Santa Fe, NM 87501

Proposed Construction Interior remodel, new outside stair

TO BE COMPLETED BY STAFF:

Zoning District RC-8 Subdivision _____ Lot ____ Block ____

Permitted Use : ☒ Section # 14-19.3
Accessory Use : ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided 21' Minimum 15' . For Stairway addition
(Left Side) Provided N/A Minimum _____ (Right Side) Provided N/A Minimum _____
(Special Yard) Provided N/A Minimum _____

Density: N/A Open Space: N/A

Lot Size: N/A Total Roof Area: N/A Lot Coverage: N/A

Height 24' Max Wall Requirement: N/A

Parking: # Required N/A # Provided _____ Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer Arlc Shafer Date 7/27/01

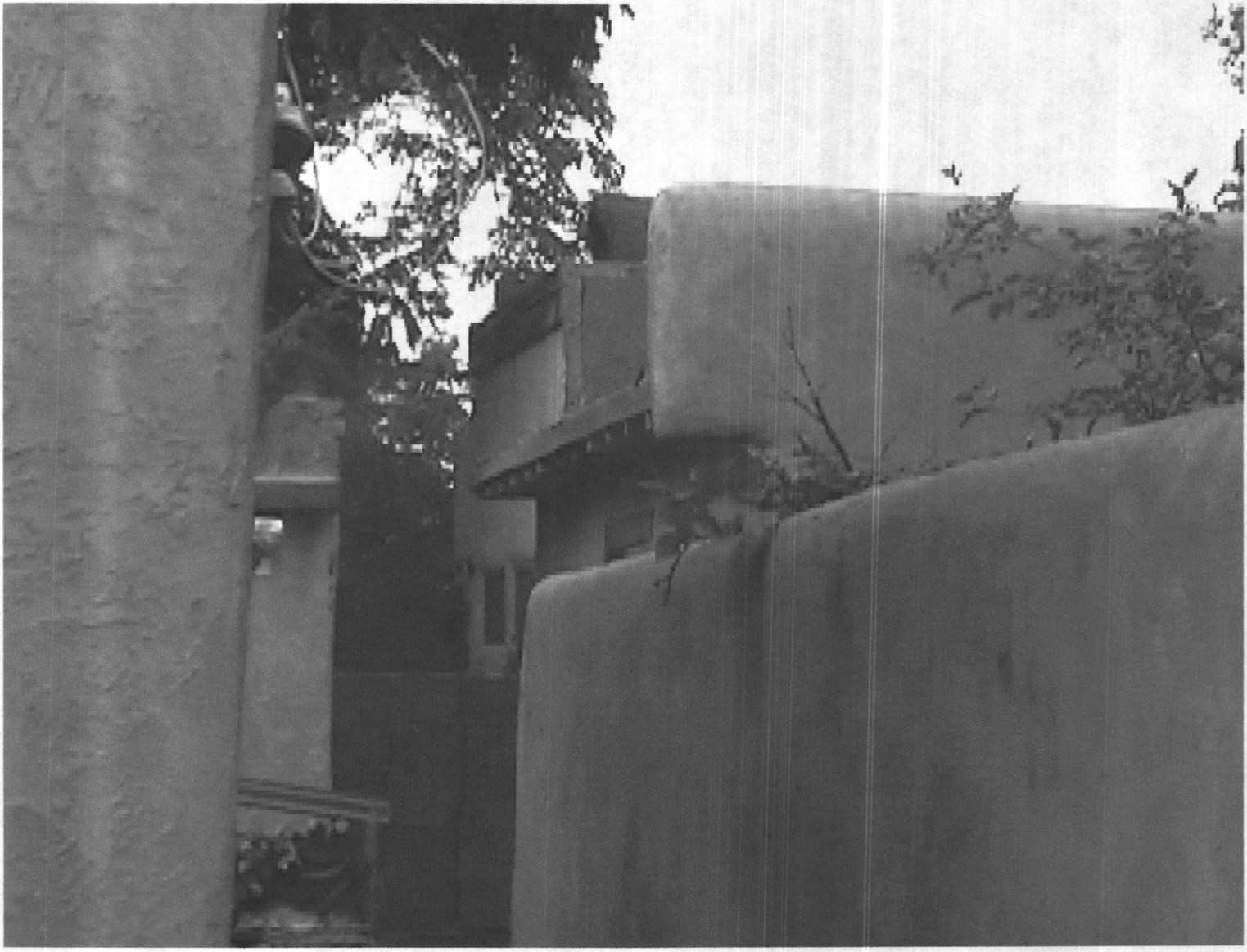
Prepared by: Mmontoya 12/99
Revised 4/3/2001



433 Calle La Paz Back



433 Calle La Paz Left



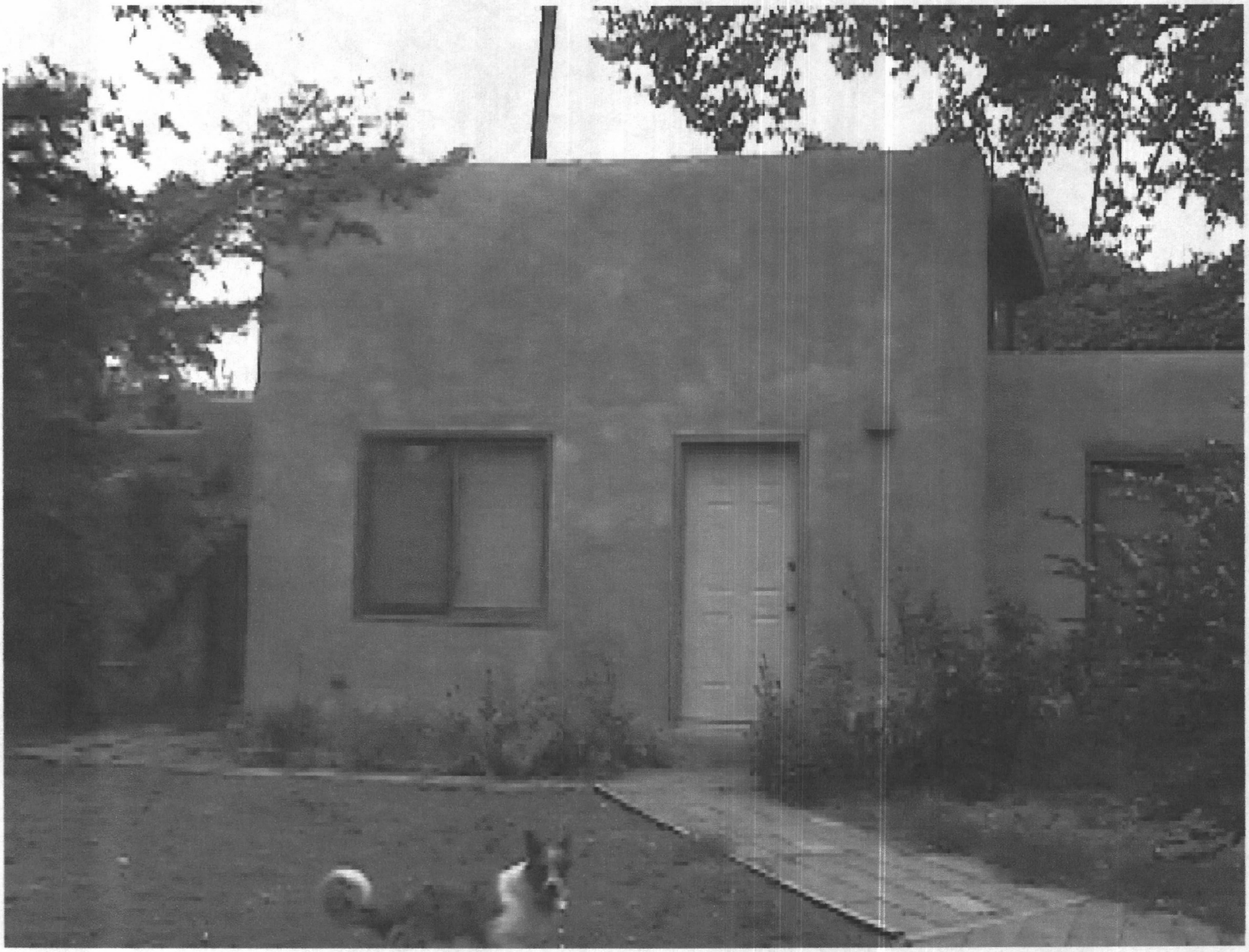
433 Calle La Paz

Right



433 Calle La Paz
Guest House

Back



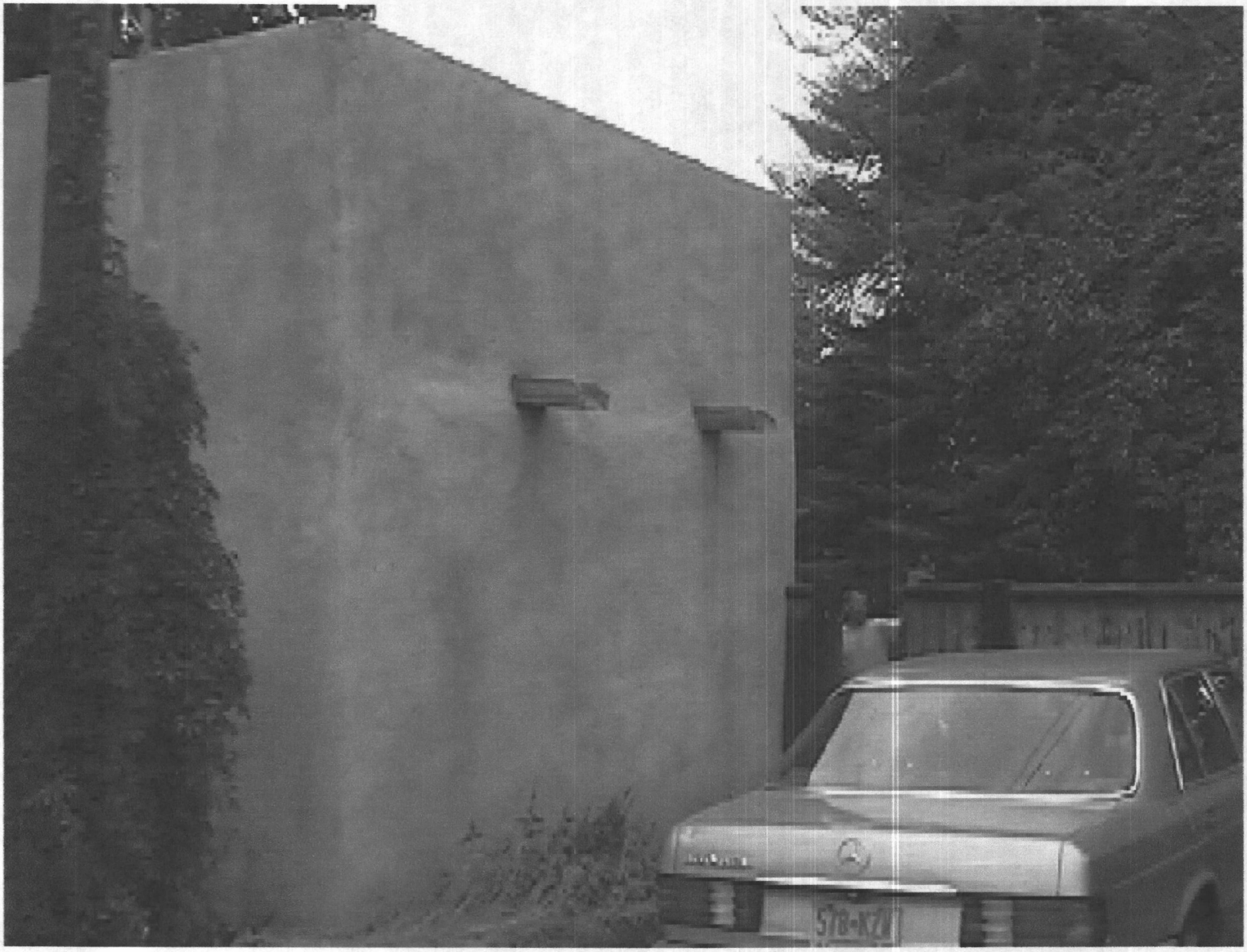
433 Calle La Paz
Guest House

Front



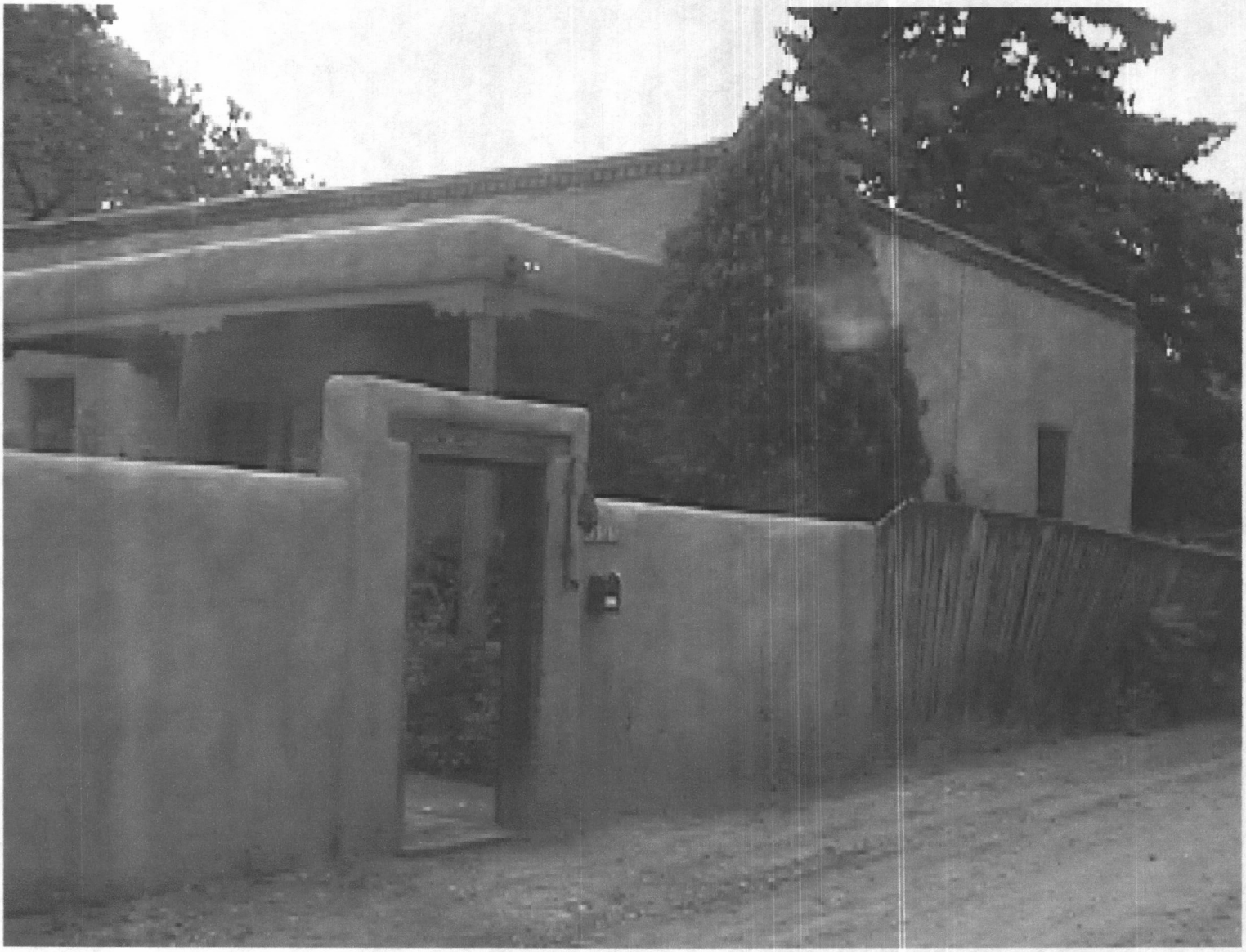
433 Calle La Paz
Guest House

Right



433 Calle La Paz
Guest House

Left

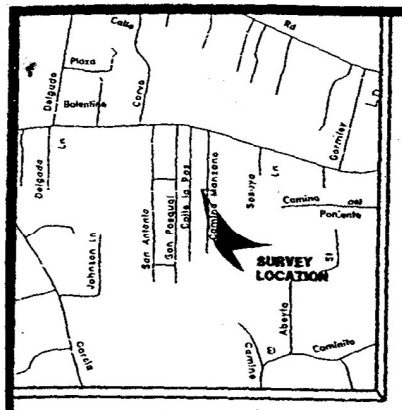


433 Calle La Paz Street View

Boundary Survey Plat for Lee E. Dirks

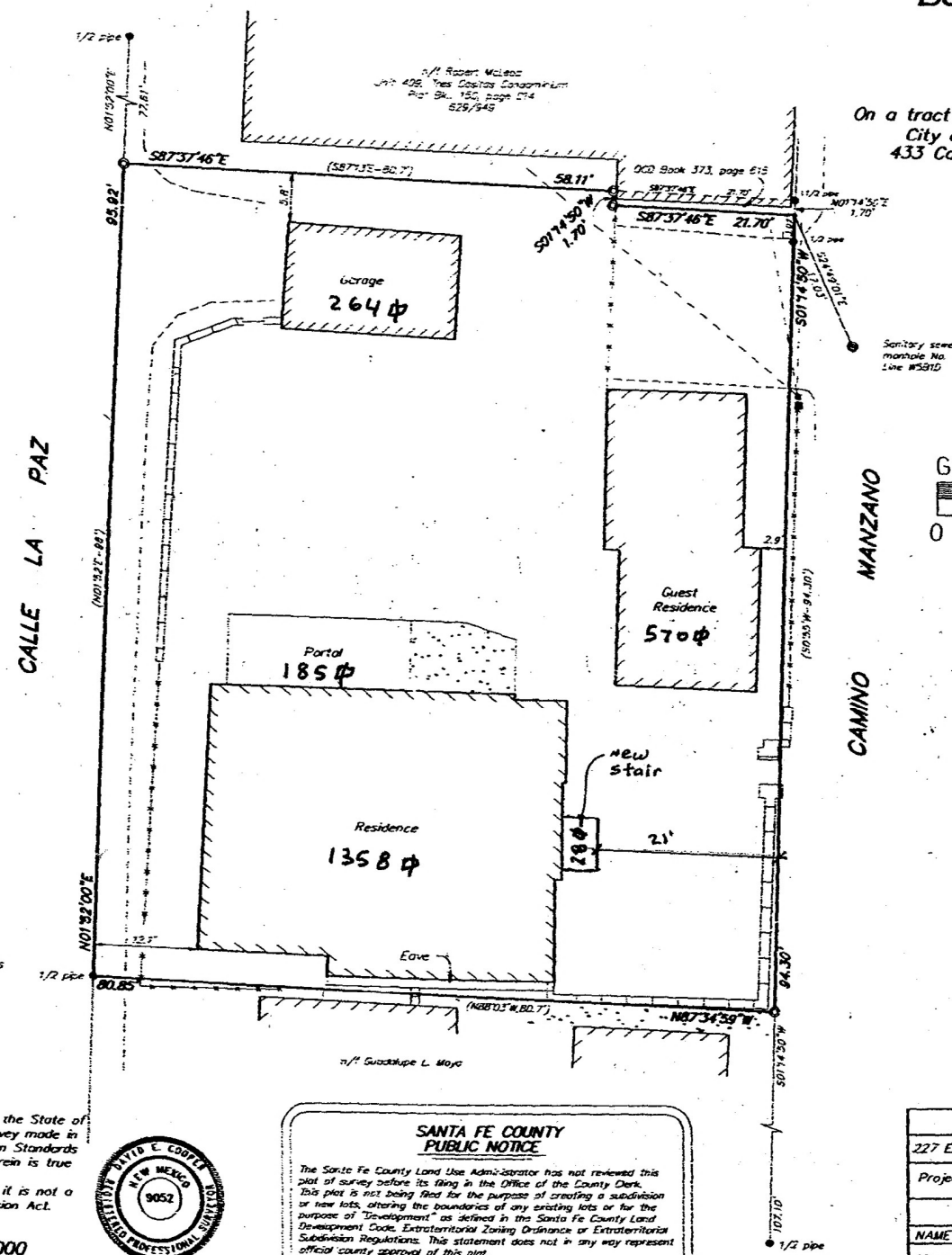
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY OF SANTA FE
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000, at 1:34 o'clock P.m., and was duly recorded in Book 499, Page 23 of the records of Santa Fe County.

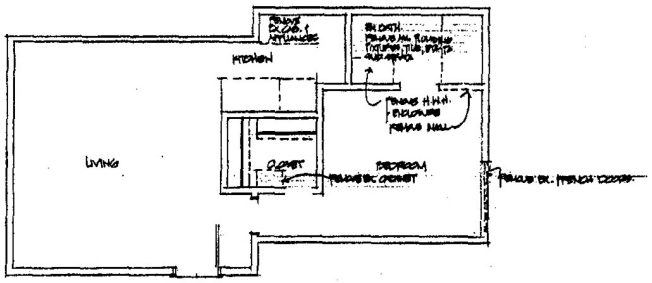
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Deputy

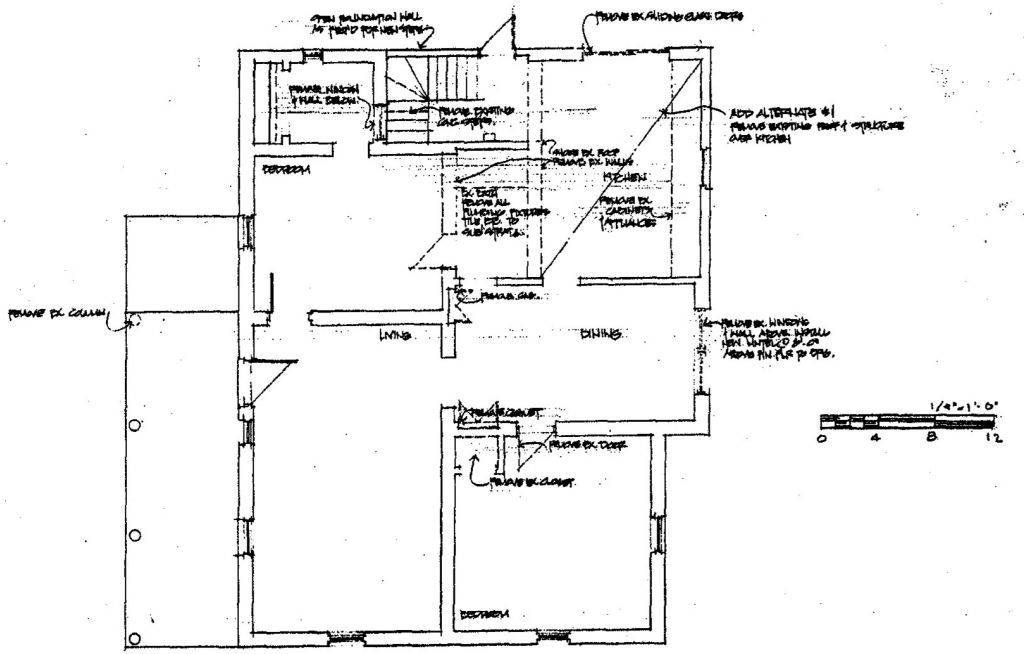
SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: tds	Bk. 48

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R.10 E.	n/a
U.P.C. 1-055-098-002-425		



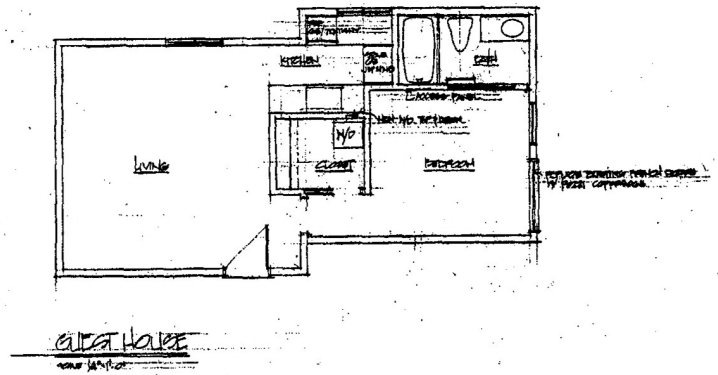
GUEST HOUSE



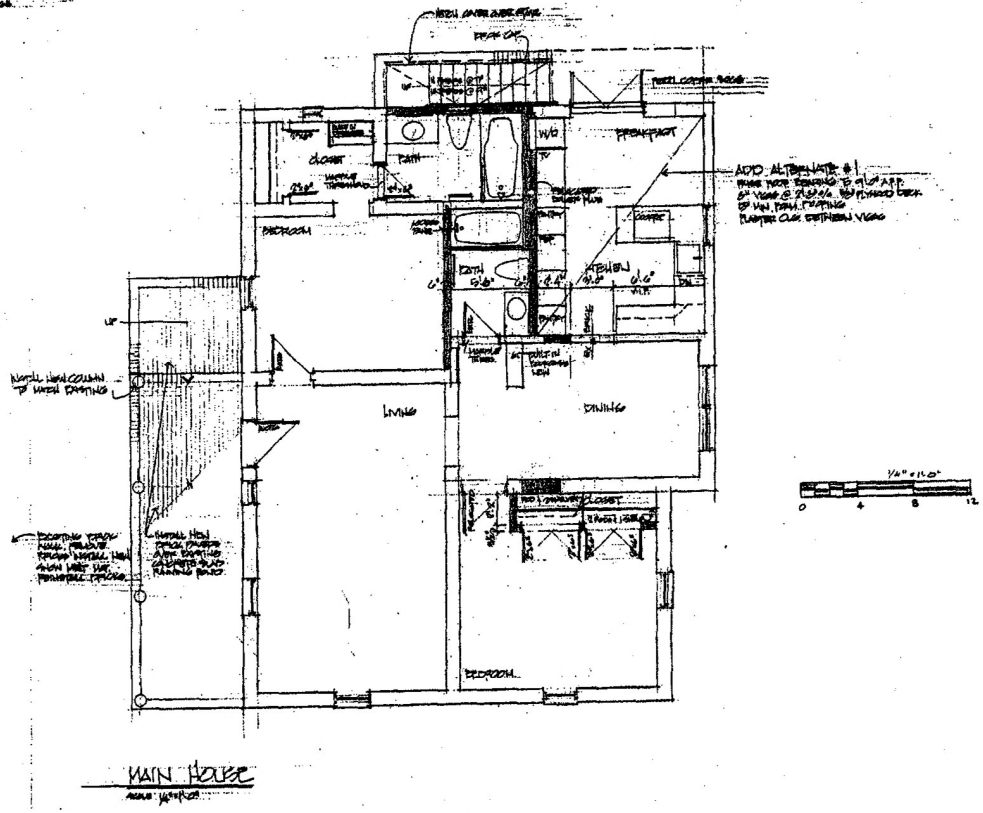
MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIPPS RESIDENCE
Project Number:
Date:
Drawing Title:
DEMOLITION
Drawing Number:
D1



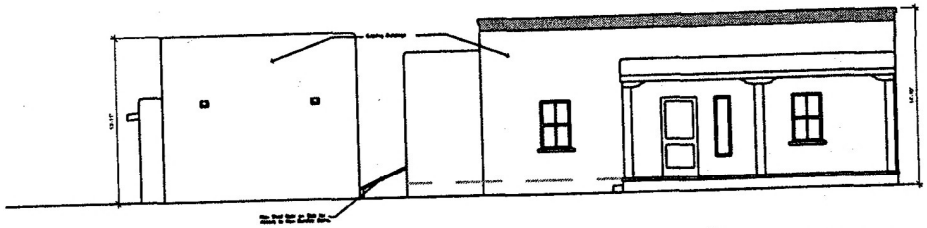
GUEST HOUSE



MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1

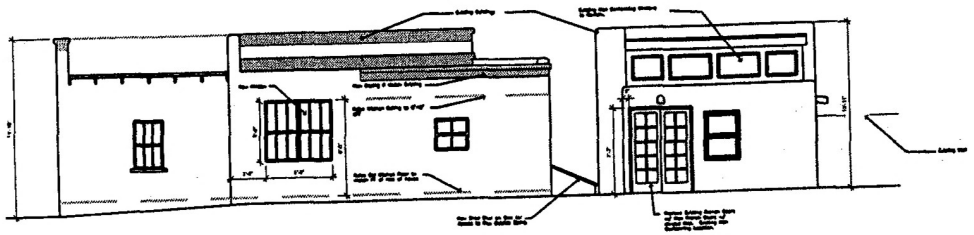


1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"

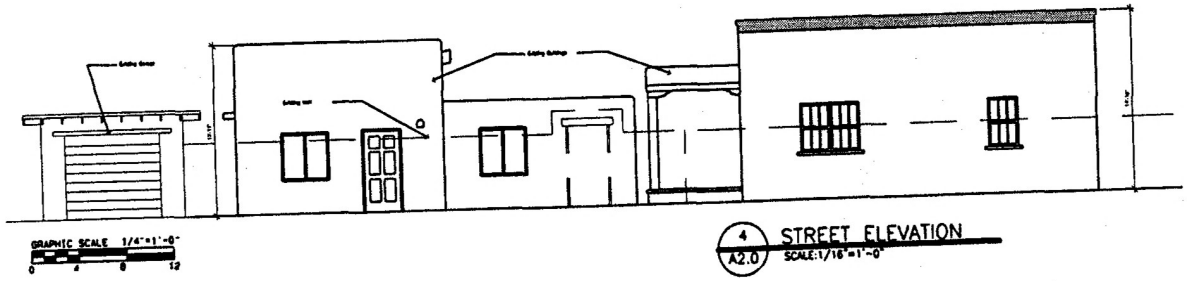


2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"

GRAPHIC SCALE 1/4"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



GRAPHIC SCALE 1/4"=1'-0"
0 4 8 12

4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

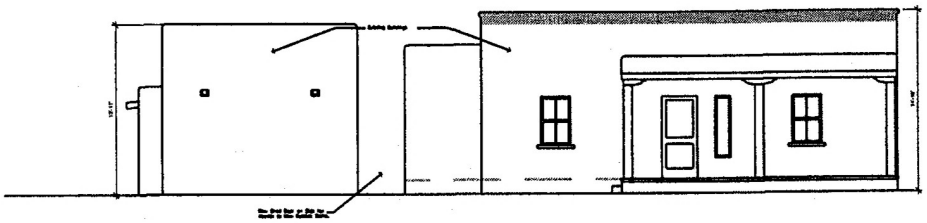
PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

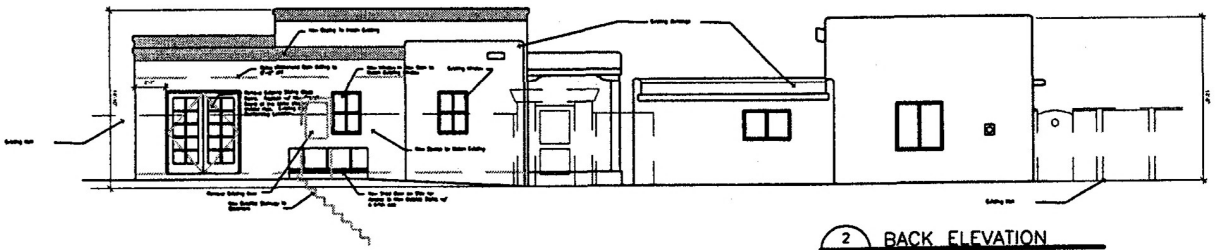
DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

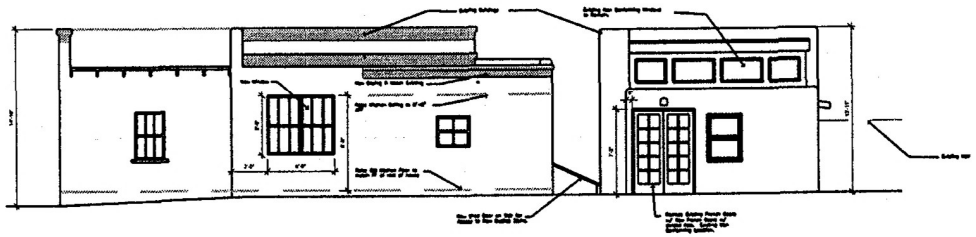
DRAWING NUMBER:
D-2.0



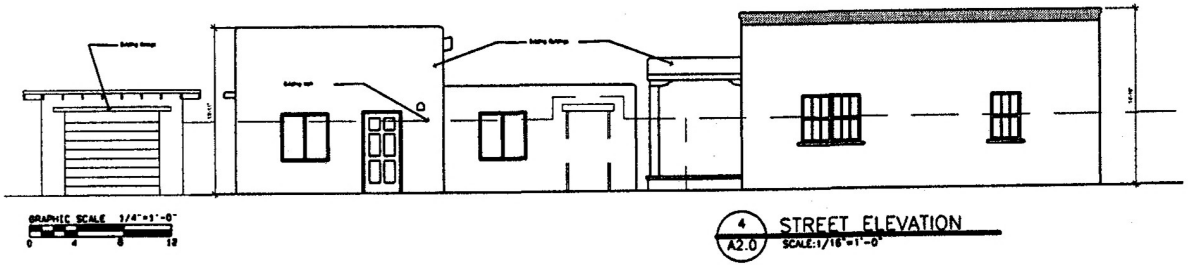
1 A2.0 LEFT ELEVATION
SCALE:1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE:1/16"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE:1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE:1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
A-2.1

RECEIVED
[redacted] 31 [redacted]
10:15 am

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 433 Calle La Paz Santa Fe NM 87501

Owner: Lee Dirks / David Dirks Phone: 989 3656

Address: 433 Calle La Paz City, State, Zip Code: Santa Fe, NM 87501

Applicant: Craig Hoopes and Assoc Phone: 986 1010

Address: 500 Montezuma Ave Suite 200-C City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: interior remodel, new outside stair

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition (✓) Remodel (✓) Addition ( ) Residential (✓)
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (✓) No ( )

If yes, who? Alyssa Abbott Date? 7/27/01

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (✓)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 14'-10"

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (✓) No ( )

If yes, who? PHIL SHAFER Date? 7/27/01 Phil Shafer

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

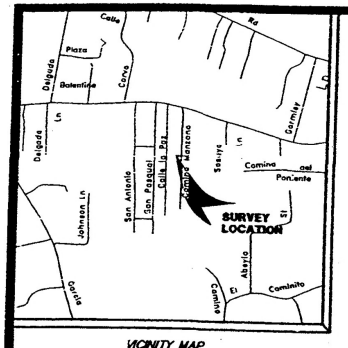
Michael Rodrigo
Signature of Applicant or Owner

7/31/01
Date

Boundary Survey Plat for Lee E. Dirks

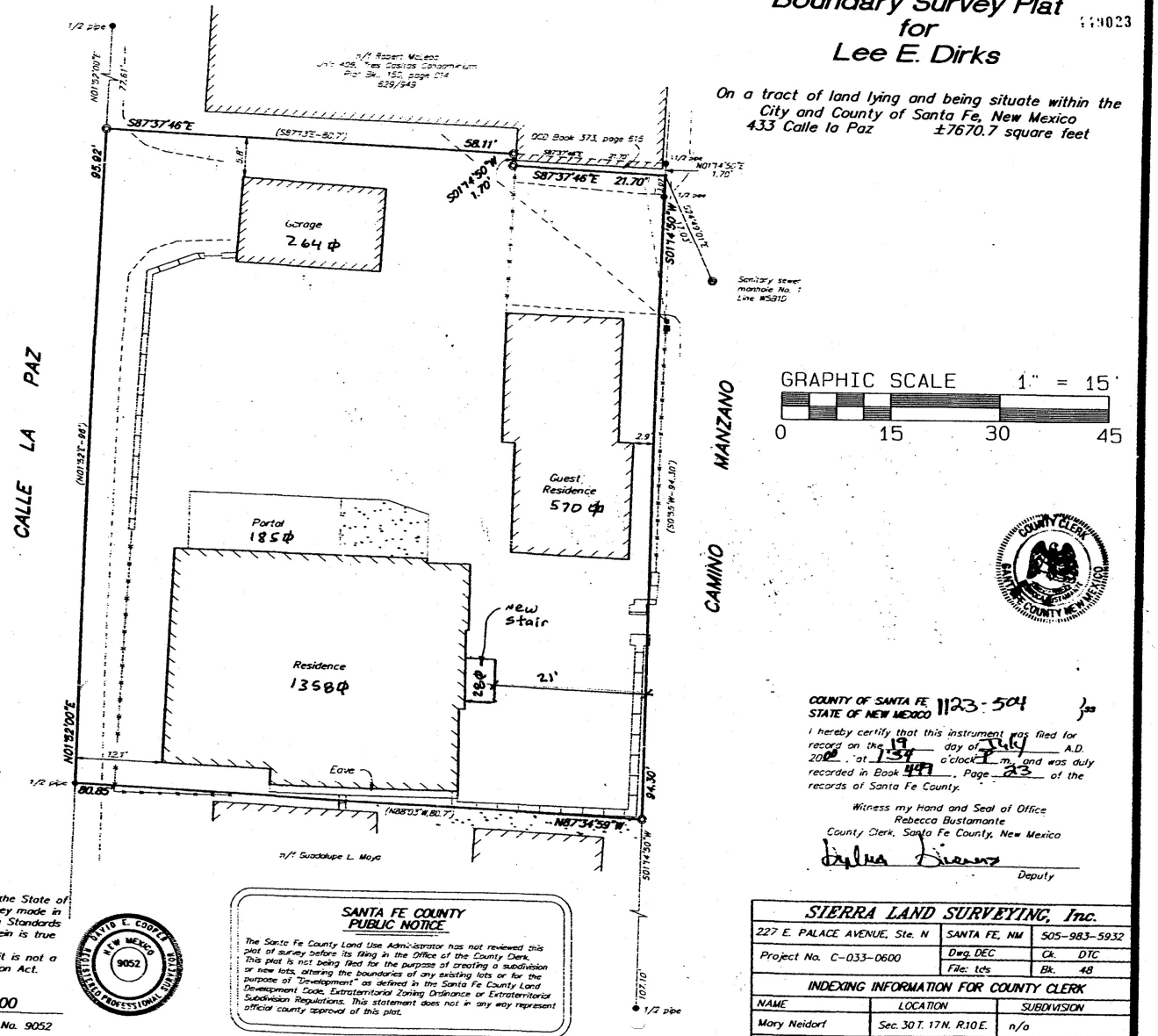
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle lo Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

David E. Cooper — June 28, 2000

P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P.M. and was duly recorded in Book 499 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico
Sylvia Sierra Deputy

SIERRA LAND SURVEYING, Inc.			
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932	
Project No. C-033-0600	Dwg. DEC	Ck. DTC	
	File: tds	Bk. 48	

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R. 10 E.	n/a

U.P.C. 1-055-098-002-425

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division PAD

2025-011419-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new construction of a 740 sq. ft. detached garage to a height of 14'-6" where the maximum allowable is 15'-10".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ **Other:** Historic Assessment

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

New Construction:

a. In case 2025-011419-HDRB, 1020 Camino San Acacio, approve or deny the application as submitted.

Should the Board deny the application request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The Camino San Acacio streetscape can be described as single-family residences consisting of Spanish-Pueblo Revival and Territorial design style structures with some eclectic structures in the area. Many of the structures were built in the 1950s to 1960s. As the area has seen more growth, new development has occurred into the early 2000s. The general area is in the juniper-piñon scrubland with some varying degrees in terrain elevation sloping down to the north and rising to the south.

Site Description:
The single-family residence located at 1020 Camino San Acacio is designated as Non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map records the property as being built on a 0.14-acre lot in 1992 and comprised of 1,705 sq. ft. of roofed area. The property was constructed in the Spanish Pueblo Revival design style as seen by the flat roof, rounded parapets and divided lite windows.

PREVIOUS CASE SUMMARIES:

ARCHAEOLOGICAL REVIEW COMMITTEE:
On August 7, 1991, in Case No. AR-06-1991, 1020 Camino San Acacio, the Archaeological Review Committee voted to approve the archaeological reconnaissance report and granted archaeological clearance for lots 2a-2b at 1020 Camino San Acacio with a condition that monitoring of the footings be carried out by David Snow, archaeologist, for complete compliance with the code.

HISTORIC DISTRICTS REVIEW BOARD:
On January 8, 2008, in Case No. H-08-003, the Board approved the proposed 15’ wide by 5’ high vehicle gate and a stucco retaining wall at a maximum of 1’-6” above highest grade on a Non-contributing property with the conditions that the vehicle gate be more open in design with fewer vertical elements; that the stucco edges radius match that of the existing house; that there is no exterior lighting or that designs for exterior lighting be submitted to staff for approval before

submitting for a building permit; and that the small stone structure be retained unless proof of non-historic date is verified by staff.

ADMINISTRATIVE:
On February 27, 2012, in Case No. 2012-000022-ADMIN, staff approved a lot line adjustment and consolidation at 1020 and 1030 Camino San Acacio. No records are available for review.

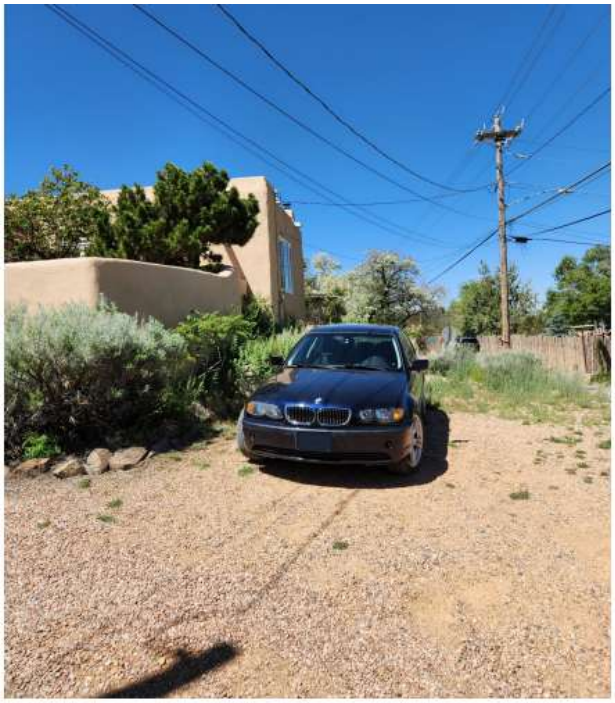
APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) New construction of a 740 sq. ft. detached garage to a height of 14'-6" where the maximum allowable is 15'-10" in the Spanish Pueblo Revival architectural design style.

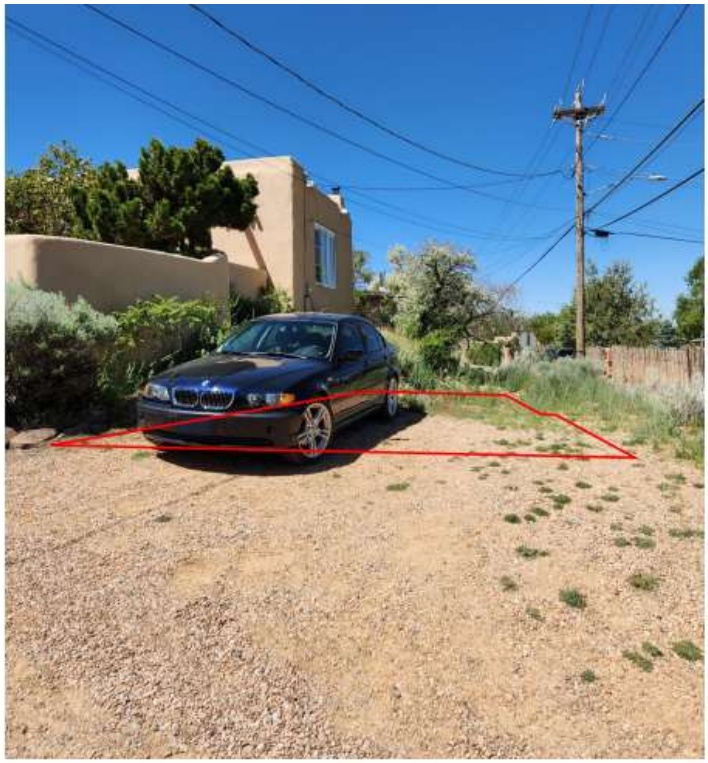


1020 CAMINO SAN ACACIO - THIS PAIR OF IMAGES SHOWS THE NORTH SIDE OF THE PROPERTY, VIEWED FROM THE STREET, SHOWING EXISTING HOUSE.

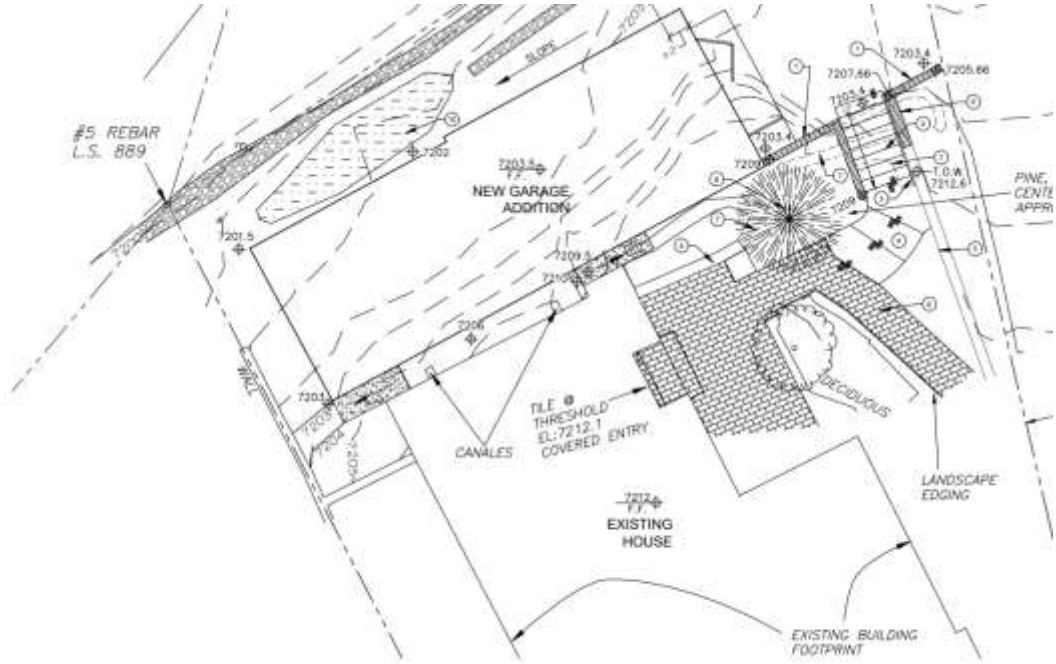




1020 CAMINO SAN ACACIO - THE VIEW FROM THE NORTHEAST CORNER OF THE PROPERTY. THE LEFT IMAGE LOOKS ALONG THE EAST SIDE OF THE HOUSE. THE RIGHT IMAGE LOOKS ALONG THE NORTH SIDE OF THE HOUSE, WHERE THE PROPOSED GARAGE WOULD BE.



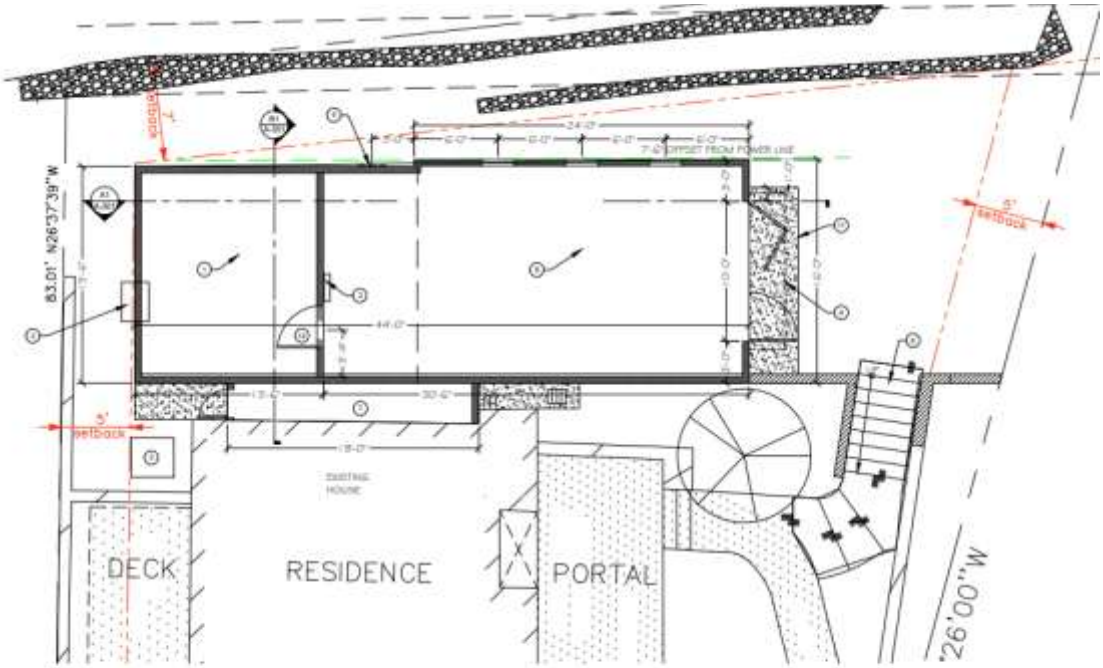
1020 CAMINO SAN ACACIO - VIEW OF NORTH SIDE OF PROPERTY, SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED GARAGE.



A1 SITE PLAN - NEW

TRUE NORTH

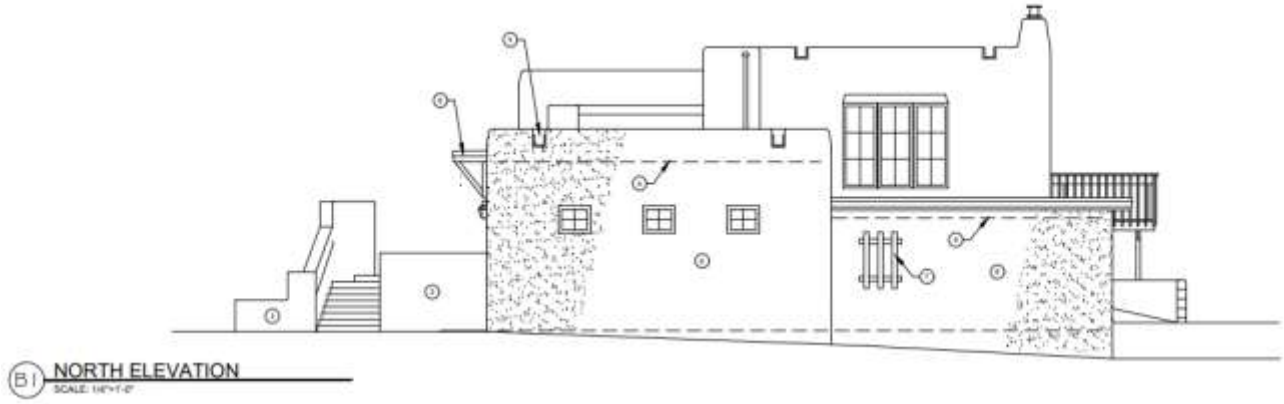
PLAN NORTH

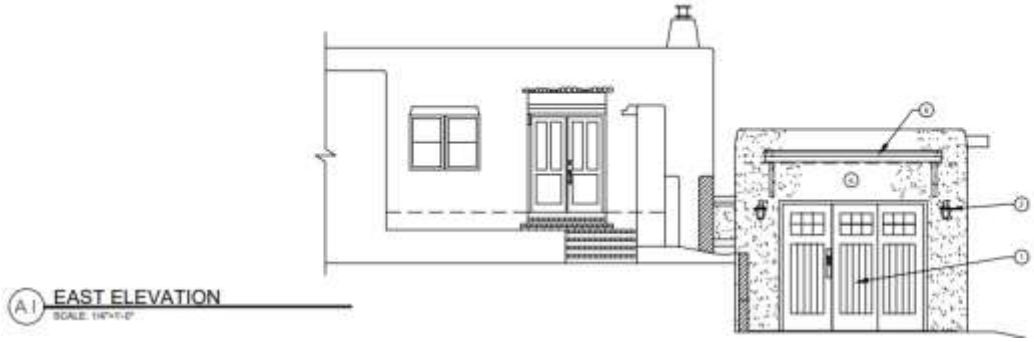


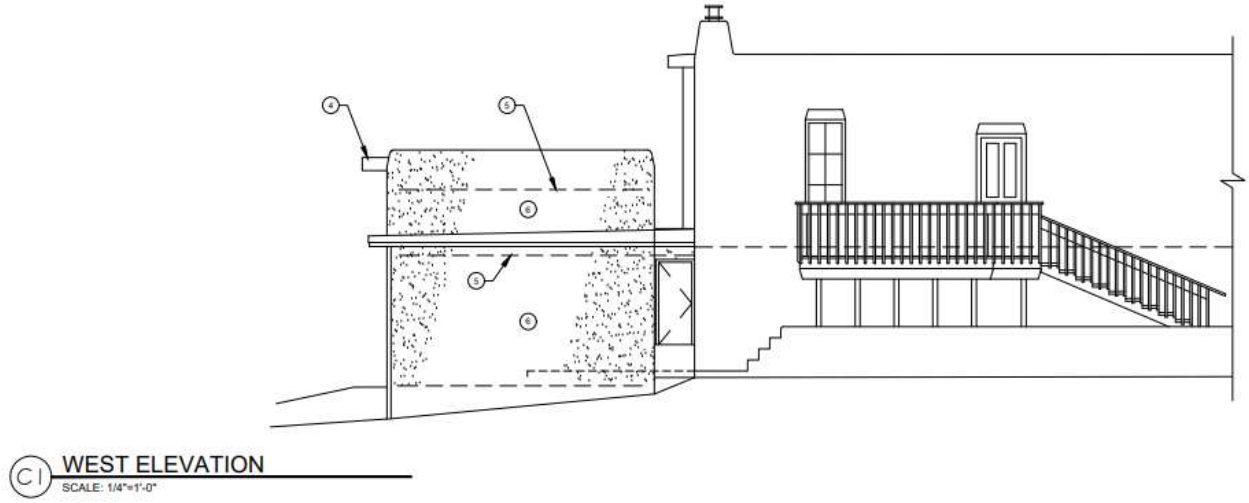
A1 FLOOR PLAN - NEW

TRUE NORTH

PLAN NORTH







RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent

architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in

composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

September 10, 2025

Roy L. Woods, AIA
Conron & Woods Architects
1222 Luisa Street, Suite A
Santa Fe, NM 87505

RE: 1020 Camino San Acacio – House Build Date

Dear Mr. Woods:

Per your request, I reviewed historical aerial photographs and related materials to determine the approximate build date of a house at 1020 Camino San Acacio. This review included aerial imagery spanning from 1935 to 2001.

From the earliest clear image of the subject area in 1966 (Fig. 2) through a flight in 1992 (Fig. 6), when the lot was being developed, there is no evidence of the present building as a complete house. This conclusion is supported by a 1991 replat of the Ewing Subdivision, recorded earlier that year (Figs. 4 & 5) (Attachment 1.).

The notes on the replat provide important corroborating evidence that the property was then undeveloped. They state that the tract would be serviced by individual sewer and water connections and would be subject to terrain management regulations and an impact fee at the time of building permit application. Such provisions are standard when land is being prepared for future construction but would not ordinarily appear if the lot already contained a residence. Read in context, these notes indicate that the subdivision was intended to facilitate new development, reinforcing other evidence that no structures stood on the property at that time.

Based on this review, the evidence indicates that the current house was constructed around 1992, consistent with the Santa Fe County tax parcel entry for this property.

Please let me know if you have any questions.

Thank you,

John W. Murphey
Architectural Historian

Exhibits

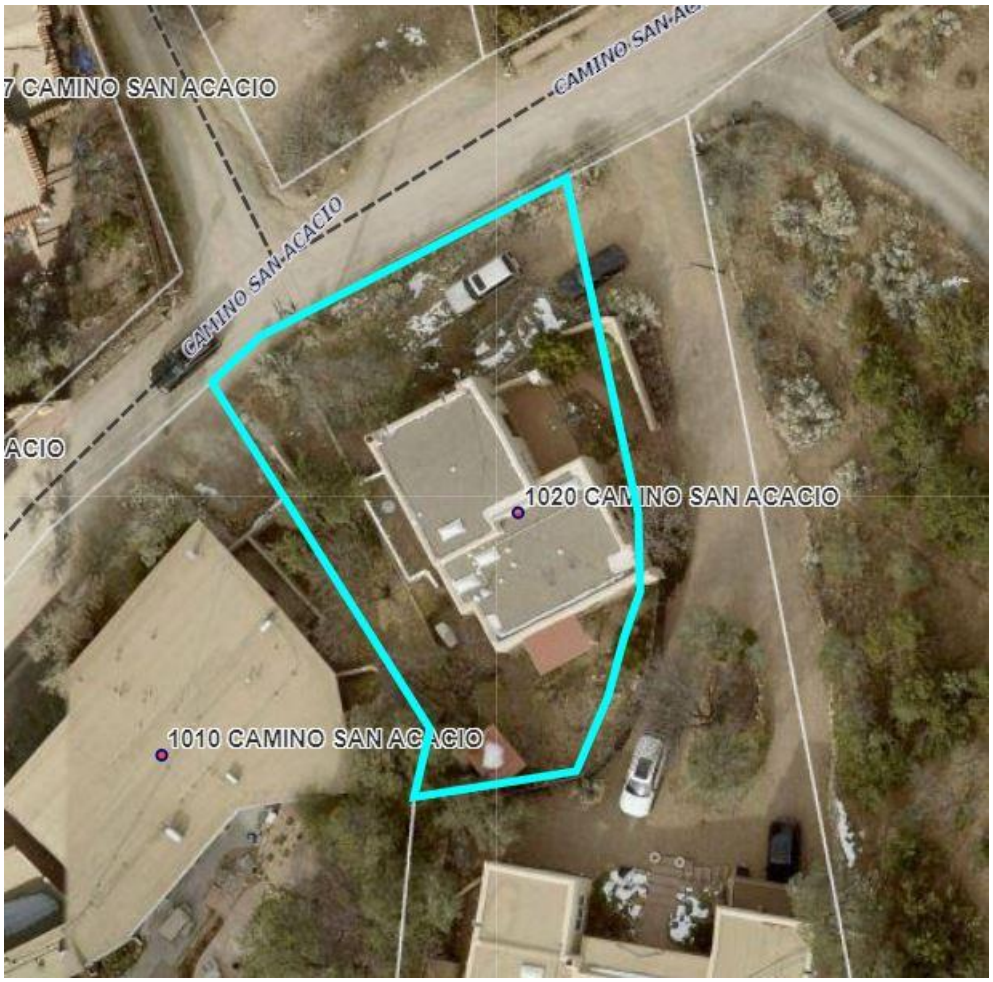


Figure 1: 2023 Santa Fe County Assessor satellite image of subject property.



Figure 2: May 2, 1966, aerial photograph. New Mexico Department of Transportation. No building present.



Figure 3: May 11, 1973, aerial photograph. New Mexico Department of Transportation. No building present.

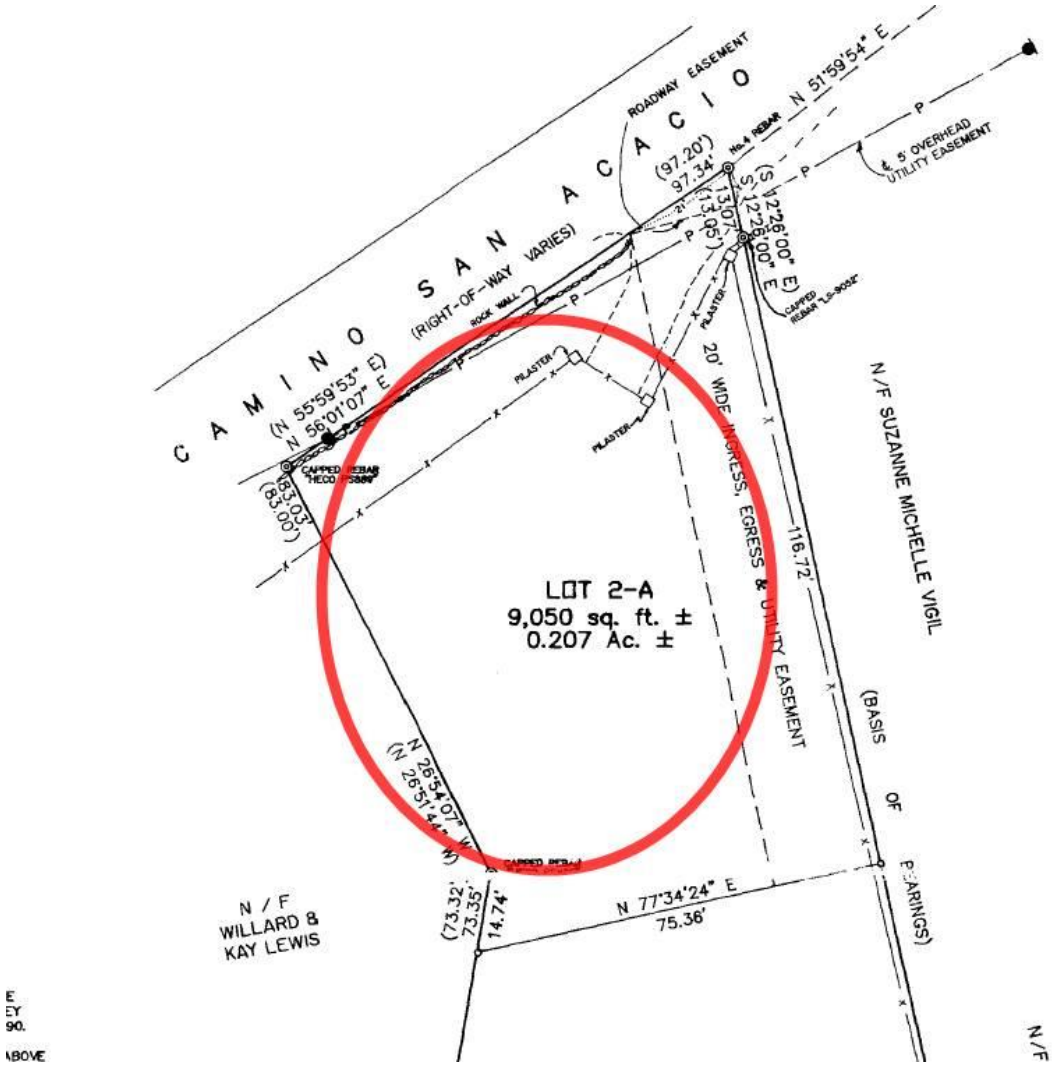


Figure 4: Portion of 1991 Replat of Lot 2 holding the subject property. Santa Fe County Instrument # 744688.

Said tract containing 0.207 acre more or less.

All as shown on that tract of survey by James J. Medrano, N.M.P.S. No. 5217, dated June 10, 1991, titled "Plat of Survey Showing Replat of Lot 2 of the Ewing Subdivision for Charlynne and Gordon P. Crawford, Camino San Acacio, Santa Fe, New Mexico," Job No. 91-68, L-294.

THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35 0070 0009 B, EFFECTIVE DATE NOVEMBER 4, 1988.

LOTS TO BE SERVICED BY INDIVIDUAL SEWER AND WATER LINES.

APPLICANT MUST COMPLY WITH TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) AT THE TIME OF BUILDING PERMIT APPLICATION.

PURSUANT TO ORDINANCE 1991-5, AN IMPACT FEE HAS BEEN ASSESSED ON THIS PROPERTY. ANYONE INTENDING TO BUILD ON THESE LOTS SHOULD CONTACT STAFF AT CITY HALL.

Figure 5: Portion of 1991 Replat of Lot 2 holding the subject property. Santa Fe County Instrument # 744688.



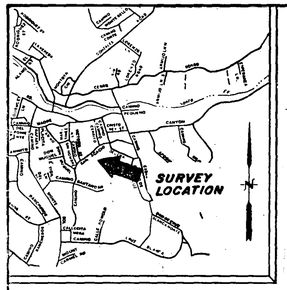
Figure 6: 1992 aerial photograph. City of Santa Fe GIS Division. House may be under construction.



Figure 6: 2001 aerial photograph. City of Santa Fe GIS Division. House is present.

Attachment

1: 1991 “Plat of Survey Showing Re-Plat of Lot 2.”



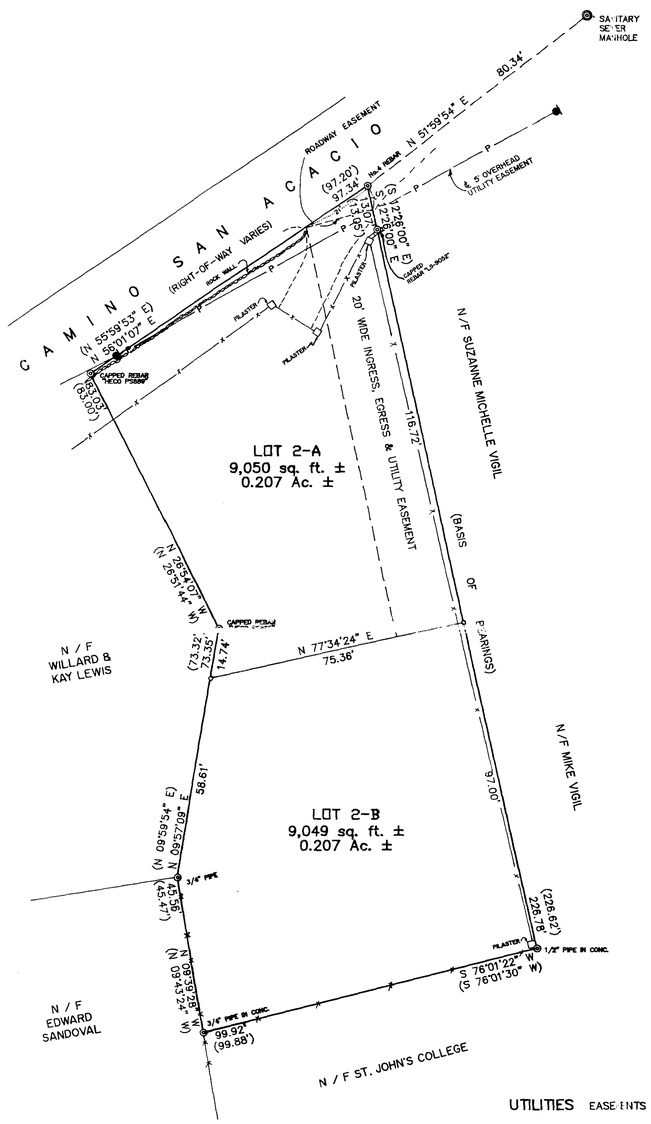
VICINITY MAP

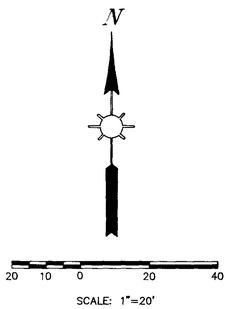
LEGEND

- POINTS FOUND AND USED AS NOTED
- No. 4 REBAR W/CAP SET THIS SURVEY

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE EAST BOUNDARY OF LOT 2 AS SHOWN ON A PLAT OF SURVEY BY DAVID E. COOPER, L.S. No.9052, DATED DECEMBER 8, 1990.
2. BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM THE ABOVE NOTED DOCUMENT.
3. 5' OVERHEAD PUBLIC SERVICE Co. OF NEW MEXICO & MTN. STATES TEL. & TEL. Co. EASEMENT RECORDED IN BOOK 147 MISC., PAGE 267.





SCALE: 1"=20'

Two tracts of land being a portion of Lot 2, within the limits of the City of Santa Fe, Santa Fe County, New Mexico, being more particularly described as follows:

Lot 2-A

Beginning at the northeast corner of the herein described tract of land, from which point, a City of Santa Fe Sanitary Sewer Manhole on Camino San Acacio bears North 51°59'54" East, 80.34 feet; thence from said point and place of beginning South 12°26'00" East, 129.79 feet to the southeast corner of said tract; thence South 77°34'24" West, 75.36 feet to the southwest corner of said tract; thence North 09°57'09" East, 14.74 feet; thence North 26°54'07" West, 83.03 feet to the northwest corner of said tract; thence North 56°01'07" East, 97.34 feet to the point and place of beginning.

Said tract of land containing 0.207 acre more or less.

Lot 2-B

Beginning at the northeast corner of the herein described tract of land, from which point, a City of Santa Fe Sanitary Sewer Manhole on Camino San Acacio bears North 12°26'00" West, 129.79 feet; thence North 51°59'54" East, 80.34 feet; thence from said point and place of beginning, South 12°26'00" East, 97.00 feet to the southeast corner of said tract; thence South 76°01'22" West, 99.92 feet to the southwest corner of said tract; thence North 09°57'09" East, 58.61 feet to the northwest corner of said tract; thence North 77°34'24" East, 75.36 feet to the point and place of beginning.

Said tract containing 0.207 acre more or less.

All as shown on that tract of survey by James J. Medrano, N.M.P.S. No. 5217, dated June 10, 1991, titled "Plat of Survey Showing Replat of Lot 2 of the Ewing Subdivision for Charlynne and Gordon P. Crawford, Camino San Acacio, Santa Fe, New Mexico," Job No. 91-68, L-294.

THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35 0070 0009 B, EFFECTIVE DATE NOVEMBER 4, 1988.

LOTS TO BE SERVICED BY INDIVIDUAL SEWER AND WATER LINES.

APPLICANT MUST COMPLY WITH TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) AT THE TIME OF BUILDING PERMIT APPLICATION.

PURSUANT TO ORDINANCE 1991-5, AN IMPACT FEE HAS BEEN ASSESSED ON THIS PROPERTY. ANYONE INTENDING TO BUILD ON THESE LOTS SHOULD CONTACT STAFF AT CITY HALL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED, THE LAND SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, SAID OWNERS DO HEREBY GRANT EASEMENTS TO THE PUBLIC FOR THEIR USE FOREVER AS SHOWN HEREON.

CHARLYNNE CRAWFORD — GORDON P. CRAWFORD

STATE OF NEW MEXICO }SS
COUNTY OF NEW MEXCIO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 1991, BY CHARLYNNE CRAWFORD AND 10th DAY OF July, 1991, BY GORDON P. CRAWFORD.

OFFICIAL SEAL
Celia Medrano
CELIA MEDRANO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-27-92

AFFIDAVIT

THIS SUBDIVISION LIES WITHIN THE PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

CHARLYNNE CRAWFORD — GORDON P. CRAWFORD

STATE OF NEW MEXICO }SS
COUNTY OF NEW MEXCIO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 1991, BY CHARLYNNE CRAWFORD AND 10th DAY OF July, 1991, BY GORDON P. CRAWFORD.

OFFICIAL SEAL
Celia Medrano
CELIA MEDRANO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-27-92

APPROVALS

APPROVED BY THE SUMMARY COMMITTEE OF THE CITY OF SANTA FE AT ITS MEETING OF 7-9, 1991.

Louise Liverpool, CHAIRMAN — Patricia M. Gonzales, SECRETARY

REVIEWED ON THE 31ST DAY OF July 1991. David J. Martinez, CITY ENGINEER

REVIEWED ON THE 31 DAY OF July 1991. Jeanne Ivie, CITY PLANNER

REVIEWED ON THE 26 DAY OF July 1991. [illegible], PUBLIC WORKS DIRECTOR

COUNTY CLERK, SANTA FE COUNTY NEW MEXICO, JONA G. ARMIJO

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION, ON JUNE 10, 1991.
I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYOR'S

LANDMARK SURVEYS
P. O. BOX 6714
SANTA FE, N. M. 87502

JAMES J. MEDRANO
N.M.P.S. No. 5217

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF NEW MEXICO — 5217 — JAMES J. MEDRANO

UTILITIES

EASEMENTS ARE GRANTED FOR ALL EXISTINGS UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO	6-17-91 DATE
SANGRE DE CRISTO WATER COMPANY	6-18-91 DATE
GAS COMPANY OF NEW MEXICO	6/18/91 DATE
U.S. WEST COMMUNICATIONS	6-17-91 DATE

PLAT OF SURVEY SHOWING REPLAT OF LOT 2

OF THE EWING SUBDIVISION FOR
CHARLYNNE AND GORDON P. CRAWFORD
CAMINO SAN ACACIO
SANTA FE, NEW MEXICO

744688

COUNTY OF SANTA FE }SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 31 day of July A.D. 19 91 at 10:55 o'clock A.M. and was duly recorded in book 226 page 001 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Marcella Saiz
Deputy

L-294

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

Applicant Information (to be completed by the Applicant)

Date: 6/9/2025 Location of Project: 1020 Camino San Acacio

Applicant

Name: Conron & Woods Architects

Phone: 505-983-6948 Email: office@conronandwoods.com

Property Owner

Name: Zelma Long & Philip Freese

Phone: Z: 707-479-2386 P: 707-583-4256 Email: ZELMALONG@ME.COM / PFWINE@CS.COM

Proposed Work:

Garage & Site Improvement (stairs)

At a minimum these materials will be required in addition to this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

Provide all information digitally to mgsargent@santafenm.gov . See the HPD webpage for detailed instruction. https://www.santafenm.gov/land-use/historic-preservation/hpd-procedures

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete	Stucco and Paint
Skylights	Brick Coping	Hardscaping	*Windows and Doors
Canales	*Fences, Walls, and Gates	Exterior Lights	Mechanical Equipment

*May require HDRB approval.

Examples of HDRB Requests:
Demolition, Status Review, Removal of Historic Material, Additional Square Footage**, Remodel**, Window and Door Replacement**
**District dependent

Project Details Section (to be completed by Applicant)

Projects may require HDRB approval. Please submit this application form in addition to the list of materials and requirements for HDRB approval, whic can be found at https://www.santafenm.gov/land-use/historic-preservation/hdrb-hearings-and-cases .

New Construction	Remodel
[X]	[ ]
Sq. Ft. of project: 740	Sq. Ft. of project:

Construction Cost: $425,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name PHILLIP FREESE

Signature Phillip Freese

1020 Camino San Acacio

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 6/5/2025	1020 Camino San Acacio
Property Owner of Record: Philip K. Freese & Zelma R. Long	**Proposed Construction Description:** New Construction Garage
Applicant/Agent Name: Henry Avila	
Contact Person Phone Number: (505) 983- 6948	**TOTAL ROOF AREA:** 740 sq. ft.

Zoning District: _____

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside HD

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☐ Building Plans ☒ Existing Site Plan ☑ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

Lot Coverage : 37 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 76' Minimum: 15'
Proposed Sides: L 5' R 17' Minimum: 5'

Height: Proposed 14'- 6"
Maximum Height: 24' or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Henry Avila [☐OWNER ☑APPLICANT ☐AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ DATE 6-5-2025

To Be Completed By City Staff: 2025-010761-PAR

Additional Agency Review if Applicable:
☑ Escarpment Approval by STV Date: 7/02/25
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: Shall comply w/ C.14-5.6 and C.14-8.2.

Zoning Approval:
☐ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____

REVIEWER: Rachael Hannan **DATE:** 07/02/2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

CONRON & WOODS
ARCHITECTS

June 9, 2025

Historic Districts Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505-0909

Re: HDRB Application
Proposed Garage and Site Improvement at 1020 Camino San Acacio

To the Historic Districts Review Board:

With this submission, we are proposing the construction of a new garage and exterior steps at 1020 Camino San Acacio. The property is located at the intersection of Camino San Acacio and Victoria Street, approximately three hundred feet east of Camino Don Miguel, in the Downtown and Eastside historic district. The existing residence was built in 1992.

PROPOSED PROJECT

- The proposed new 740 square foot garage will have a footprint of approximately 44'-0" by 16'-0".
- It will consist of two interior spaces, vehicle storage in the eastern portion, with a wine storage room at the west. At the eastern side, the roof will be approximately 14'-6" in height from finished grade. At the western side, the roof will step down to 9'-6" above grade.
- The lot is 6,098 square feet. The home is 1,500 sf. With the new garage, lot coverage will be 37%.

SITE

- The proposed garage will be built in front of the existing house.
- The property has an existing grade change of approximately 12 feet from the front door to the street. The new garage will be situated at approximately 9'-0" below the front door threshold, in an area currently used for parking.
- A set of new exterior stairs will be constructed next to the garage leading up to the entry terrace by the front door.

CONSTRUCTION

- The garage's construction will be reinforced CMU walls with a parapet and stucco finish.
- The stucco finish will have bullnose corners, radius to be determined.
- The foundation construction will include helical piers.
- Three fixed, divided lite windows, with painted wood trim, will be placed on the north wall, facing the street. An ornamental painted wood grille will be placed on the western portion of the building facing the street.

CONRON & WOODS
ARCHITECTS

- The garage entry will consist of a combination folding carriage door and person door. These will incorporate glazing and be painted wood.
- A small roof overhang will extend over this entry.
- Exterior lighting will consist of a pair of lantern style lights mounted at either side of the garage doors. These lights will be Night Sky compliant and will have a dark bronze finish.
- Stucco color will be El Rey "Ceramic Beige."
- Paint color at trim will be Sherwin Williams "Pure White" SW7005.

Please also see photographs and other accompanying documents following this letter.

We trust that this description and the accompanying documentation provide a satisfactory picture of the project. If any additional information is required, let us know.

Thank you for your consideration.

Sincerely,

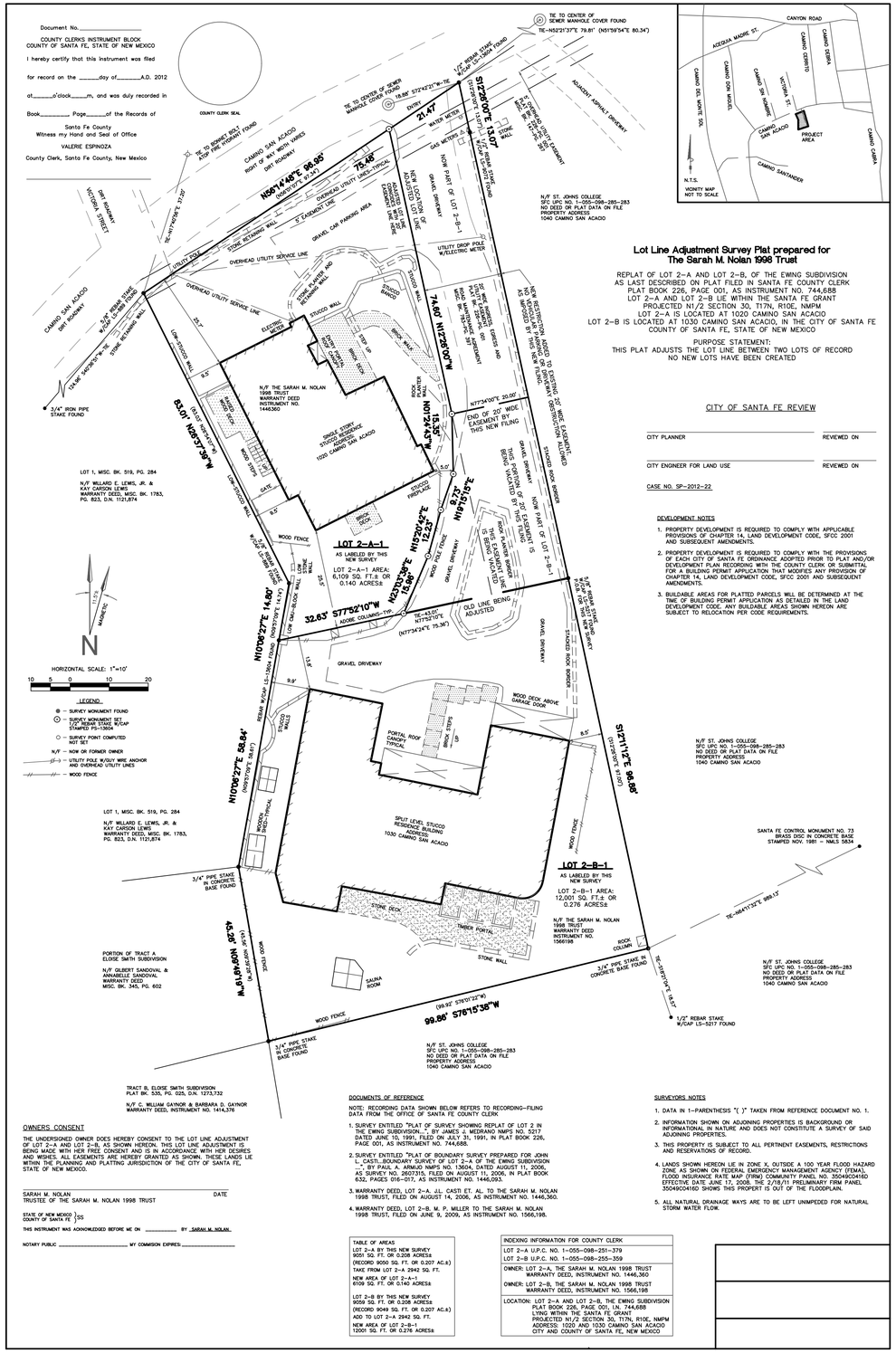


Henry Avila
Project Manager
Conron & Woods Architects

CONRON & WOODS
ARCHITECTS

PLAN DRAWINGS
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Survey showing existing site conditions.
- Site Plan – Existing/Demo
- Site Plan – New
- Floor Plan
- Exterior Elevations
- Building Sections



Lot Line Adjustment Survey Plat prepared for The Sarah M. Nolan 1998 Trust

REPLAT OF LOT 2-A AND LOT 2-B, OF THE EWING SUBDIVISION
AS LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK
PLAT BOOK 226, PAGE 001, AS INSTRUMENT NO. 744,688
LOT 2-A AND LOT 2-B LIE WITHIN THE SANTA FE GRANT
PROJECTED N1/2 SECTION 30, T17N, R10E, NMPM
LOT 2-A IS LOCATED AT 1020 CAMINO SAN ACACIO
LOT 2-B IS LOCATED AT 1030 CAMINO SAN ACACIO, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS PLAT ADJUSTS THE LOT LINE BETWEEN TWO LOTS OF RECORD
NO NEW LOTS HAVE BEEN CREATED

CITY OF SANTA FE REVIEW

CITY PLANNER _____ REVIEWED ON _____

CITY ENGINEER FOR LAND USE _____ REVIEWED ON _____

CASE NO. SP-2012-22

DEVELOPMENT NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE LOT LINE ADJUSTMENT OF LOT 2-A AND LOT 2-B, AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH HER FREE CONSENT AND IS IN ACCORDANCE WITH HER DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

_____ DATE
SARAH M. NOLAN
TRUSTEE OF THE SARAH M. NOLAN 1998 TRUST

STATE OF NEW MEXICO }ss
COUNTY OF SANTA FE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY SARAH M. NOLAN.

NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA FROM THE OFFICE OF SANTA FE COUNTY CLERK.

1. SURVEY ENTITLED "PLAT OF SURVEY SHOWING REPLAT OF LOT 2 IN THE EWING SUBDIVISION..", BY JAMES J. MEDRANO NMPS NO. 5217 DATED JUNE 10, 1991, FILED ON JULY 31, 1991, IN PLAT BOOK 226, PAGE 001, AS INSTRUMENT NO. 744,688.
2. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY PREPARED FOR JOHN L. CASTI..BOUNDARY SURVEY OF LOT 2-A OF THE EWING SUBDIVISION ...", BY PAUL A. ARMIJO NMPS NO. 13604, DATED AUGUST 11, 2006, AS SURVEY NO. 2607315, FILED ON AUGUST 11, 2006, IN PLAT BOOK 632, PAGES 016-017, AS INSTRUMENT NO. 1446,093.
3. WARRANTY DEED, LOT 2-A, JLL CASTI ET. AL. TO THE SARAH M. NOLAN 1998 TRUST, FILED ON AUGUST 14, 2006, AS INSTRUMENT NO. 1446,360.
4. WARRANTY DEED, LOT 2-B, M. P. MILLER TO THE SARAH M. NOLAN 1998 TRUST, FILED ON JUNE 9, 2009, AS INSTRUMENT NO. 1566,198.

SURVEYORS NOTES

1. DATA IN 1-PARENTHESIS "( )" TAKEN FROM REFERENCE DOCUMENT NO. 1.
2. INFORMATION SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND DOES NOT CONSTITUTE A SURVEY OF SAID ADJOINING PROPERTIES.
3. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
4. LANDS SHOWN HEREON LIE IN ZONE X, OUTSIDE A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0416D EFFECTIVE DATE JUNE 17, 2008. THE 2/18/11 PRELIMINARY FIRM PANEL 35049C0416D SHOWS THIS PROPERT IS OUT OF THE FLOODPLAIN.
5. ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPEDED FOR NATURAL STORM WATER FLOW.

TABLE OF AREAS
LOT 2-A BY THIS NEW SURVEY: 9059 SQ. FT. OR 0.208 ACRES± (RECORD 9050 SQ. FT. OR 0.207 AC.±)
TAKE FROM LOT 2-A 2942 SQ. FT.
NEW AREA OF LOT 2-A-1 6109 SQ. FT. OR 0.140 ACRES±
LOT 2-B BY THIS NEW SURVEY 9059 SQ. FT. OR 0.208 ACRES± (RECORD 9049 SQ. FT. OR 0.207 AC.±)
ADD TO LOT 2-A 2942 SQ. FT.
NEW AREA OF LOT 2-B-1 12001 SQ. FT. OR 0.276 ACRES±

INDEXING INFORMATION FOR COUNTY CLERK
LOT 2-A U.P.C. NO. 1-055-098-251-379
LOT 2-B U.P.C. NO. 1-055-098-255-359
OWNER: LOT 2-A, THE SARAH M. NOLAN 1998 TRUST WARRANTY DEED, INSTRUMENT NO. 1446,360
OWNER: LOT 2-B, THE SARAH M. NOLAN 1998 TRUST WARRANTY DEED, INSTRUMENT NO. 1566,198
LOCATION: LOT 2-A AND LOT 2-B, THE EWING SUBDIVISION PLAT BOOK 226, PAGE 001, IN. 744,688 LYING WITHIN THE SANTA FE GRANT PROJECTED N1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1020 AND 1030 CAMINO SAN ACACIO CITY AND COUNTY OF SANTA FE, NEW MEXICO

A1 SITE SURVEY
SCALE: 1:20

TRUE NORTH

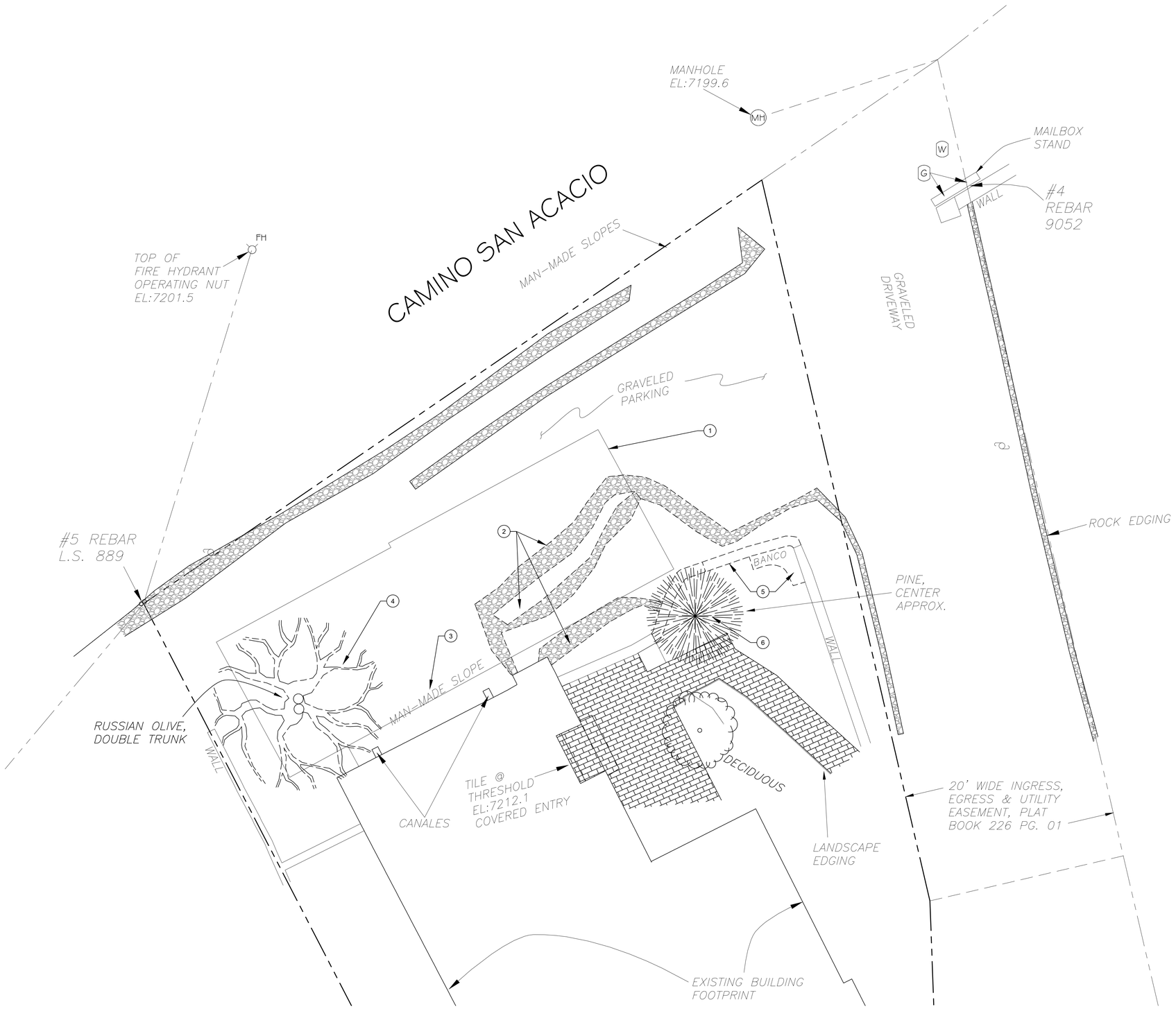
SURVEY - (FOR REFERENCE ONLY)
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR CONSTRUCTION

#	DATE	REVISION

PROJECT 23AA05
DRAWN
CHECKED
DATE 10/03/2024

SHEET
C-101



A1 SITE PLAN - EXISTING / DEMO
SCALE: 1:5

TRUE NORTH

PLAN NORTH

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
- CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
- NOTES SHALL BE CONSIDERED TYPICAL FOR ALL ITEMS IDENTIFIED AND SHALL APPLY TO ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTED.
- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. FOOTPRINT OF NEW BUILDING. AREA TO BE LEVELED FOR NEW WORK.
2. REMOVE ALL ROCKS, GRAVEL, VEGETATION, ETC, OF EXISTING RETAINING "BARRIER WALL" FOR NEW WORK.
3. REMOVE DIRT SLOPES.
4. REMOVE TREE.
5. REMOVE WALL AND BANCO.
6. PROTECT EXISTING PINE TREE TO REMAIN.

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ARCHITECTURAL SITE PLAN - EXISTING / DEMOLITION

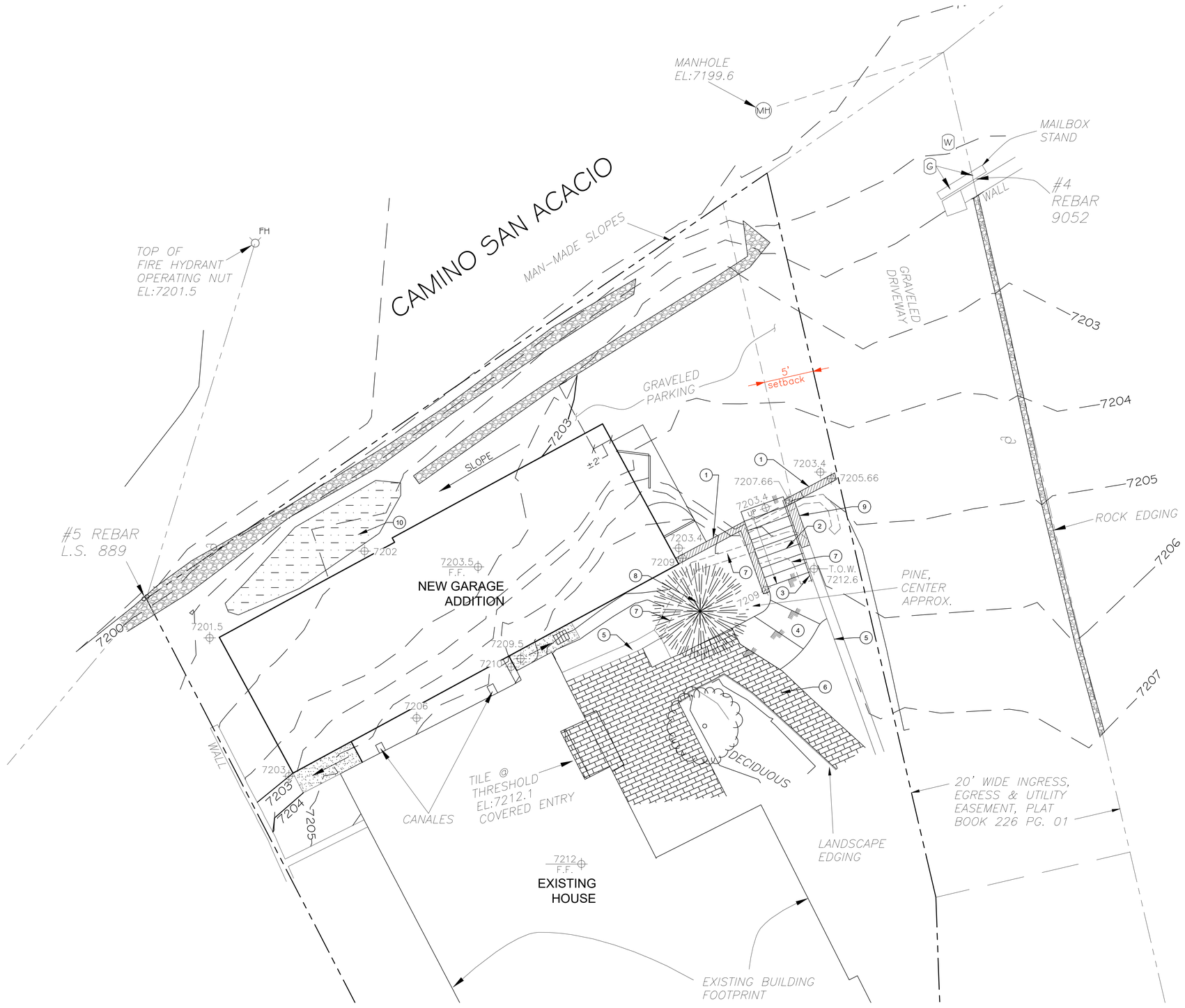
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
ASD-101



A1 SITE PLAN - NEW
SCALE: 1:5

TRUE NORTH

PLAN NORTH

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
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- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. NEW STEPPED CONCRETE RETAINING WALL W/ STUCCO FINISH.
2. NEW BRICK STEPS (8) RISERS, (8) 12" TREADS.
3. NEW METAL HANDRAIL.
4. NEW BRICK STEPS.
5. EXISTING WALL.
6. EXISTING BRICK WALK.
7. REMOVED WALL AND BANCO, TYP.
8. EXISTING TREE TO REMAIN.
9. SLOPE NEW WALL TO MATCH STEPS UNTIL IT MEETS EXISTING WALL.
10. NEW RETENTION POND.

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ARCHITECTURAL SITE PLAN - NEW

Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
AS-101

SHEET NOTES

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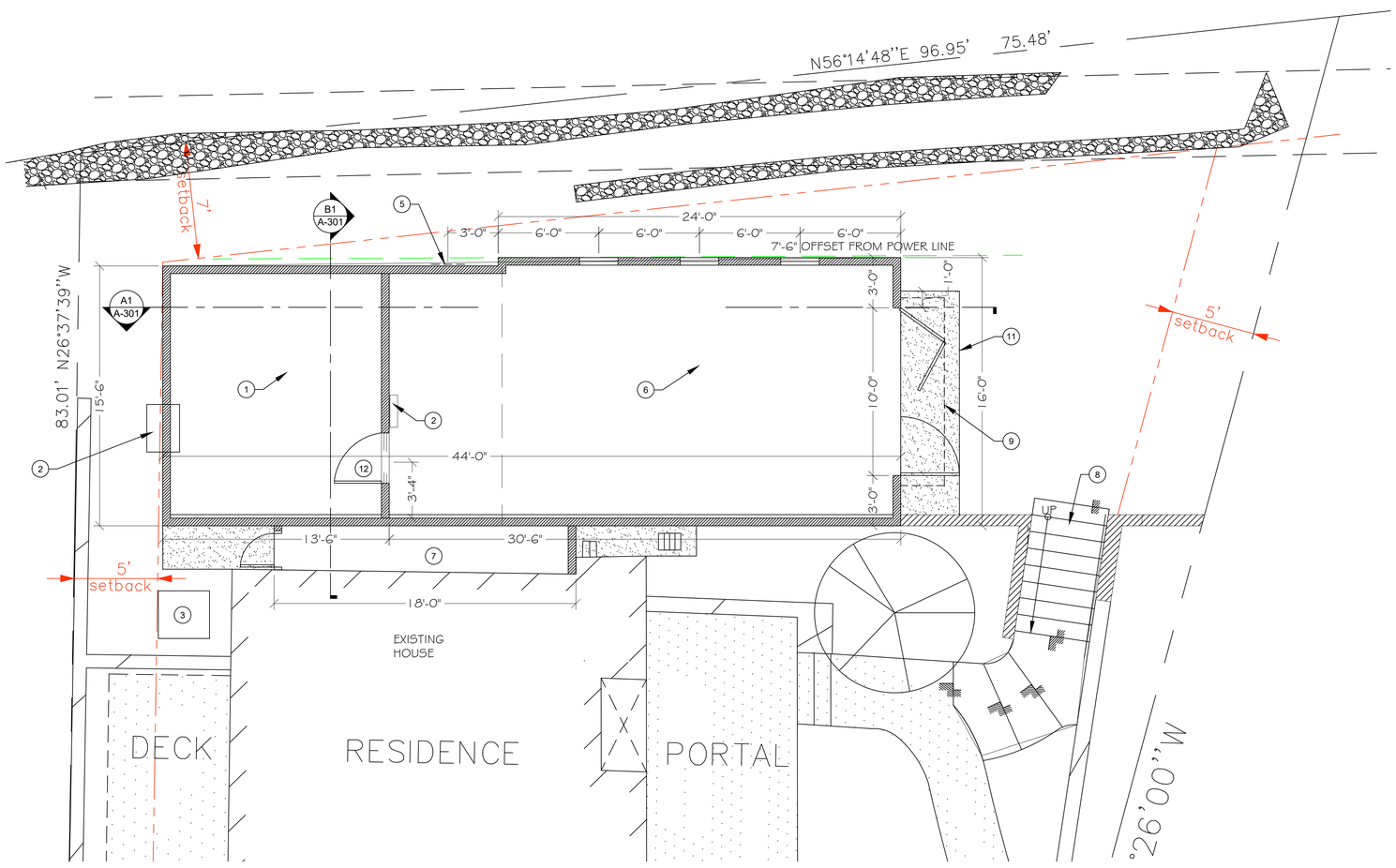
KEYED NOTES

1. STORAGE ROOM.
2. WALL MOUNTED MINI SPLIT COOLING UNIT.
3. POSSIBLE CONDENSER UNIT LOCATION FOR COOLING SYSTEM.
4. NOT USED.
5. WOOD GRILLE. NO WINDOW.
6. VEHICLE AREA.
7. STAIRS. SEE SHEET AS-101 FOR ADDITIONAL INFORMATION.
8. ROOF OVERHANG OVER GARAGE DOORS.
9. NOT USED.
10. CONCRETE APRON 3'-6" WIDE X ±13'-4" LONG.
11. 36" MAN DOOR.



A1 FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

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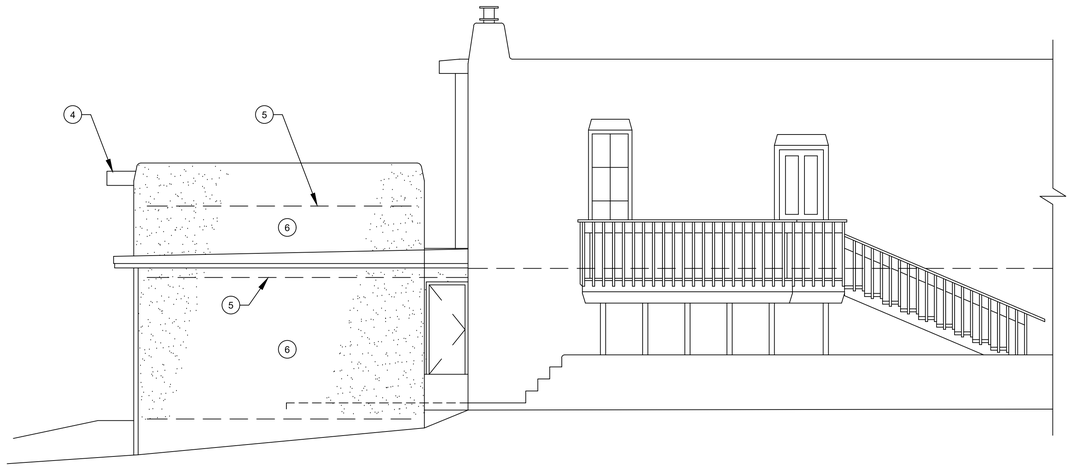
GARAGE FLOOR PLAN - NEW
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

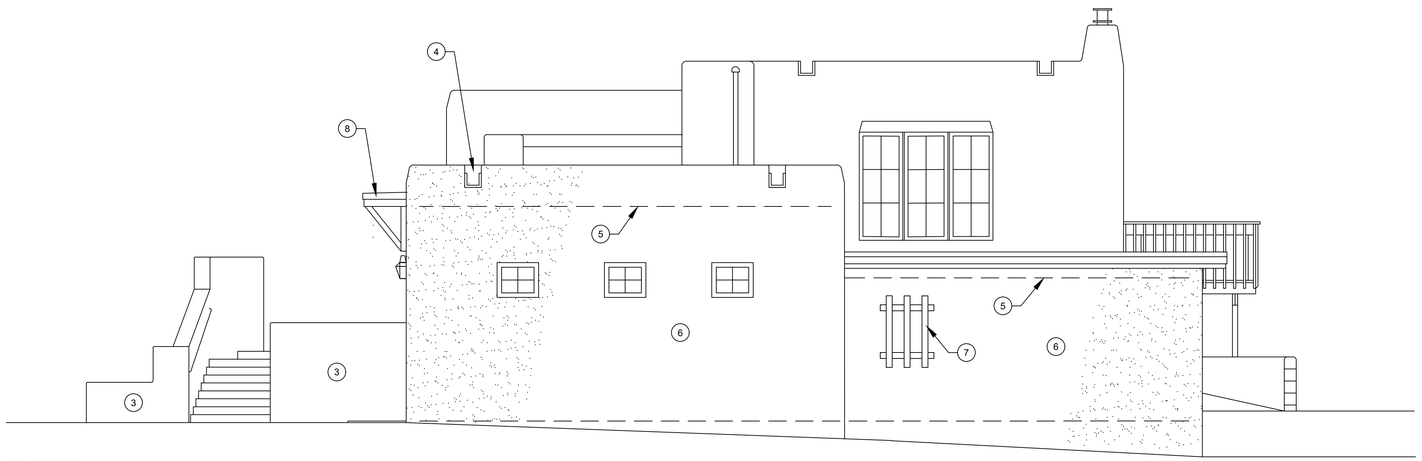
#	DATE	REVISION

PROJECT	23AA05
DRAWN	LC, JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-101



C1 WEST ELEVATION
SCALE: 1/4"=1'-0"



B1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



A1 EAST ELEVATION
SCALE: 1/4"=1'-0"

SHEET NOTES

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- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. SWINGING CARRIAGE DOORS AND MAN DOOR.
2. WALL SCONCE LIGHT.
3. STEPPED CONCRETE RETAINING WALL.
4. CANALES, TYP.
5. CEILING LINE, TYP.
6. 3-COAT STUCCO FINISH.
7. WOOD GRILLE, NO WINDOW.
8. ROOF OVERHANG WITH SUPPORTS

LEGEND

EXISTING STRUCTURE

NEW CONSTRUCTION

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EXTERIOR ELEVATIONS
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-201

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
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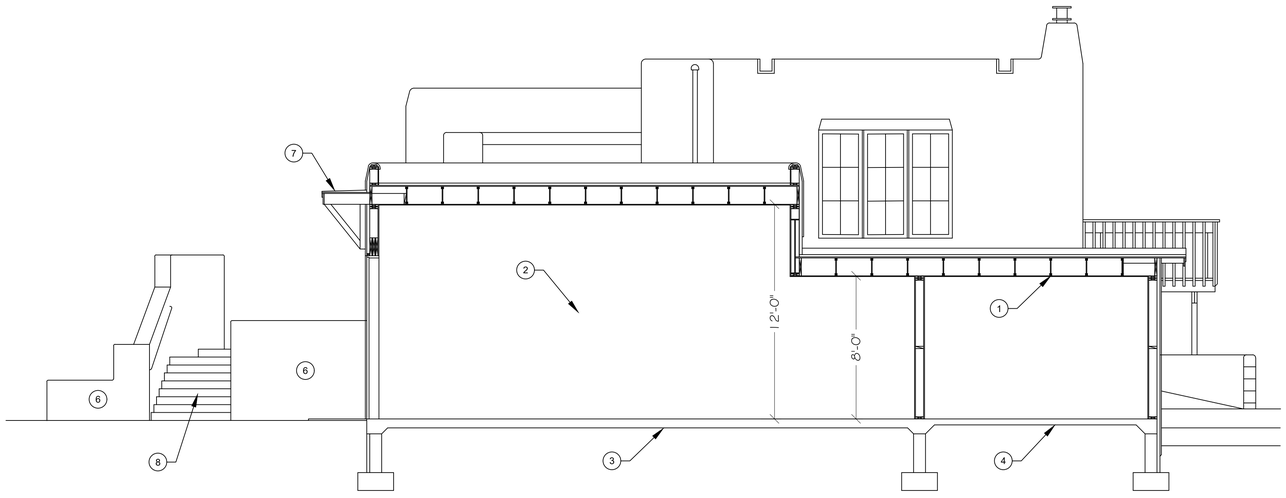
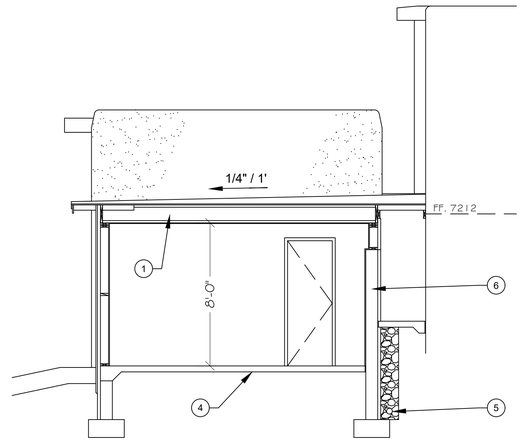
KEYED NOTES

1. 12" TJI JOIST AT 2'-0" O.C, TYP.
2. VEHICLE STORAGE.
3. 6" CONCRETE SLAB AT GARAGE.
4. 4" CONCRETE SLAB AT STORAGE ROOM.
5. GRAVEL OVER PERFORATED PVC PIPE FOR DRAINAGE TO DAYLIGHT.
6. 8" CONCRETE RETAINING WALL.
7. ROOF OVERHANG WITH SUPPORTS.
8. STAIRS.



A1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	LC, JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-301

CONRON & WOODS
ARCHITECTS

EXTERIOR FINISHES
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Stucco color will be El Rey cementitious “Ceramic Beige.”

- Paint color at trim will be Sherwin Williams “Pure White” SW 7005.





1020 CAMINO SAN ACACIO - THIS PAIR OF IMAGES SHOWS THE NORTH SIDE OF THE PROPERTY, VIEWED FROM THE STREET, SHOWING EXISTING HOUSE.





1020 CAMINO SAN ACACIO - THE VIEW FROM THE NORTHEAST CORNER OF THE PROPERTY. THE LEFT IMAGE LOOKS ALONG THE EAST SIDE OF THE HOUSE. THE RIGHT IMAGE LOOKS ALONG THE NORTH SIDE OF THE HOUSE, WHERE THE PROPOSED GARAGE WOULD BE.



1020 CAMINO SAN ACACIO - VIEW OF NORTH SIDE OF PROPERTY,
SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED GARAGE.

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011325-HDRB, 119 Camino Santiago, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a 5' yard wall with gate and a 6' coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, and stucco, Exceptions are requested to 14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, and 14-5.2(D)(2)(d) for the enclosure under the portal.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case and Plaza del Monte information]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-5.2(D)(5)(a)(i) have been met and recommends approval of the exception for replacing historic windows and doors. Staff finds that the exception criteria to section 14-5.2(D)(5)(b) have not been met, and recommends denial of the exception for

altering the portal of a primary facade by installing a fence and gate on a primary facade. Staff finds that the exception to section 14-5.2(D)(2)(d) have been met and recommends approval of the exception for the enclosure under the carport. Otherwise, staff recommends approval of the other elements of the application that do not require exceptions, as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to four motions will be required in this case.

a. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows and doors, finding that the exception criteria have/have not been met.
b. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(b) to install a fence and gate on a primary facade, finding that the exception criteria have/have not been met.
c. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to construct an enclosure under the carport, finding that the exception criteria have/have not been met
d. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

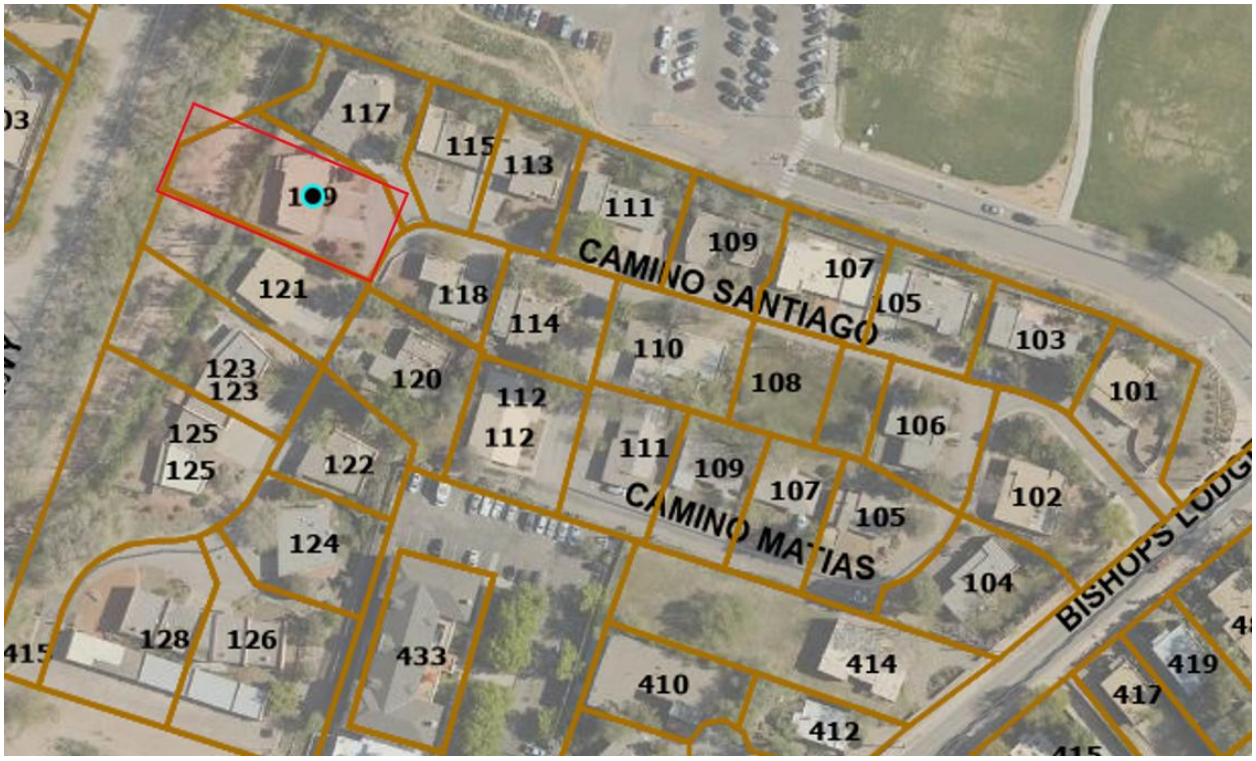


Figure 1. Plaza del Monte. 119 Camino Santiago is in the curve of the street.

BACKGROUND & SUMMARY:

Compound History:
Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre subdivision that is "L" shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Mr. Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes low retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases, and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. A few of them rise above grade, but some of the lots do have above-ground property line walls, which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8"

up to 38”, though most are 20” in height. No property has front yard fencing. All fencing is a minimum of 10’ from the front property line. Those properties that have rear yard fencing have a height is generally 5’-0”. Fences built on top of retaining walls or perimeter fences tend to be at 6’-0”. There are two sections of retaining wall with fencing that reach 8’-0” between the compound and neighboring lots.



Figure 2: East Street Facing Elevation of 119 Camino Santiago

Site Description:
The property at 119 Camino Santiago is a 13,549 sq. ft. lot with the Arroyo de Las Mascaras at the rear. Between the arroyo and the backyard wall is a walking path. The arroyo is tree-lined and provides some solitude from Old Taos Highway on the west side of the property line. The center of the lot is interior by fencing and yard walls and includes grassy areas to the west, north, and south of the residence and gravel at the east or front of the lot with several groomed evergreen bushes, a tree, and a large climbing vine that hides the south end of the eastern elevation of the residence.

The residence at 119 Camino Santiago is designated as contributing to the Downtown and Eastside Historic District with the east (1) and south (4) facades as primary because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register. Since the HDRB did not make any exclusions to the east primary facade, staff interprets the primary facade to include the south, west, and north interior walls of the carport in addition to the east facade of the residence and the portal that runs the full length of the east elevation.

The 1,485 sq. ft. single-family residence is the only structure on the lot and was constructed in 1966in a mid-century modern design by Philip Register. The residence is rectangular for the most part, with angular walls on the north and south. The south wall has no fenestrations. The east elevation consists of a carport on the southern end and a portal running to the north on the front of the residence. The portal is constructed of vigas on square beams and round posts topped with double-ended corbels. Under the carport at the western end is a small storage room and a portion

of the residence. Along the north side of the carport is a single door that opens into the kitchen. Along the east of the residence are two identical windows with single lites and a small separation, the front door, and a triple sliding door with single lites. At the north end of the east elevation is an angled patio wall. Along the north elevation are two windows. Along the west elevation are two sets of sliding windows and a patio door under a cantilevered overhang and a patio cover with a shed-style roof under the cantilever. According to the window assessment, the windows throughout the house are fixed wood windows and aluminum sliding windows from 1964, and the doors were all replaced by 1996. The house is capped with a partial parapet and flat roof and is stuccoed in textured cement stucco in either "Straw" or "Hacienda" color.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for Plaza del Monte, nor for this property.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2019, under case H-19-019, the residence at 119 Camino Santiago was designated as contributing with the east (1) and south (4) facades as primary because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register. The board specifically stated the wall in front of the entry is part of the façade and is significant in design, and the low projecting viga element is primary.

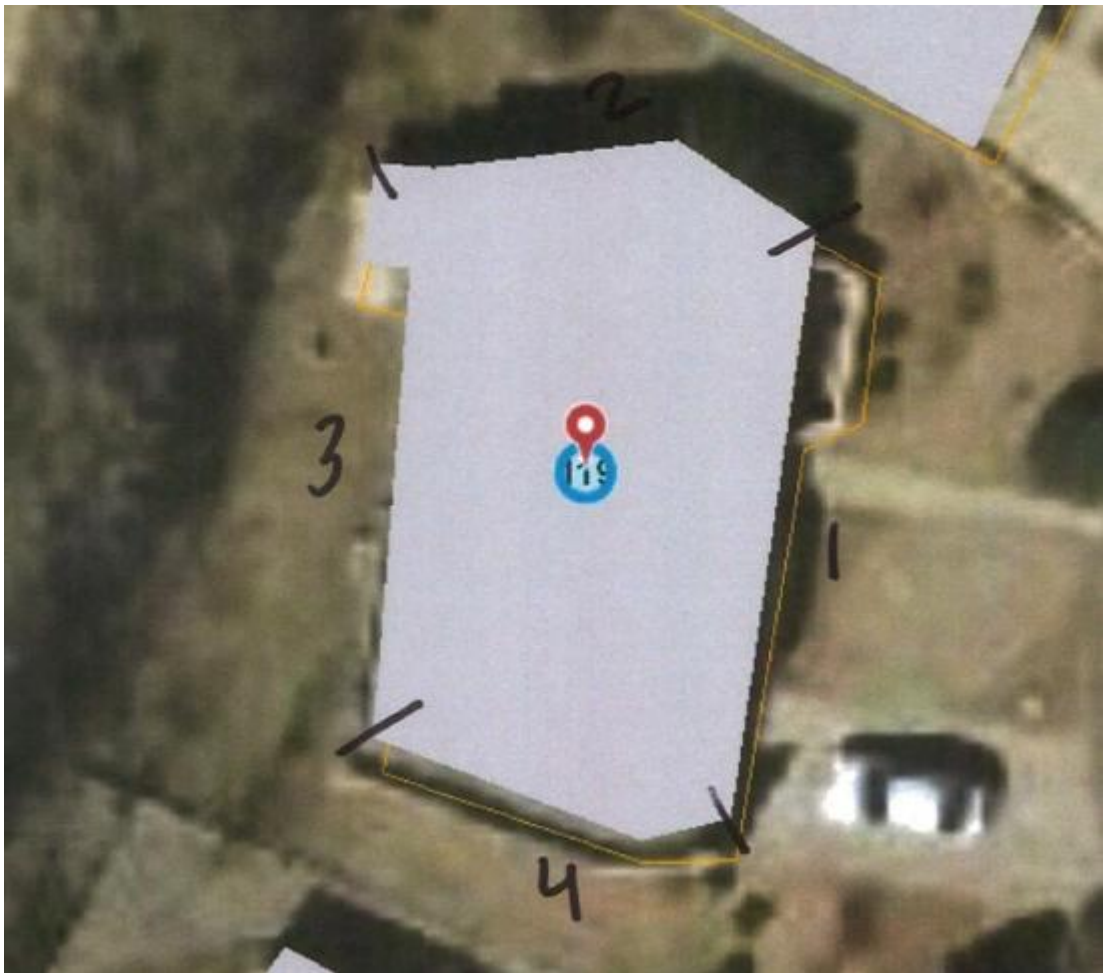


Figure 3: Façade diagram for 119 Camino Santiago

ADMINISTRATIVE:
An administrative approval dated May 22, 2017, issued approval to re-roof the residence with modified bitumen roofing.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1. Replace windows and doors, including historic windows on the primary façade. An exception is requested to section 14-5.2(D)(5)(a)(i) for replacing historic windows and doors. According to the window assessment, "Windows A, B, C, E, F are historic. The units are from Andersen 1964; however, the tracks and special locks are no longer manufactured. The units would need to be replaced to function." The windows will be replaced in-kind with single-lite windows.
    a. East Elevation (primary façade)
        i. The two kitchen windows (Windows A and B are 64" x 31½" horizontal sliders, single lite, and both are historic 1964) will be replaced with awning windows with thermal glass in a single lite; the size of the window is not changing.

ii. The front entry door (Door #3 36” x 81” 15-panel non-historic 1996) will be replaced with an 8-raised-panel wood door.
iii. The sliding glass patio door (Door #4 108” x 79½” 1-lite over 3-panel aluminum slider non-historic 1978) will be replaced with a 3-panel sliding door with single lites.
iv. Infill the door (Door #2 30”x81” 4 lite over 3-panel non-historic 1996) under the carport that enters the kitchen.
v. Remove the door (Door #1 32” x 81” 6-panel non-historic 1996) to the storage area under the portal as part of the new enclosure.

b. North Elevation
i. Infill the window in the living room (Window C 40” x 39” horizontal slider historic 1964).
ii. Replace the window at the den (Window D 70 x13” fixed non-historic 1998), increasing the height (no change to width) of the window.

c. West Elevation
i. Replace window in bedroom (Window E 64” x 31” horizontal slider historic 1964), increasing the height (no change to width) of the window
ii. Remove the single window in the primary bedroom (Window F 64” x 31” horizontal slider historic 1964) and replace it with two tall, narrow windows. These windows will meet egress requirements.
iii. Install a window in the primary bathroom where one does not currently exist.



Figure 4: Window and Door Schedule

2. Construct an enclosure under the carport. An exception is requested to section 14-5.2(D)(2)(d) for the enclosure under the portal. The enclosure will house two pedestrian doors and will infill the existing door in the storage area. This decreases the overall depth of the carport, but the carport will remain.
3. Construct a freestanding latilla post fence with a pedestrian gate under the portal between the carport and the front of the residence to enclose the courtyard. An exception is requested to section 14-5.2 (D)(5)(b) for installing a fence and gate on a primary façade.
4. Demolish the existing cantilever overhang on the west façade.
5. Construct a Pueblo Revival Style portal to replace the cantilever on the west façade. The portal will include vigas, beams, and corbels and will be constructed to a height of 9'-8".
6. Demolish the low yard wall to the east of the building to remove the small courtyard area. The taller section of the wall that connects to the north wall of the residence will be retained.
7. Construct a 4'-6" high yard wall with a pedestrian gate to close in the front yard. This wall will connect directly to the taller wall that connects to the north wall of the residence to replace the existing lower wall that is requested to be demolished.
8. Construct a rear and side 6'-0" high coyote fence with a pedestrian gate.
9. Roof the residence using TPO in tan.
10. Stucco in cementitious "Buckskin" with "White" under the portal and retaining the texture.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section 14-5.2(D)(5)(a)(i): *"Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed."*

(i) *Do not damage the character of the district*

Applicant Response: The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

Staff Response: Staff finds that this criterion is not met. The replacement windows will not alter the opening sizes and will be in-kind, so the building will appear the same and therefore will not damage the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better fit into the Plaza Del Monte streetscape.

Staff Response: Staff finds that this criterion is met. According to the window assessment, "Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function." In order to have functional windows, the applicant will need to replace the windows.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

Staff Response: Staff finds that this criterion is met. According to the window assessment, "Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function."

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to 14-5.2(D)(2)(d): "Additions *are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion."*

(i) *Do not damage the character of the district*

Applicant Response: The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport's rear east wall.

Staff Response: Staff finds that this criterion is met. The addition brings the existing wall at the rear of the carport forward by several feet, but it is only visible when directly in front of the carport. The overall appearance of the carport and residence will not be altered to a point of damaging the character of the residence or the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The typical house at this time had minimal storage space and did not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff finds that this criterion is not met. The residence was purchased with minimal storage currently in the building. It is not a hardship to require more storage, and there are other options to consider than constructing on the primary façade.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff finds that this criterion is not met. The applicant could have considered a shed in the rear of the property or even a small addition in the rear of the structure in order to avoid construction on the primary facade.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section section14-5.2(D)(5)(b): *"For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence."*

(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

Staff Response: Staff finds that this criterion is met. The new fence and gate separating the carport from the remaining portal are strategically placed to be hidden by the beams of the portal in order to minimize visibility of the fence and gate. This location would not damage the character of the district. The fence is intentionally pulled away from the building to be freestanding in order to prevent damage to the primary façade if the fence needs to be mended, replaced, or even removed at a later date. This also lends to not damaging the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed addition of a 42-inch-tall latilla fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

Staff Response: Staff finds that this criterion is not met. The fence and gate at the portal, along with the planned yard wall and gate, will allow the family to utilize the yard and the property

to its full extent. This family has small children and pets, so the fence and gate will help to keep them safe and out of traffic.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

Staff Response: Staff finds that this criterion is met. The applicant considered an open metal gate initially, and considered a wall with a gate to close the space to keep the small children and pets in the interior of the lot. However, these considerations were detrimental to the overall maintenance and care of the historic home since the wall could cause permanent damage over time and with repairs and maintenance. The metal would detract from the area since it is not in the streetscape. Therefore, the applicant has chosen a less invasive style without connecting to the building in order to keep the residence from damage while satisfying the need for the closure of the opening.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1)General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of

historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Step backs

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet.

Yard walls and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Step backs

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

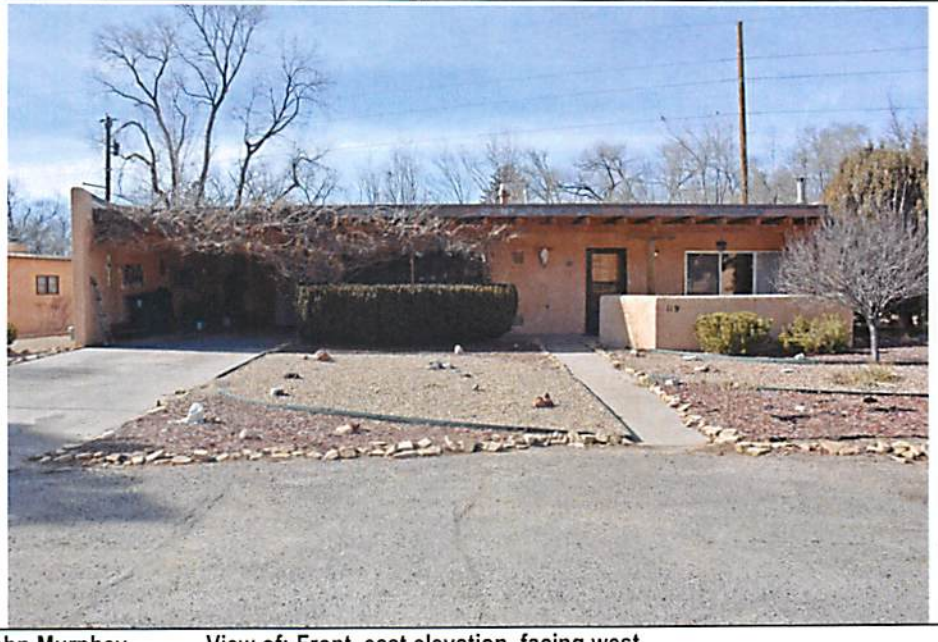
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double-ended corbels carry the weight to the floor. The roughly 1,485-square-foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Philippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally this feature enclosed a small patio.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; partial removal and alteration of northeast angled patio enclosure; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing northwest.
Box indicates removed portion of angled patio wall.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

119 Camino Santiago

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 09.08.25	Property Owner of Record Dominic J. Serna.		
Applicant/Agent Contact	John A. Padilla		
Site Address	119 Camino Santiago		
Suite or Space #	Subdivision Name Plaza del Monte.		
Lot # 10	Block #	Total Roof Area (square feet) 1,780 SF.	
Lot Coverage % 13	Lot Size (square feet) 13,549 SF.		
Proposed Construction Description	Renovation of existing residence interior w/ new roof, stucco, windows & doors. Replace rear patio/portal and add yard walls & fence.		
The following documents are required for review as applicable: R-29	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks Proposed site plan w/ setbacks Existing & Proposed Elevations ✓ Development Plan		
Zoning District D.E.S	Overlay Districts ✓ Escarpment Flood Plain Other		
Proposed Setbacks	Front 10' exist'g.	Rear 85' exist'g.	Left Side 12' exist'g.	Right Side 5' exist'g.
Required Setbacks	Front	Rear	Left Side	Right Side
Proposed Height exist'g.	Max Height exist'g.	Parking Required	Provided 2	Bike Parking —	Provided —

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. —

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y X N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y X N Setback Affidavit and Agreement		
Y X N Site Visibility Triangle	Y X N Escarpment Slope Analysis	Y X N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

John A. Padilla. Owner Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed	X Reviewed w/ conditions	Denied
Comments/Conditions	Development required to adhere to zoning standards set forth in Ch. 14 of City Code of Ordinances.	
Preliminary Zoning Review completed by Rachael Hamilton		Date 09/29/2025
Preliminary Zoning Review # 2025-01288-PAR		

November 10, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
119 Camino Santiago

Dear Lani
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 119 Camino Santiago. This address is Lot #10 of the Plaza Del Monte Subdivision, Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM.

At the meeting of the Historic Districts Review Board, Case #H-19-019, 119 Camino Santiago was reviewed, and the residence was designated as a "Contributing" structure with the East (1) and South (4) facades designated as the primary façade.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door, sliding glass door, side kitchen door, and door to the existing storage room off the Carport.
- Removal of existing historic windows in the residence and replacement with exterior metal-clad wood windows in existing openings, and modification of openings to meet code and the owner's needs.
- Removal of the existing 86 sq. ft. west overhang and covered metal patio.
- Addition of a new 105 sq. ft. pueblo-style portal on the west side of the existing Den.
- Addition of a new 64 sq. ft. storage area in the existing Carport area.
- Addition of a new 4'-6" tall yard wall with a gate in the east yard area to create an entry courtyard.
- Addition of a free-standing (unconnected to the primary façade or portal viga posts) 42" tall latilla fence and gate to provide controlled access from the Carport to the Portal and east courtyard area.
- Removal of the existing roof and replacement with a TPO roof with a tan finish.
- Repair and re-stucco of the residence with an approved district color "Buckskin" and "White" on the walls under the portal, with the texture to match the existing.

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The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Criteria for approval:

(i) Do not damage the character of the district;

The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better into the Plaza Del Monte streetscape.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

The addition of a Storage area in the Carport off the primary east façade requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The addition to the Carport area to the east primary façade is requested for a Storage Area addition to accommodate the owner's needs on the property.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport's rear east wall.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The typical house at this time had minimal storage space and does not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Adding a new architectural feature to the Primary Facade requires a request for an exception per Section 14-5.2 (D) (2) (b) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- Adding a new feature to the Primary Façade is requested for the addition of a free-standing (unconnected to the primary façade or portal viga posts) to provide controlled access from the Carport to the Portal and east courtyard area.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed addition of a 42-inch-tall metal fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

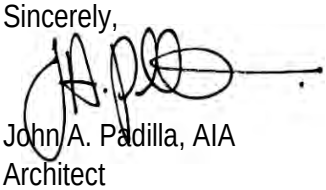
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

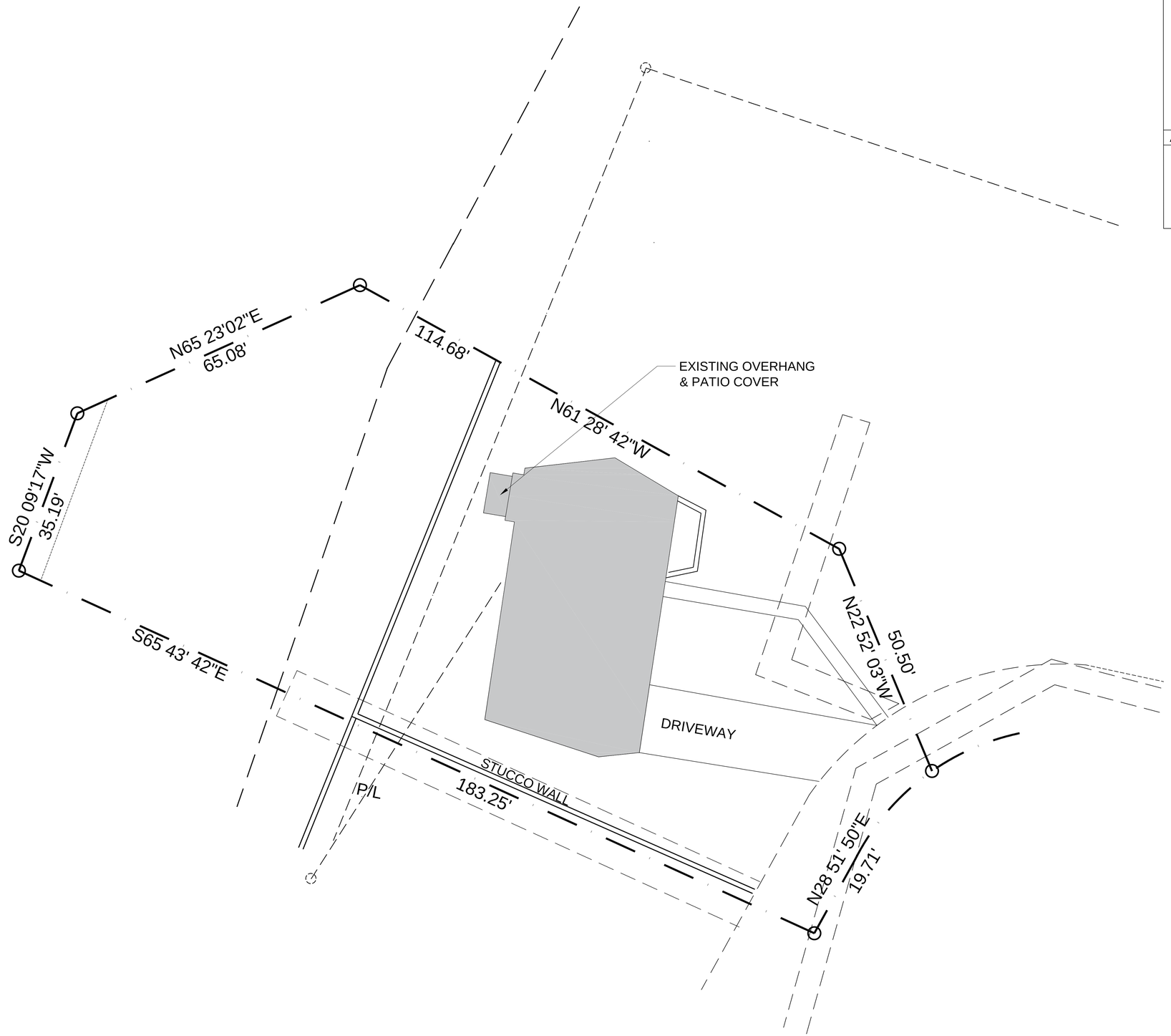
SITE PLAN SHEET KEYED NOTES

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS

TOTAL ROOF AREA	1,953 SF



GRAPHIC SCALE
0' 5' 10' 20'
(IN FEET)

EXISTING SITE PLAN — SCALE: 3/32" = 1'-0" — 1

JAP ARCHITECT

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RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS
ISSUE DATE: 11.04.2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
SITE PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-1

SITE PLAN SHEET KEYED NOTES

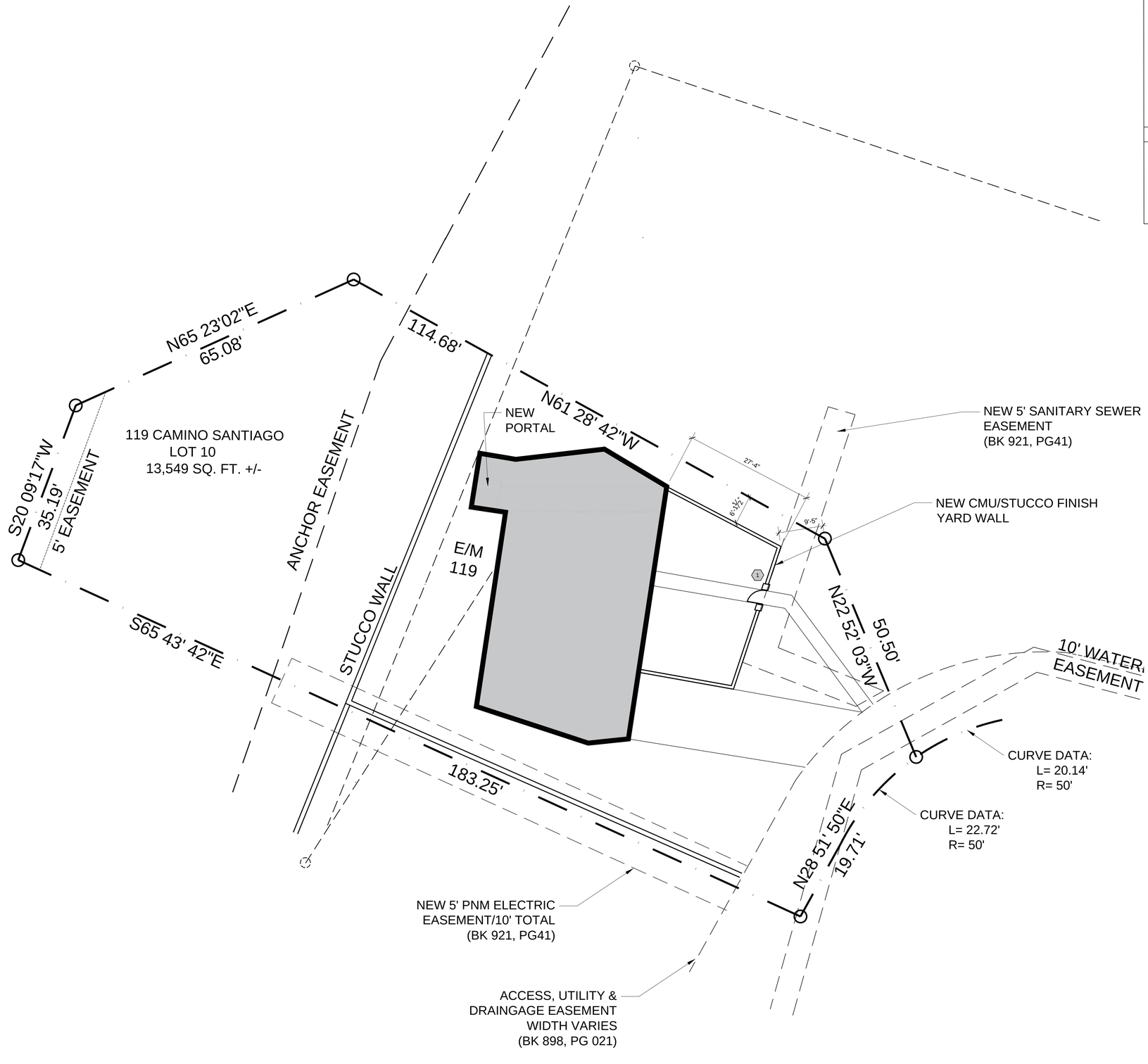
1. CMU STUCCO FINISH WALL@ 4'-6" HGT. WITH 24" SQ. PILASTERS @3'-0 x 4'-6" GATE AT SIDEWALK

AREA CALCULATIONS

HEATED AREA	1,953.00 SF
NEW STORAGE	
EXISTING STORAGE	59.00 SF
EXISTING CARPORT - PORTAL	557.00 SF
TOTAL ROOF AREA	1,978 SF

GENERAL NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



GRAPHIC SCALE
0' 5' 10' 20'
(IN FEET)

PROPOSED SITE PLAN — SCALE: 3/32" = 1'-0" — 1

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SHEET TITLE:

PROPOSED SITE PLAN

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SHEET NO:

SP-2

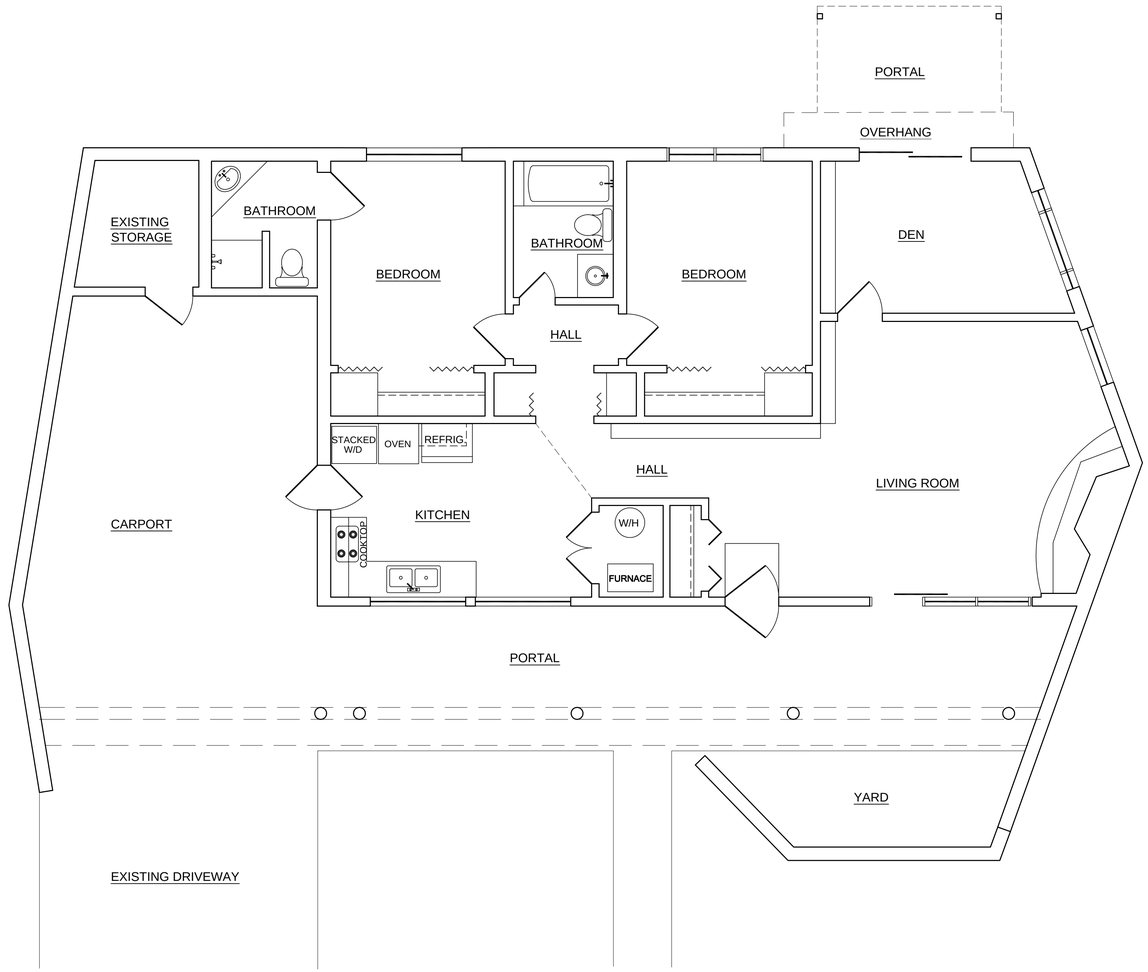
EXISTING PLAN SHEET KEYED NOTES

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT PORTAL	640.00 SF
EXISTING PATIO & OVERHANG	86.00 SF
TOTAL EXISTING ROOF AREA	1,896.00 SF



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING FLOOR PLAN SCALE: 1/4"=1'-0" 1

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EXISTING PLAN

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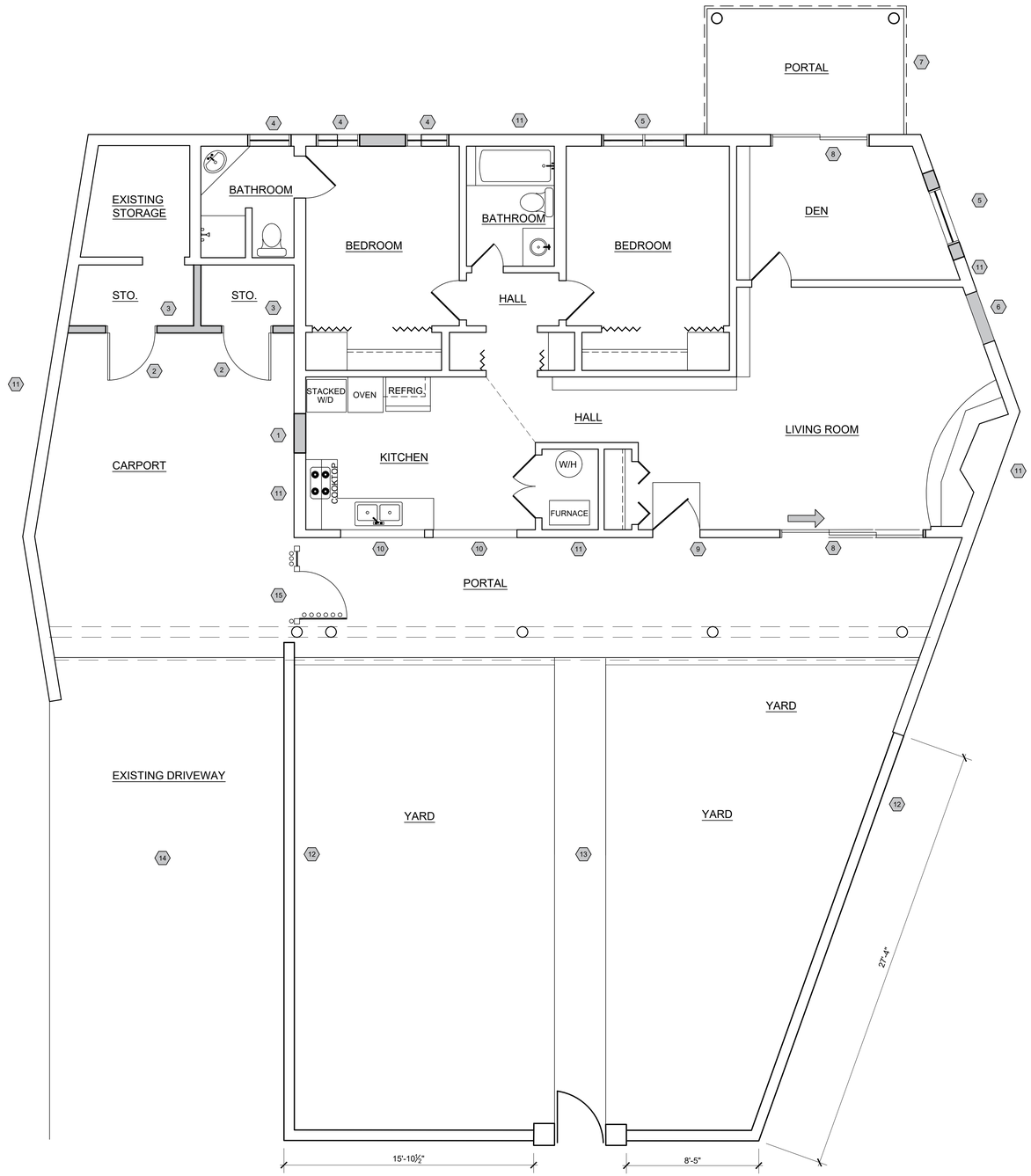
SHEET NO:

A-1



PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING DOOR INFILLED
2. NEW 3'-0" x 6'-8" DOOR
3. NEW STORAGE CLOSET
4. NEW WINDOW
5. NEW WINDOW (LOWER SILL HGT.)
6. REMOVE AND INFILL EXISTING OPENING
7. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
8. NEW PATIO DOOR
9. NEW ENTRY DOOR
10. NEW WINDOW
11. NEW STUCCO FINISH
12. CMU w/ STUCCO FINISH, YARD WALL AT 4'-6" HIGH
13. EXISTING CONCRETE SIDEWALK
14. EXISTING CONCRETE DRIVEWAY
15. NEW 42" HIGH LATILLA FENCE W/GATE FREESTANDING

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT-PORTAL	576.00 SF
EXISTING STORAGE	59.00 SF
PROPOSED STORAGE	64.00 SF
PROPOSED PORTAL	105.00 SF
TOTAL ROOF AREA	1974.00 SF

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

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SHEET TITLE:

PROPOSED FLOOR PLAN

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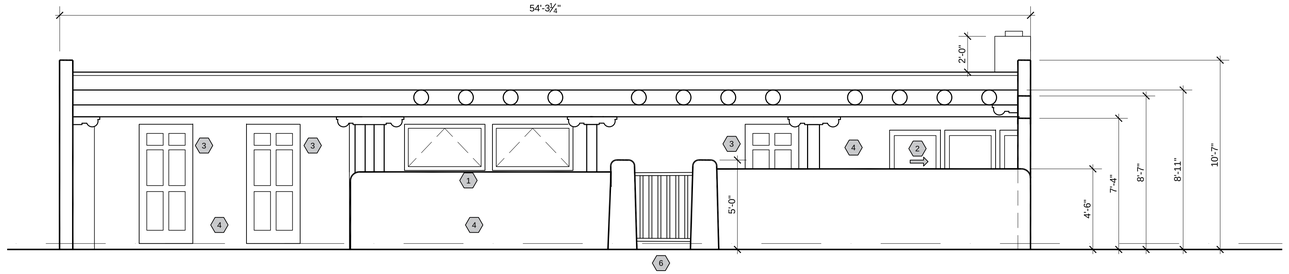
SHEET NO:

A-1.1

PROPOSED ELEVATION SHEET KEYED NOTES

GENERAL:

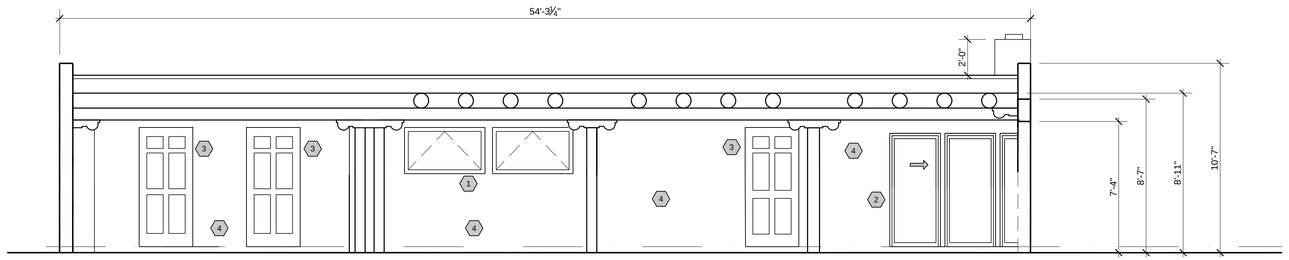
1. NEW AWNING WINDOW
2. NEW PATIO DOOR
3. NEW ENTRY DOOR
4. NEW STUCCO FINISH
5. EXISTING YARD WALL
6. WOOD GATE



PROPOSED EAST ELEVATION WITH COURTYARD WALL

SCALE: 1/4"=1'-0"

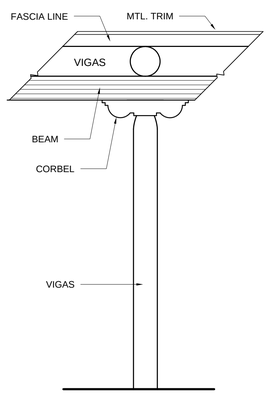
3



PROPOSED EAST ELEVATION W/O COURTYARD WALL

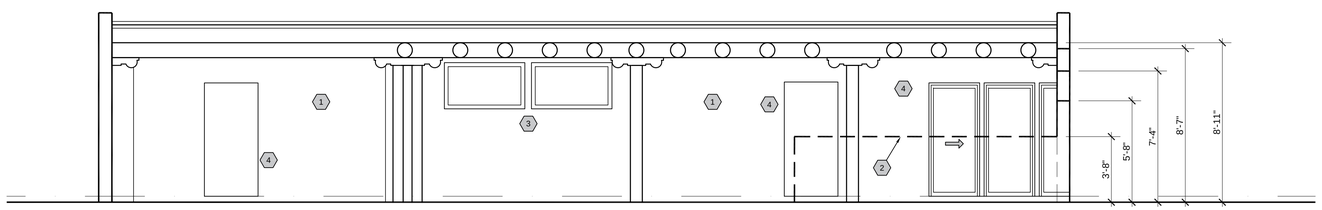
SCALE: 1/4"=1'-0"

2



TYP. VIGAS POST SCALE: 1/2"=1'-0"

13



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"

1

EXISTING ELEVATION SHEET KEYED NOTES

GENERAL:

1. EXISTING STUCCO FINISH
2. LINE OF EXISTING YARD WALL
3. EXISTING WINDOW TO BE REMOVED
4. EXISTING DOOR TO BE REMOVED

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

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RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

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SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATIONS

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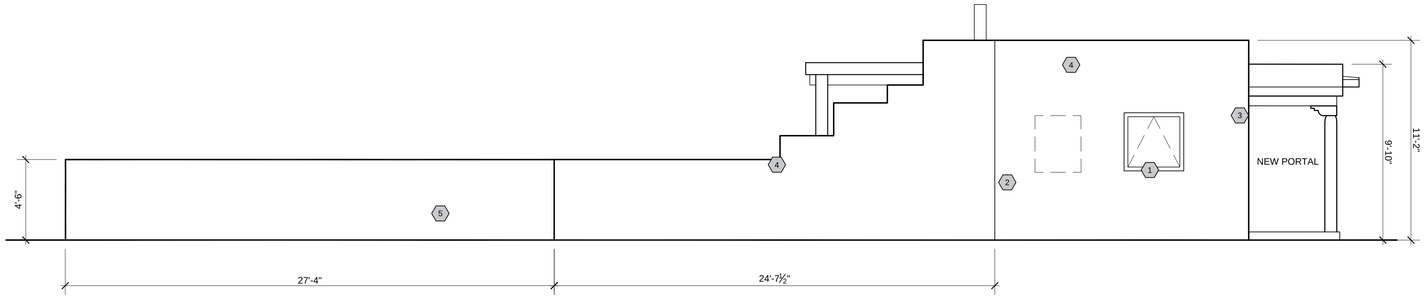
SHEET NO:

A-2

ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW WINDOW (LOWER SILL HGT.)
2. REMOVE AND INFILL EXISTING OPENING
3. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
4. NEW STUCCO FINISH
5. NEW LOW YARD WALL W/STUCCO FINISH



PROPOSED NORTH ELEVATION

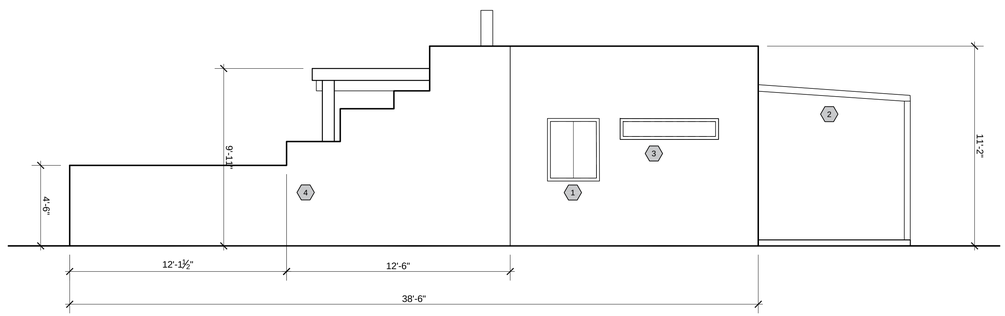
SCALE: 1/4"=1'-0"

3

ELEVATION SHEET KEYED NOTES

GENERAL:

1. REMOVE AND INFILL EXISTING OPENING
2. REMOVE PATIO COVER & POSTS
3. REMOVE EXISTING WINDOW
4. EXISTING YARD WALL



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

1

JAP ARCHITECT

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RENOVATION
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SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATIONS

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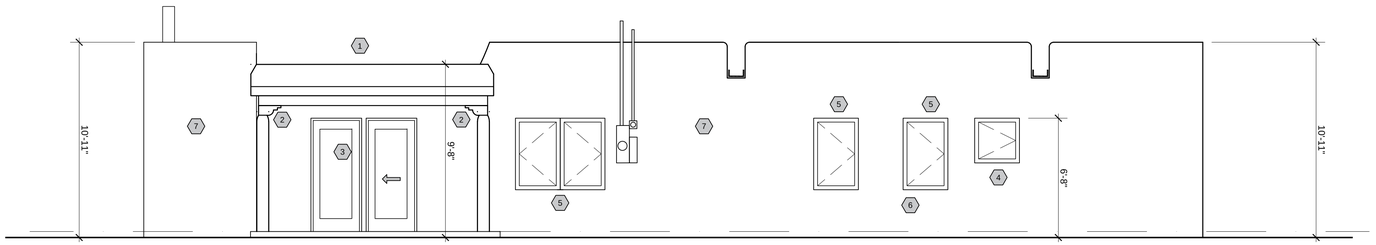
SHEET NO:

A-2.1

ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW PORTAL 13'-0" x 8'-6"
2. NEW VIGA POSTS & BEAMS
3. NEW PATIO DOOR
4. NEW WINDOW
5. NEW WINDOW (LOWER SILL HGT.)
6. REMOVE AND INFILL EIXSTING OPENING
7. NEW STUCCO FINISH



PROPOSED WEST ELEVATION

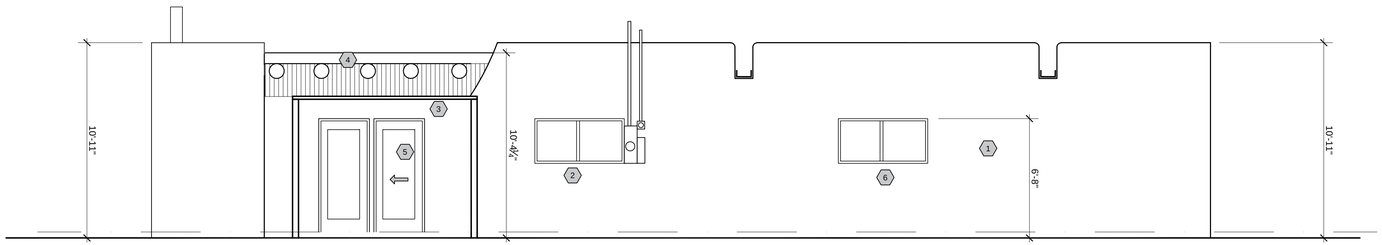
SCALE: $\frac{1}{4}$"=1'-0"

3

ELEVATION SHEET KEYED NOTES

GENERAL:

1. EXISTING WALL NEW OPENING
2. EXISTING WINDOW REMOVED
3. EXISTING CANTILEVER TO BE REMOVED
4. EXISTING PATIO COVER TO BE REMOVED
5. EXISTING PATIO DOOR TO BE REMOVED
6. EXISTING WINDOW TO BE REMOVED & EXISTING WINDOW OPENING FILLED IN
7. EXISTING WINDOW TO BE REMOVED & REPLACE IN OPENING



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING WEST ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

1

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS

ISSUE DATE: 11.04.2025

DRAWN BY: RDE

CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:

SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATIONS

COPYRIGHT 2025
JOHN A. PADILLA AIA

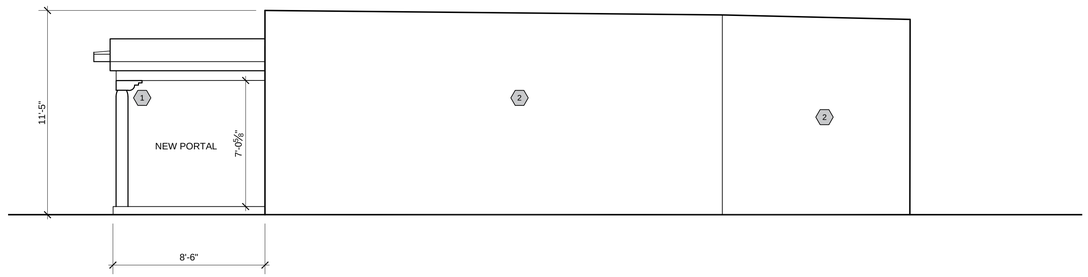
SHEET NO:

A-2.2

PROPOSED ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
2. NEW STUCCO FINISH



PROPOSED SOUTH ELEVATION

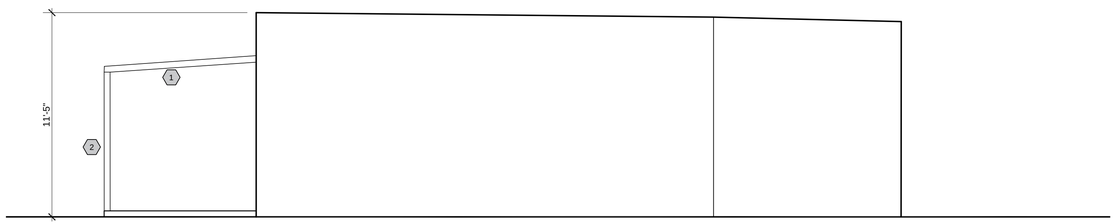
SCALE: 1/4"=1'-0"

3

EXISTING/DEMO ELEVATION SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING PATIO COVER
2. REMOVE EXISTING POSTS
3.



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

1

JAP ARCHITECT

PO BOX 22986
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RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS

ISSUE DATE: 11.04.2025

DRAWN BY: RDE

CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:

SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATIONS

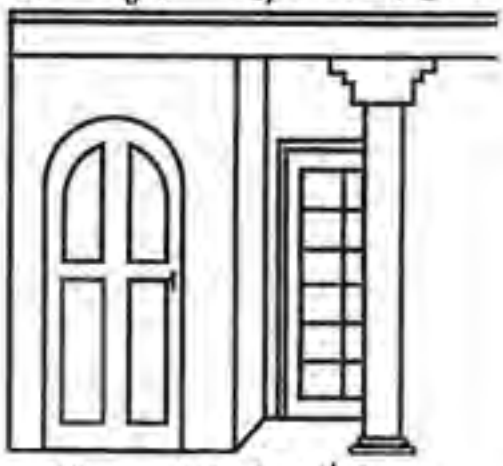
COPYRIGHT 2025
JOHN A. PADILLA AIA

SHEET NO:

A-2.3

On Behalf Of: Building Trade Specialties, Inc.
Address: 508 Ortega Rd NW
Los Ranchos De Albuquerque, NM 87114
Phone: 505-659-8713
Contact: Ra Patterson
Email: ra@bts-nm.com
Phone: 505-379-7900

Building Trade Specialties, Inc.



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Quote 1390933L: Dominic Serna
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2025 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Line	Label	UOM	Quantity	Cubic Feet	List Price	Extended Price
001	East DR#1	EA	(1)	13.66	$6,485.65	$6,485.65

*** Unit ***
UXD2868 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 8" & 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Left Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***
Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes , 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips



Rough Opening:
34 1/8" X 83 7/32"

Frame Size:
33 5/8" X 82 23/32"

Unit Dimension:
33 5/8" X 82 23/32"

002	South DR#2	**EA**	(1)	**12.91**	**$4,167.30**	**$4,167.30**



Scaled to Fit

Rough Opening:
32 1/8" X 83 7/32"

Frame Size:
31 5/8" X 82 23/32"

Unit Dimension:
31 5/8" X 82 23/32"

*** Unit ***
UXD2668 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1 1: 4 5/8" Cross Rail at 24", 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Left Hinging, 1 Lite Over 2 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1: No Lock - Display Bore Options, Bore 2 Holes : 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

003 East A	**EA**	(1)	**6.59**	**$2,307.68**	**$2,307.68**

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges
The extension jamb will be applied by nailing through the face of the jamb.



Sealed to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"

004 East B **EA** (1) **6.59** **$2,307.68** **$2,307.68**

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"

005	**DR#3**	**EA**	**(1)**	**15.15**	**$7,347.65**	**$7,347.65**



Scaled to Fit

Rough Opening:
38 1/8" X 83 7/32"

Frame Size:
37 5/8" X 82 23/32"

Unit Dimension:
37 5/8" X 82 23/32"

*** Unit ***
UXD3068 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Right Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***
Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes : 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

006 EAST DR#4 **EA** (1) **9.17** **$7,937.09** **$7,937.09**



Scaled to Fit

Rough Opening:
108 1/2" X 80"

Frame Size:
108" X 79 1/2"

Unit Dimension:
108" X 79 1/2"

*** Unit ***
UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***
Unit 1.1: Regular Stiles

*** Unit ***
Unit 1.1: Extruded Sash, Frame Knocked Down, Garden-Aire, Active - Fixed - Sidelite Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2, 1.1 Glass 3: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2, 1.1 Glass 3: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

007	NORTH C	**EA**	(1)	**5.23**	**$2,070.03**	**$2,070.03**



Scaled to Fit

Rough Opening:
40 1/2" X 39 1/2"

Frame Size:
40" X 39"

Unit Dimension:
40" X 39"

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.

008	NORTH D	**EA**	(1)	**3.38**	**$1,764.68**	**$1,764.68**

*** Unit ***
UCSP (Assy 1)

Ultra Rectangle CS/AW Picture



*** Unit ***
Unit 1.1: Extruded Sash, Match Crank Out Profile, Sash Set, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glasa Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
70 1/2" X 13 1/2"

Frame Size:
70" X 13"

Unit Dimension:
70" X 13"

009	WEST DR#5	**EA**	(1)	**26.75**	**$5,727.30**	**$5,727.30**



Scaled to Fit

Rough Opening:
72 1/2" X 79 1/2"

Frame Size:
72" X 79"

Unit Dimension:
72" X 79"

*** Unit ***
UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***
Unit 1.1: Regular Stiles

*** Unit ***
Unit 1.1: Extruded Sash, Frame Setup and Stationary Panel(s) Installed, Garden-Aire, Active - Fixed Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat* Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

010	WEST E	**EA**	(1)	**9.89**	**$3,634.63**	**$3,634.63**



Scaled to Fit

Rough Opening:
64 1/2" X 48 1/2"

Frame Size:
64" X 48"

Unit Dimension:
64" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Left Hinging, Stepped Stop

Unit 1.2: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***
Unit 1.1, 1.2: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1, 1.2: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1, 1.2: Standard Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1, 1.2: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1, 1.2: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.

011 WEST F **EA** **(1)** **4.87** **$1,895.14** **$1,895.14**



Rough Opening:
30 1/2" X 48 1/2"

Frame Size:
30" X 48"

Unit Dimension:
30" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Performance ***
Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Left Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb

012 WEST F **EA** (1) **4.87** **$1,895.14** **$1,895.14**



Rough Opening:
30 1/2" X 48 1/2"

Frame Size:
30" X 48"

Unit Dimension:
30" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Performance ***
Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

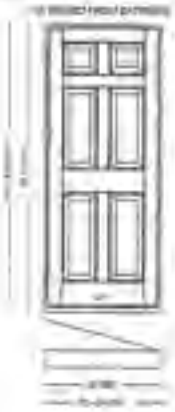
*** Hardware-Accessories ***
Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.

Rough Opening Schedule



001 East DR#1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83 7/32"

Frame Size: 33 5/8" X 82 23/32"

Unit Dimension: 33 5/8" X 82 23/32"



002 South DR#2

Quantity: 1

Ultra Rectangle Exterior Swinging Door

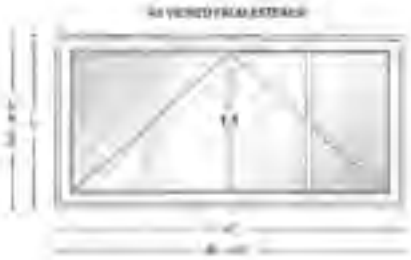
Rough Opening: 32 1/8" X 83 7/32"

Frame Size: 31 5/8" X 82 23/32"

Unit Dimension: 31 5/8" X 82 23/32"

Rough Opening Schedule

003 East A



Quantity: 1

Ultra Rectangle Awning

Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"

004 East B



Quantity: 1

Ultra Rectangle Awning

Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"

Rough Opening Schedule



005 DR#3

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83 7/32"
Frame Size: 37 5/8" X 82 23/32"
Unit Dimension: 37 5/8" X 82 23/32"



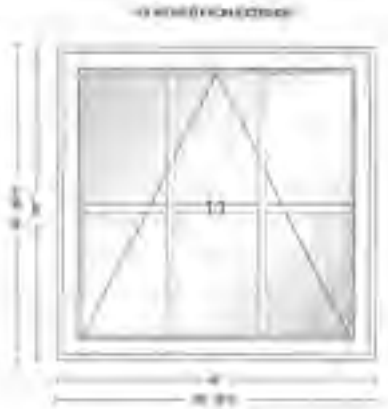
006 EAST DR#4

Quantity: 1

Ultra Rectangle Sliding Door

Rough Opening: 108 1/2" X 80"
Frame Size: 108" X 79 1/2"
Unit Dimension: 108" X 79 1/2"

Rough Opening Schedule



007 NORTH C

Quantity: 1

Ultra Rectangle Awning

Rough Opening: 40 1/2" X 39 1/2"

Frame Size: 40" X 39"

Unit Dimension: 40" X 39"



008 NORTH D

Quantity: 1

Ultra Rectangle CS/AW Picture

Rough Opening: 70 1/2" X 13 1/2"

Frame Size: 70" X 13"

Unit Dimension: 70" X 13"

Rough Opening Schedule



009 WEST DR#5

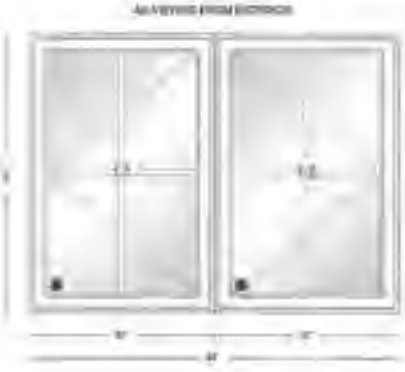
Quantity: 1

Ultra Rectangle Sliding Door

Rough Opening: 72 1/2" X 79 1/2"

Frame Size: 72" X 79"

Unit Dimension: 72" X 79"



010 WEST E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 64 1/2" X 48 1/2"

Frame Size: 64" X 48"

Unit Dimension: 64" X 48"

Rough Opening Schedule



011 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"
Frame Size: 30" X 48"
Unit Dimension: 30" X 48"



012 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"
Frame Size: 30" X 48"
Unit Dimension: 30" X 48"

Notes / Totals / Signature

Quote Notes:

ALLOW 8-10 WEEKS
SCREENS BOXED SEPERATELY
FOB JOBSITE
NO TAX FIGURED

Total Quantity: 12	Total Cubic Feet: 119.06	Total Perimeter Feet: 2,619.06	Sub-Total*:	$47,539.97

Total Amount: $47,539.97

DIDC <7272.97>

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

NET $40,267.00

Payment Term Notes:

50% DEPOSIT REQUIRED

Signature: _____ **Date:** _____

Purchase Order: _____

Printed By: Ra Patterson
Created: 9/2/2025

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO JAP Architect
P.O Box 22986
Santa Fe, NM 87502
japadillaarchitect@gmail.com

JOB	DATE
119 CAMINO SANTIAGO, SANTA FE, NM 87501	08/11/2025

LOCATION	DESCRIPTION
EAST	
DR #1	32 x 81 RH INSWING DOOR 6-PANEL SIMPSON
SOUTH	
DR #2	30 x 81 LH INSWING DOOR 4-LT/3-PANEL
EAST	
A	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT ANDERSEN
B	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT ANDERSEN
DR #3	36 x 81 LH INSWING DOOR 15-PANEL SIMPSON
DR #4	108 x 79 ½ XOO 1-LT/3-PANEL ALUMINUM MILL FINISH SLIDER GLASS DOOR
NORTH	
C	40 x 39 XO HORIZONTAL SLIDER 1-LT ANDERSEN
D	70 x 13 FXD STOPPED IN GLASS 1-LT
WEST	
DR #5	72 x 79 XO SGD BRONZE ALUMINUM INSULATED GLASS 1-LT 1994
E	64 x 31 HORIZONTAL SLIDER 1-LT ANDERSEN
F	64 x 31 HORIZONTAL SLIDER 1-LT ANDERSEN

In closing, my professional opinion is as follows:

Doors #1, #2, #3, #4 and #5 are non-historic however replaceable.

Windows A, B, C, E, F are historic. The units are Andersen 1964 however the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function.

Window D is non-historic however replaceable.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

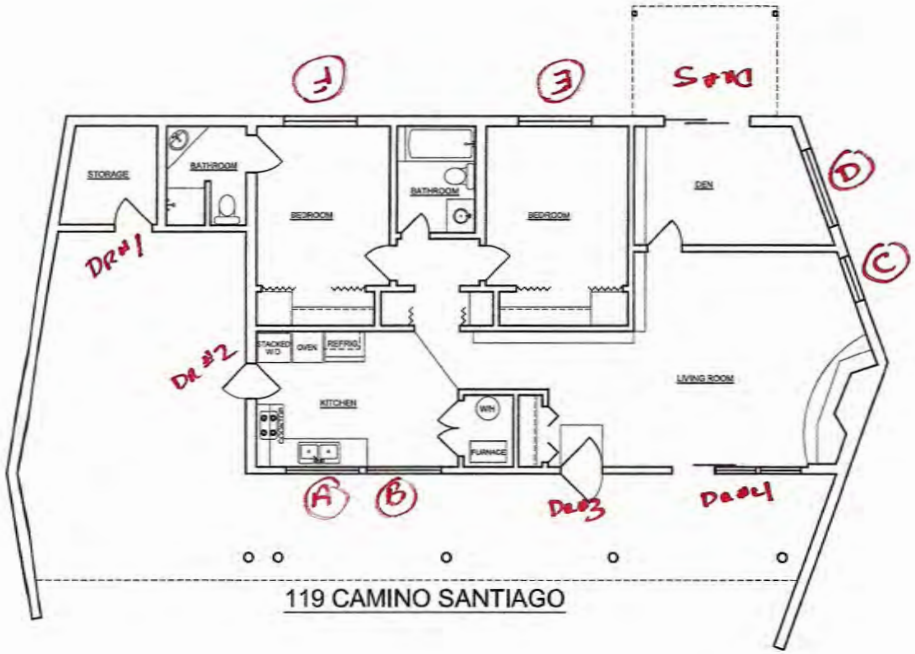
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	32 x 81 RH INSWING DOOR ALL WOOD 6-PANEL	S	NON-HISTORIC – SIMPSON (1996)
DR #2	30 x 81 RH INSWING DOOR ALL WOOD 4-LT/3-HORIZONTAL PANEL	S	NON-HISTORIC – SIMPSON (1996)
A	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
B	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
DR #3	36 x 81 LH INSWING DOOR ALL WOOD 15-PANEL	S	NON-HISTORIC – SIMPSON (1996)
DR #4	108 x 79 ½ SLIDING GLASS DOOR XOO ALL ALUMINUM MILL FINISH 1-LT	S	NON-HISTORIC – ALENCO ALUMINUM COOP (1978)
C	40 x 39 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
D	70 x 13 FXD STOPPED IN GLASS 1-LT	U	NON-HISTORIC – (1978)
E	64 x 31 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
F	64 x 31 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE

NOTES:



NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

HEATED AREA	1169.82 SQ. FT.
STORAGE	59.08 SQ. FT.

PROJECT:
PLAZA DEL MONTE
119 CAMINO SANTIAGO

DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
C & S REAL ESTATE & DEVELOPMENT

SHEET # 01 OF 01

ORIENTATION

MEASURED BY	PM	REFERENCE # 220355
DESIGNED BY	N.A.	
DRAFTED BY	PM	
CHECKED BY	M.G.	
REVISED:		

SCALE: 1/8"=1'-0" DATE: 04/21/2022

505-899-1199

119 Camino Santiago



East Elevation
Door #1



South Elevation
Door #2

East Elevation
Window A

East Elevation
Window B



Last
Elevation
Door #3

East
Elevation
Door #4

North Elevation
Window
C

North
Elevation
Window
D

West
Elevation
Door #5

West
Elevation
Window
E

West
Elevation
Window
F

119 Camino Santiago
West Elevation


119 Camino
Santiago
North Elevation

119 Camino Santiago
East Elevation

119 Camino Santiago
Typical Andersen
broken sliding
handles
Non replaceable

119 Camino
Santiago
Typical Andersen
bad sills that are
Non replaceable

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**
Project Type: HDRB

PROJECT LOCATION (S): 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

PROJECT NAMES:

OW – Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AG – Lloyd and Associates	321 West San Francisco Street Suit A	Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on the HDRB-initiated status review for Plaza del Monte at their hearing on June 25, 2019. The decision of the Board was to assign "Contributing" historic status to all structures except 118 Camino Santiago and 116/120 Camino Matias, to which they assigned "Non-contributing" historic status. Please see the attached table for detailed actions and primary façade designations. The Board further acted to direct staff to bring forward an evaluation of Plaza del Monte for possible designation as a historic compound. For further information please call 955-6605.

Sincerely,

Lisa Roach
Planner Manager, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Attachment: Table of Historic Status and Primary Façade Designations for Plaza del Monte

Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-19-019)

Address	Historic Status	Primary Façade(s)	Basis for Status
101 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (portal extension and timber posts as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
102 Camino Santiago	Contributing	West (1) & South (2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (combined portal and carport as character defining feature) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
103 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan, portal, carport, and front door side lights as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing blocks at either end and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
106 Camino Santiago	Contributing	North (2) & East (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
109 Camino Santiago	Contributing	South (1-5)	Because the structure is a good example of Mid-Century Modern Santa Fe Style, because of its association with Plaza del Monte, a master planned community, and because it is a good example of Phillipe Register's work
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
111 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
113/115 Camino Santiago	Contributing	South (1, 2, 3)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (flagstone paving, vertical window pattern, and blocked massing on ends as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
114 Camino Santiago	Contributing	North (1) & East (2)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (carport and double posts as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
117 Camino Santiago	Contributing	East (1 & 2) and South (7)	Because the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards in a modernist expression, and because of its associations with Plaza del Monte and with Mid-Century Santa Fe Style
118 Camino Santiago	Non-contributing	N/A	Due to age and lack of character-defining features
119 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
120 Camino Santiago	Contributing	West (1 & 2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (carport, storage rooms, and massing as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
121 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
104 Camino Matias	Contributing	North (1 & 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 107, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
107 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
109 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 107 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
111 Camino Matias	Contributing	West (1) & South (2)	Because of its age, because of its association with the Alison James School and because of Plaza del Monte-era additions that provide visual association with the planned development.
116/120 Camino Matias	Non-contributing	N/A	Because of extensive disharmonious additions.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Lloyd and Associates, agent for Plaza del Monte LLC, owners, historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**
Project Type: HDRB

PROJECT LOCATION (S): 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

PROJECT NAMES:

OW –	Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AP –	Lloyd and Associates	321 West San Francisco Street Suit A	Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☑ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☑ Non-Contributing ☑ Contributing ☐ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1950 - 1972

PROJECT TYPE

Status ☑ Primary Elevations ☑ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME Plaza del Monte

City of Santa Fe, New Mexico

memo

DATE: June 25, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Historic Preservation Division Manager LR

Case # H-19-019

Address: 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Historic Status: Contributing, Non-Contributing, Non-statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other:**
1) Summary of Case History
2) Property Map
3) Certified letter from City staff notifying property owner of HDRB status review
4) "50-year rule" Guidance

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**
"Plaza del Monte Historic Resources Evaluation," by John Murphey

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended[1] Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd recission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE[2]

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES[3]

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with

[3] Property summaries are presented as excerpts from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and

Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

110 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillipe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were

combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade

(north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the

district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian, due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In

plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965.

It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a

rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three

sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. [4]

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance). That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

[4] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History*.

Plaza del Monte: Previous HDRB Case History
(101-126 Camino Santiago and 104-120 Camino Matias)

On **November 28, 2017**, the applicant requested status review of four non-statused structures (122, 124, 125, and 126 Camino Santiago) and proposed demolition of these structures. Both cases (H-17-098A and H-17-098B) were postponed at the request of the Board for a full HCPI report for all of the Plaza del Monte subdivision.

On **April 24, 2018**, the applicant presented a full HCPI for Plaza del Monte and requested status reviews for the structures at 122, 124, 125, 126 Camino Santiago and again requested demolition of these structures. The HDRB designated 122, 125, and 126 Camino Santiago as Contributing and to designate 124 Camino Santiago and the garages at 126 Camino Santiago as Non-contributing. The requests to demolish 124 Camino Santiago and the garages at 126 Camino Santiago were granted.

On **May 15, 2018**, the HDRB reconsidered their previous actions on Cases H-17-098A and B out of concerns over age of the structures, over the historical value of mid-century architecture, and over due process as status review was requested by the Board for all structures in Plaza del Monte. The Board decided at that time to rescind their previous actions on status and demolition from the April 24, 2018 hearing. After some public discussion and a closed deliberation on the matter, both cases were postponed for additional information regarding dates of construction.

On **June 26, 2018**, the HDRB reviewed the status of and demolition request for five structures as requested by the applicant, including residences at 122, 124, 125 and 126 Camino Santiago and the garages south of 126 Camino Santiago. The applicant provided updated information regarding dates of construction in two amendments to the original HCPI for Plaza del Monte. In case H-17-098A, the Board assigned Contributing status to the residences at 124 and 126 Camino Santiago and their associated rock walls, and assigned Non-contributing status to 122 and 125 Camino Santiago and to the garages south of 126 Camino Santiago. In case H-17-098B, the Board postponed hearing the demolition request for the Contributing structures at 124 and 126 Camino Santiago and denied the demolition request for 122 and 125 Camino Santiago and the garages south of 126 Camino Santiago.

On **January 9, 2019**, the Governing Body heard an appeal of Cases H-17-098A and B, filed by the applicant. The Governing Body upheld the Board's determination of historic status in case H-17-098A. Regarding demolition, the Governing Body determined to allow demolition of the garage structures south of 126 Camino Santiago but to uphold the denial of demolition for 122 and 125 Camino Santiago.

On **March 26, 2019**, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and as they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style.

On **April 23, 2019**, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

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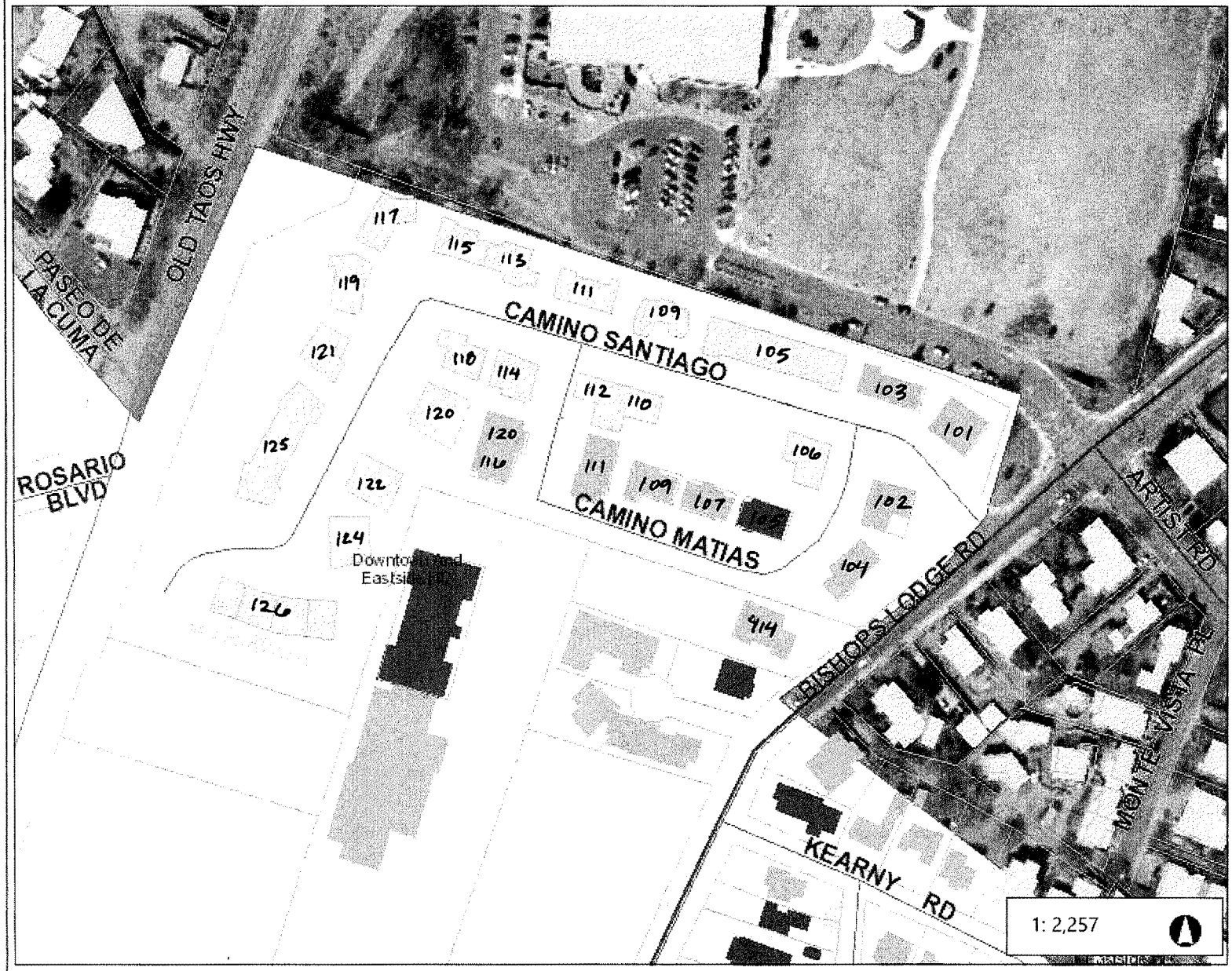

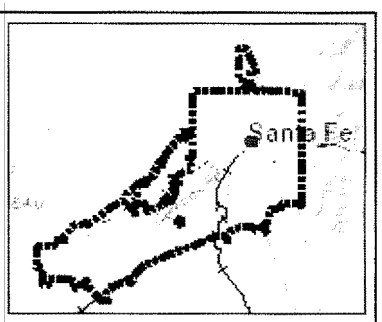

Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

1: 2,257

376.2 0 188.08 376.2 Feet

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Notes

Note that 124 and 126 Camino Santiago have been designated as Contributing, and 122, 125 and the garages south of 126 Camino Santiago have been designated as Non-contributing.

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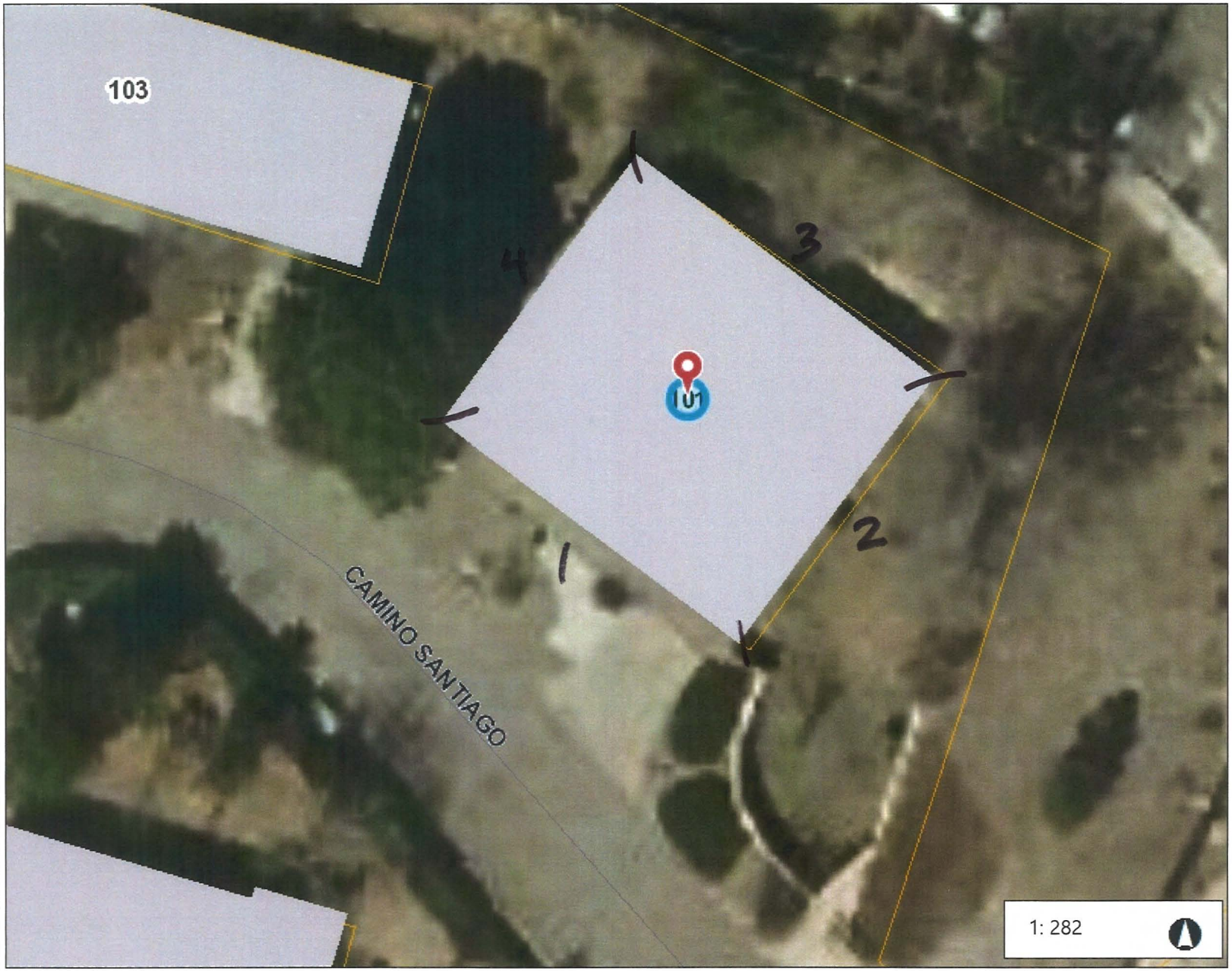
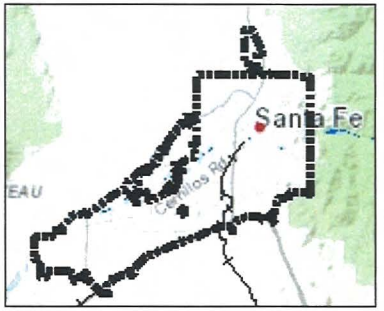
101 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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47.0 0 23.51 47.0 Feet

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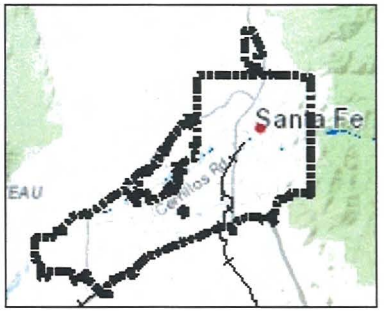
102 Camino Santiago





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- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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City of Santa Fe
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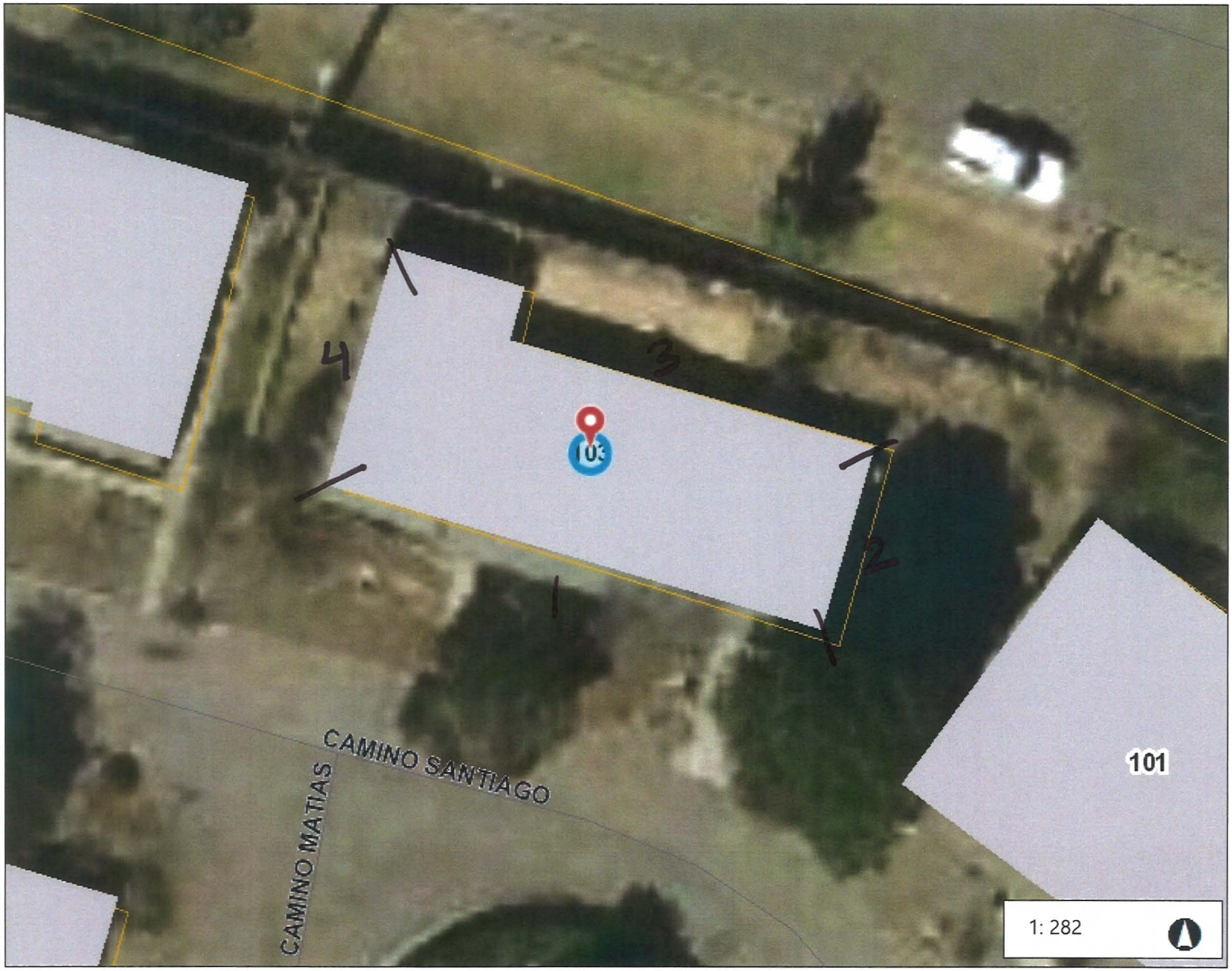
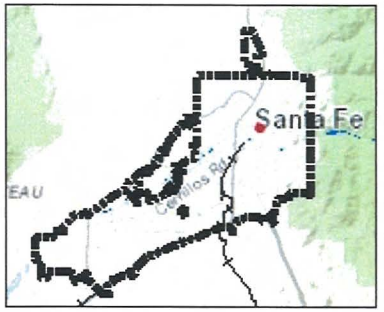
103 Camino Santiago





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- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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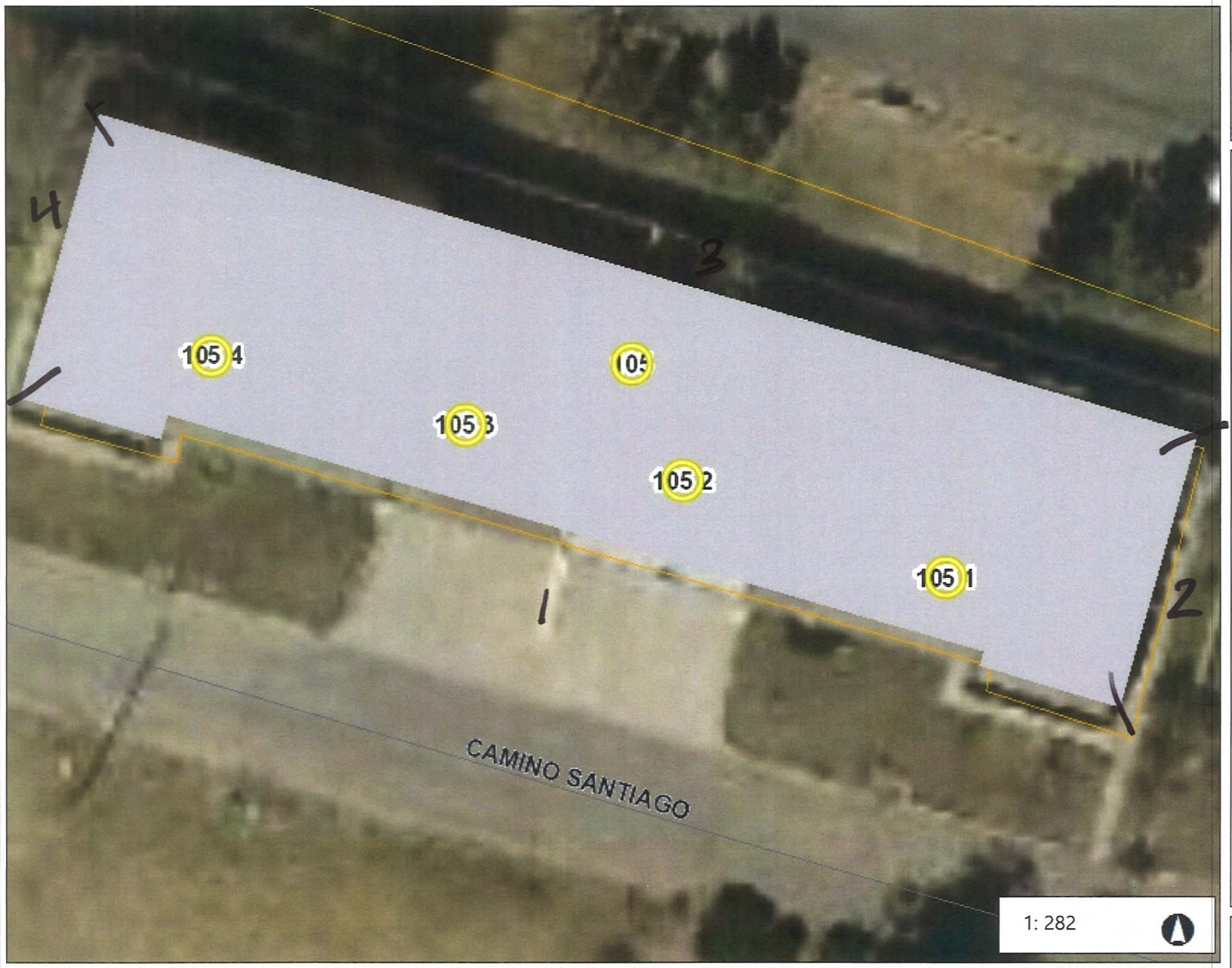
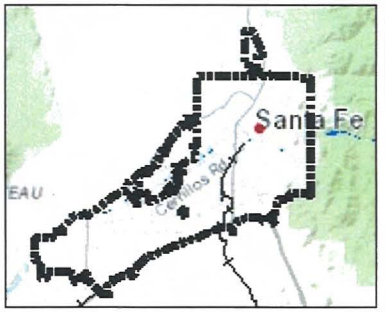
105 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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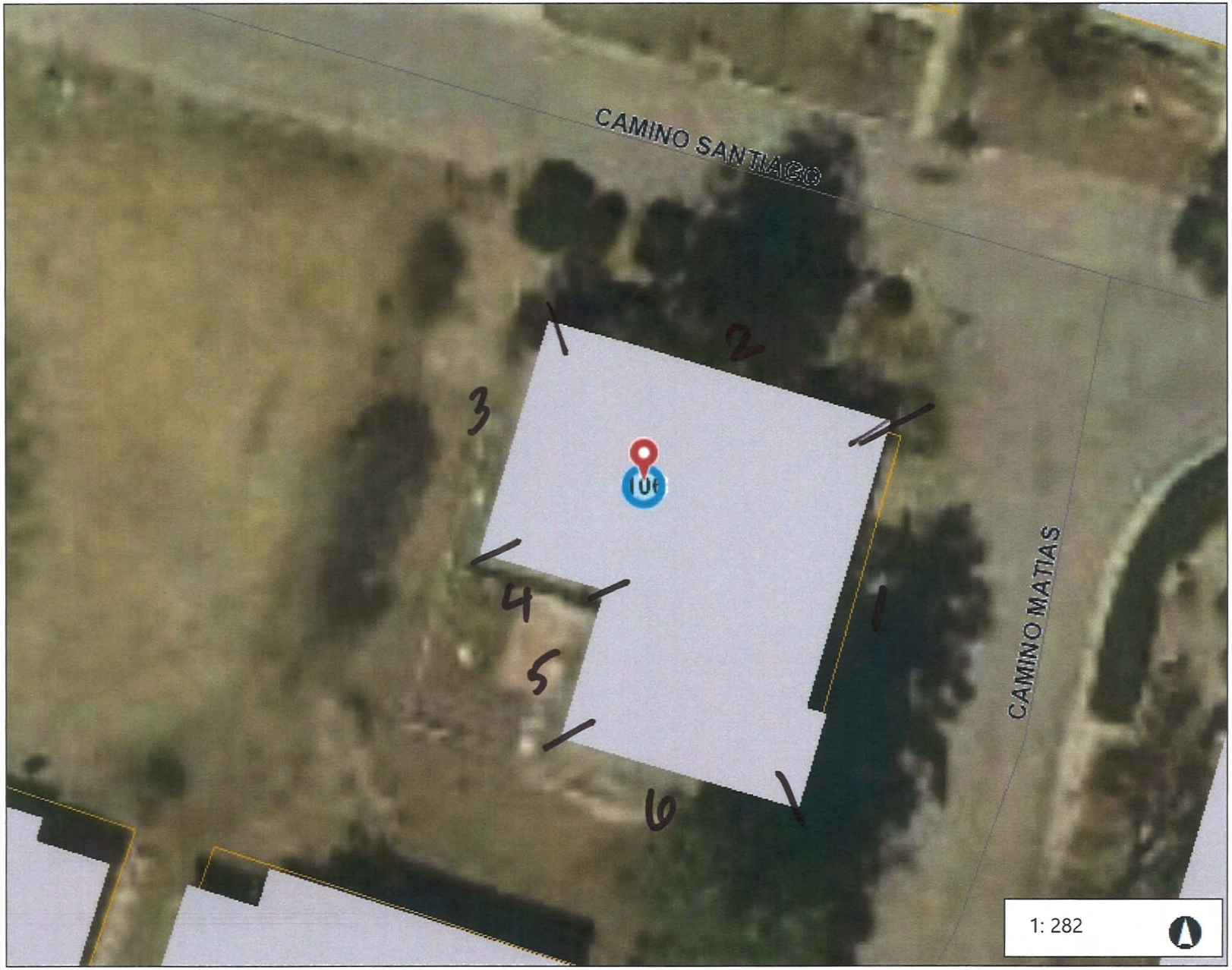
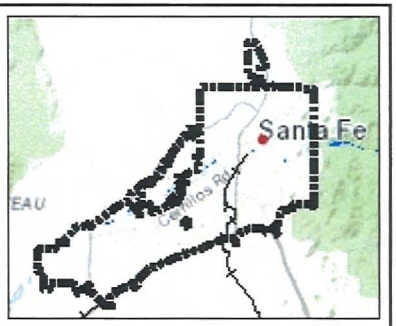
106 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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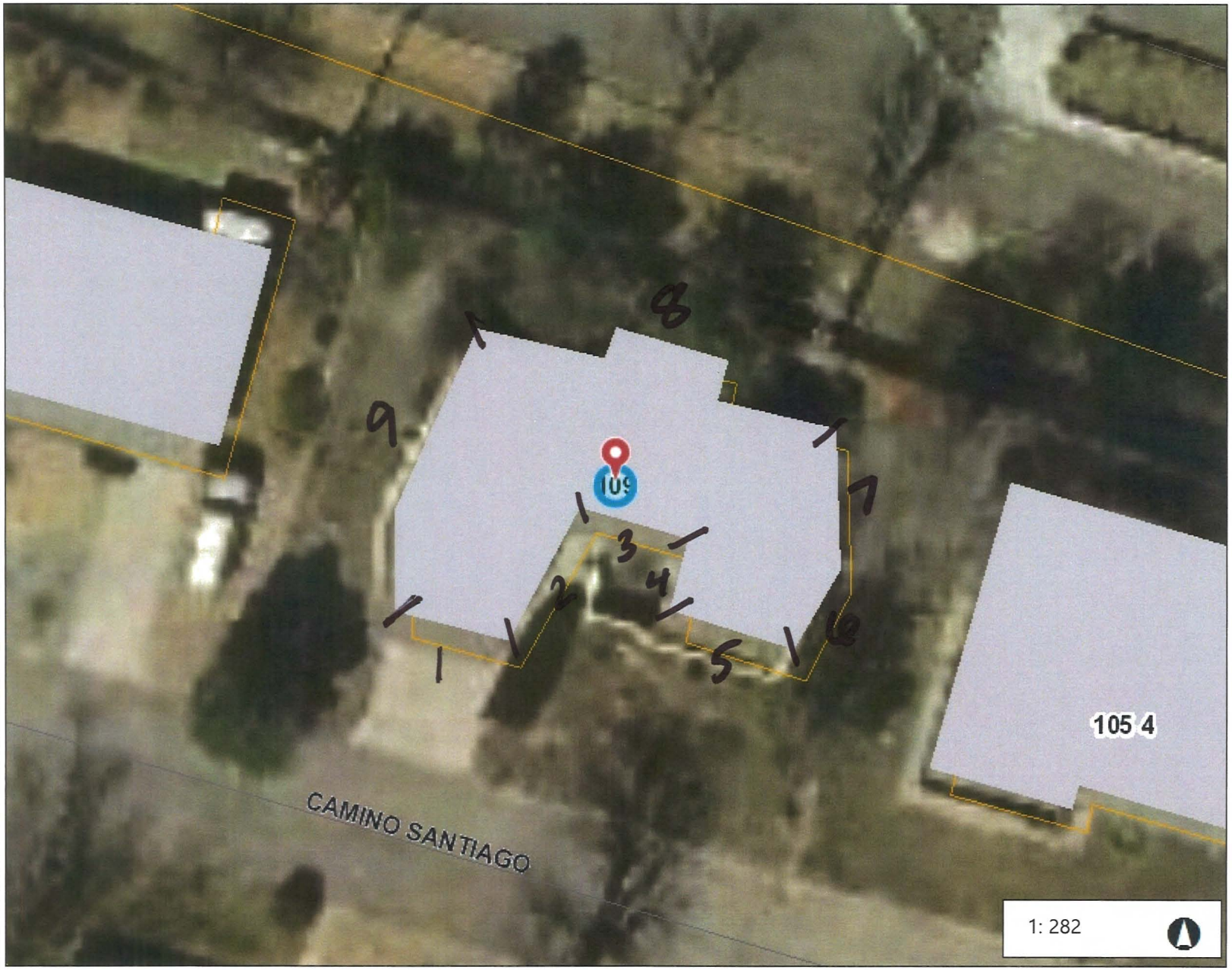
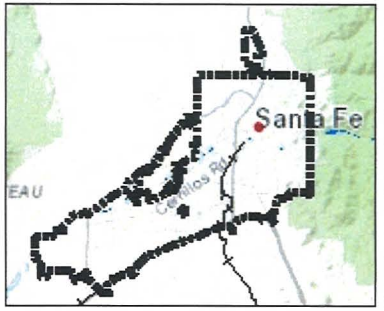
109 Camino Santiago





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- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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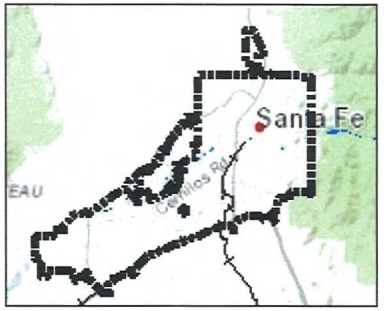
110 Camino Santiago



1: 282



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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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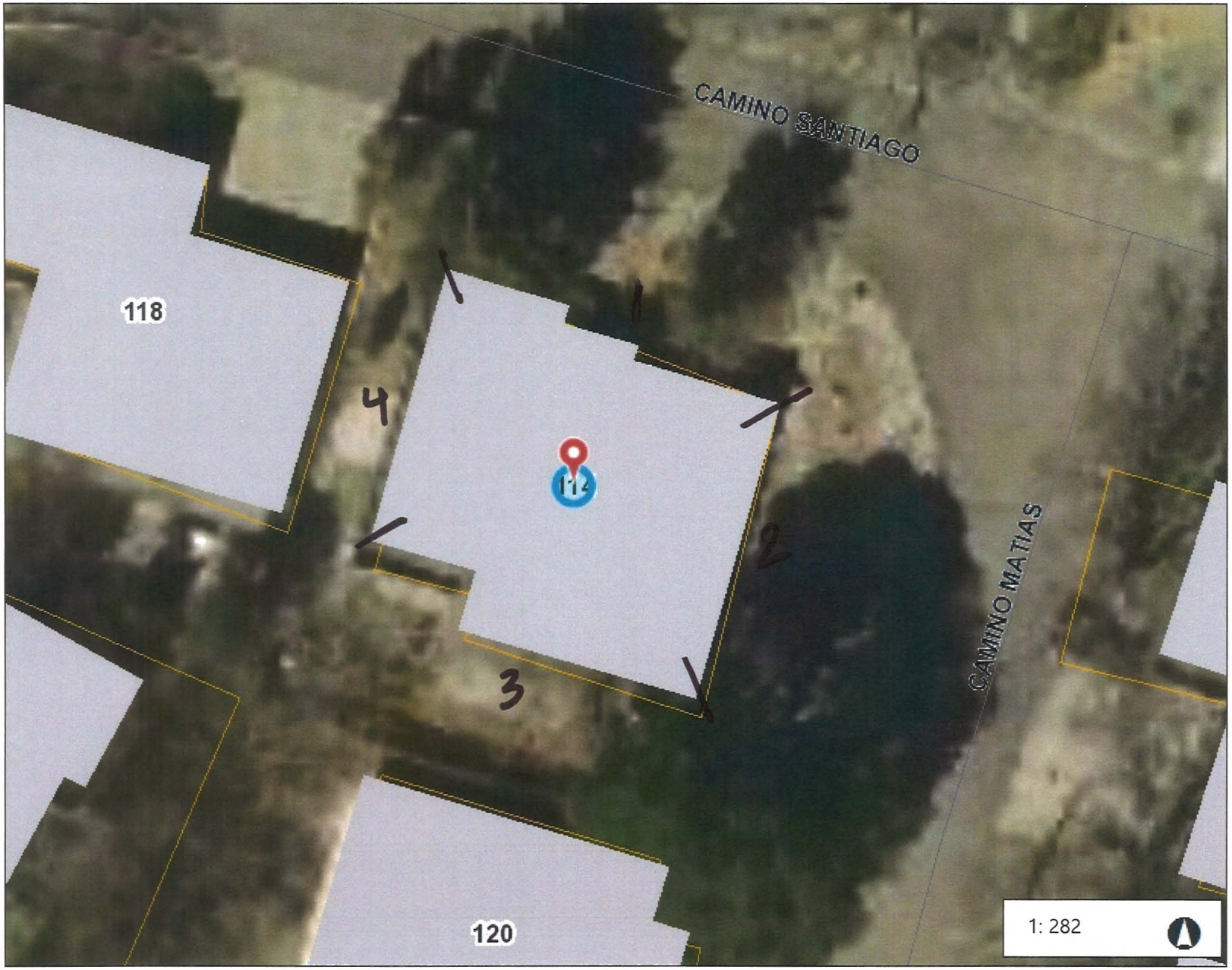
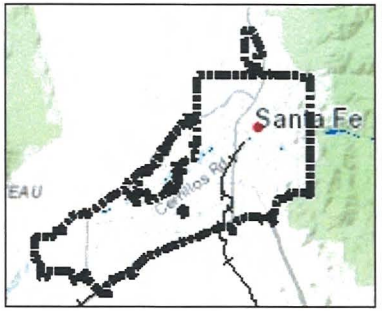
114 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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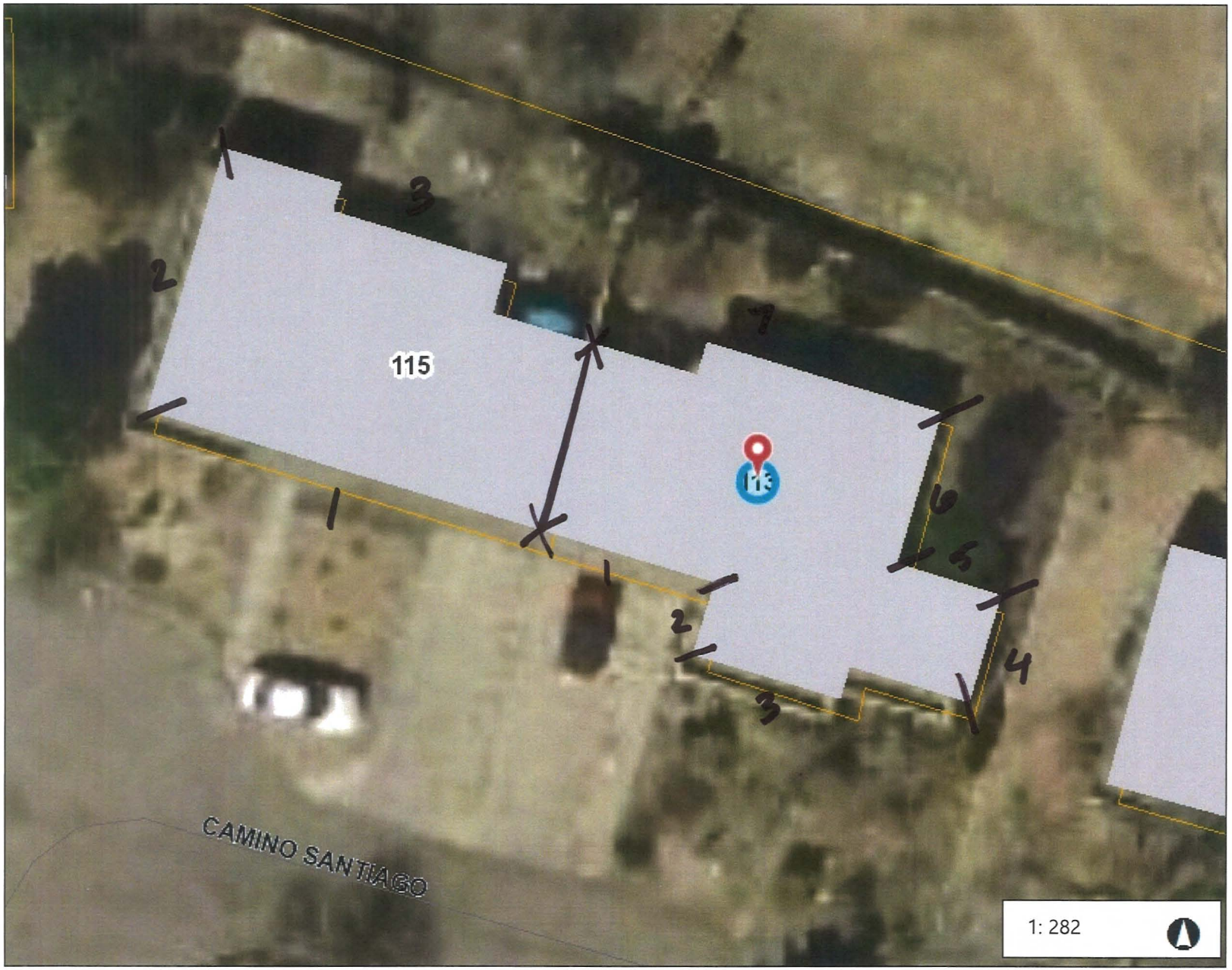
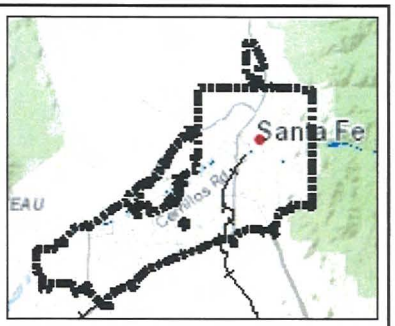
113/115 Camino Santiago





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- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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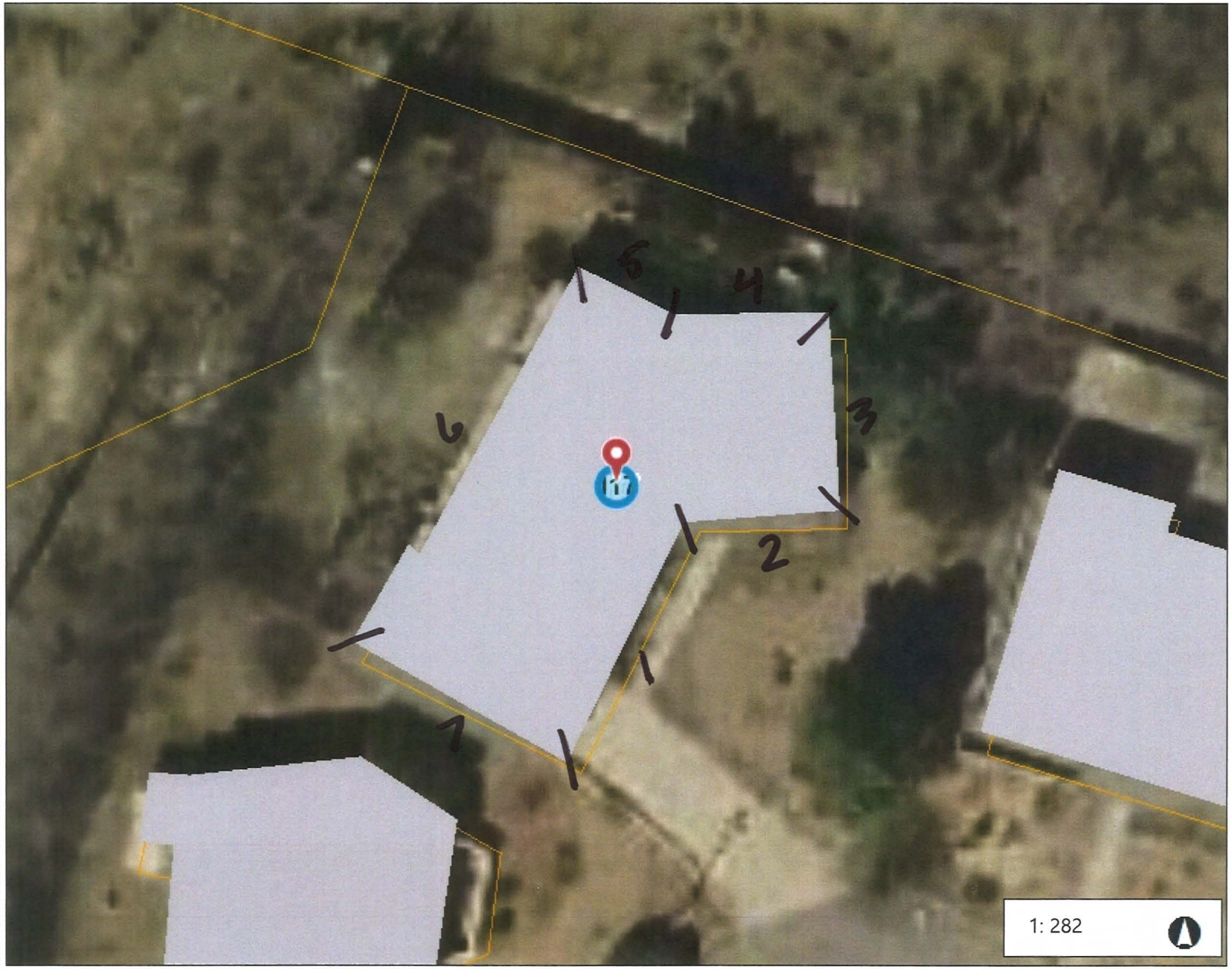
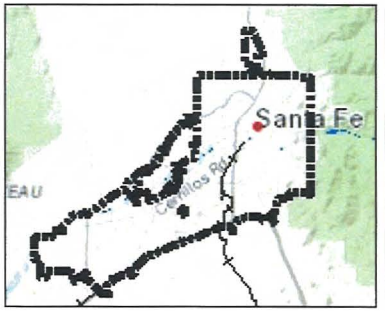
17 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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City of Santa Fe
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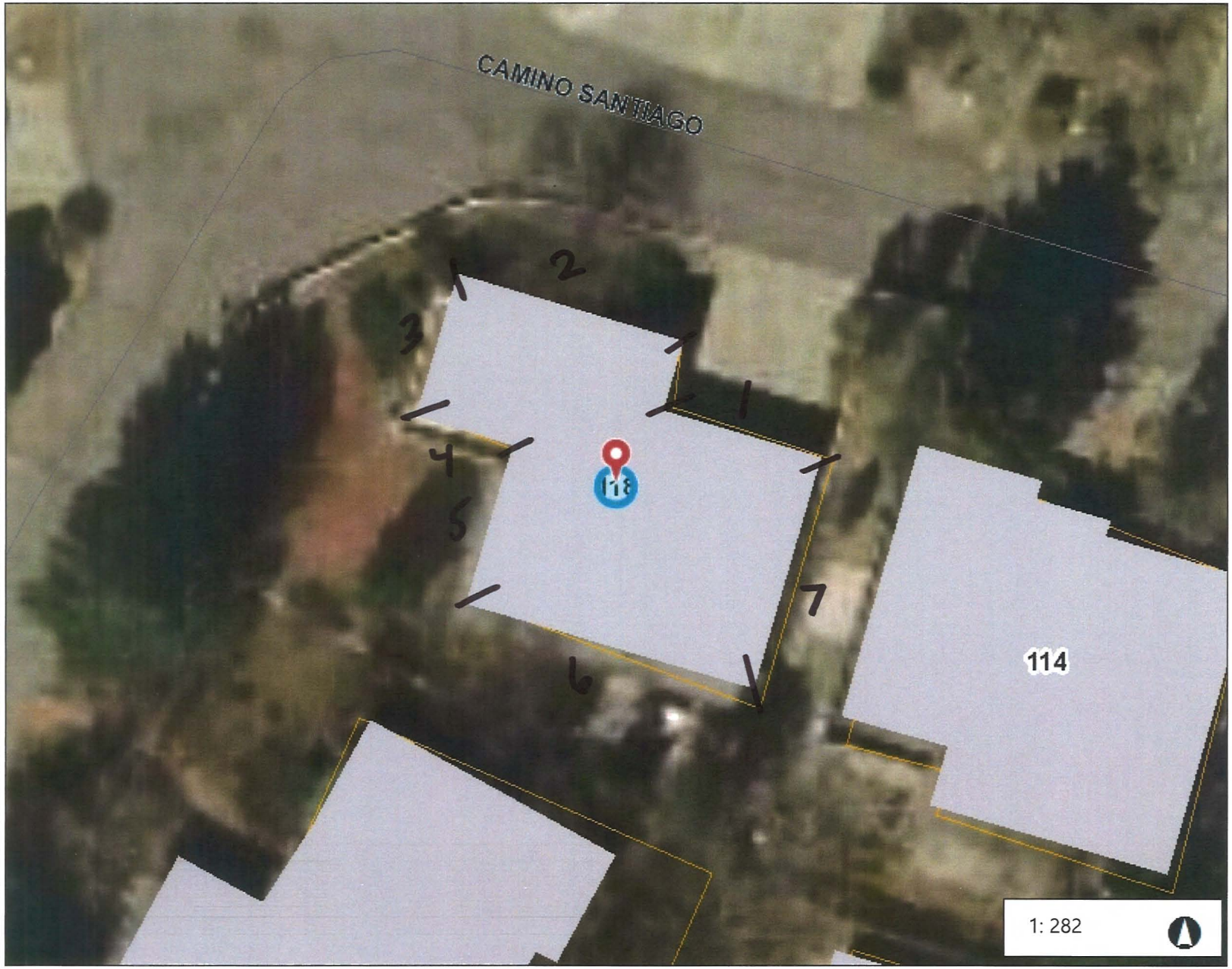
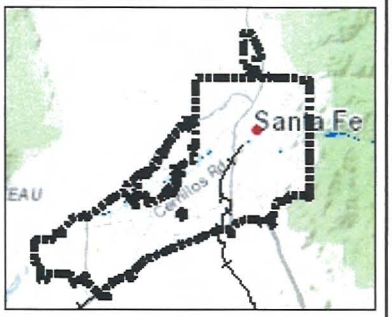
118 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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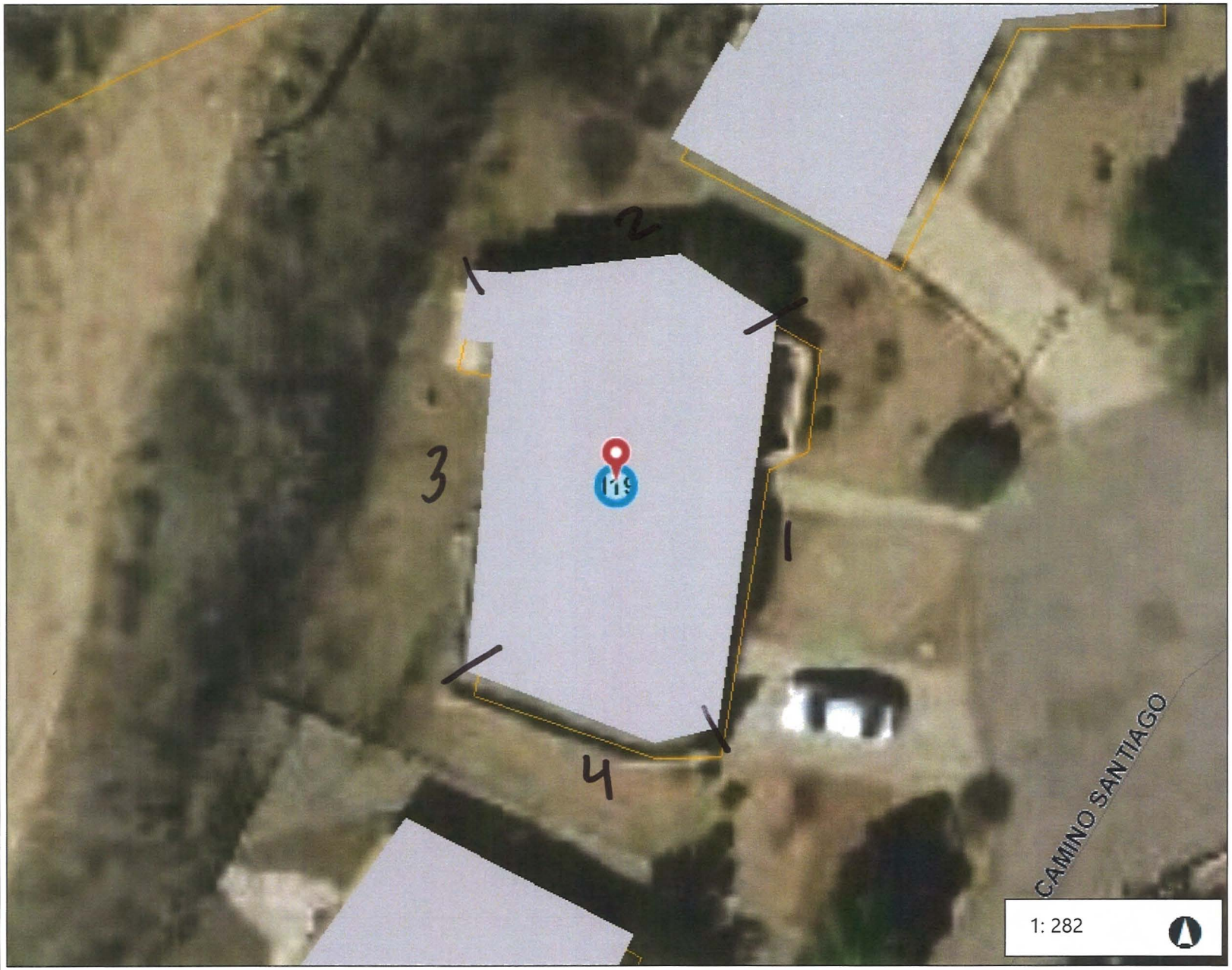
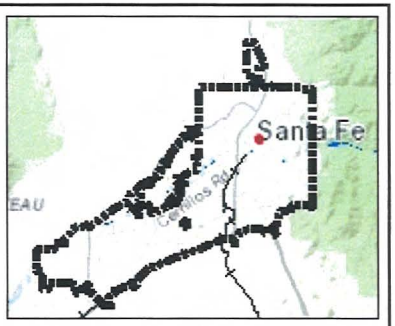
19 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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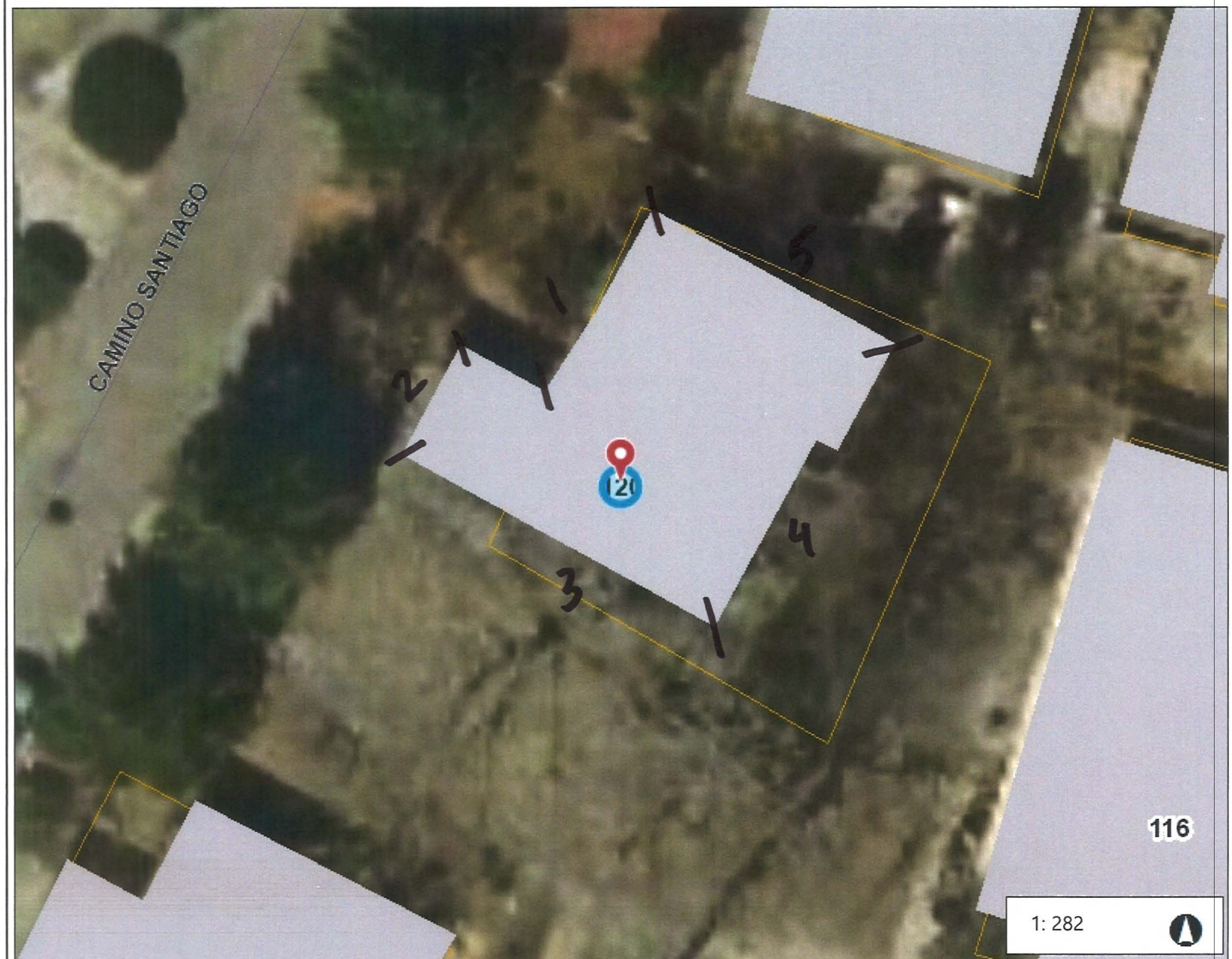
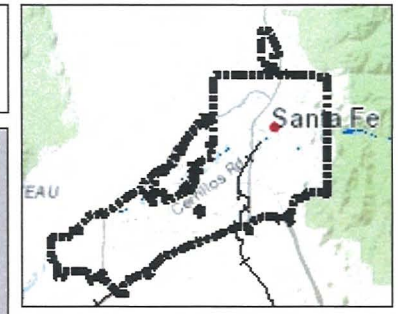
120 Camino Santiago





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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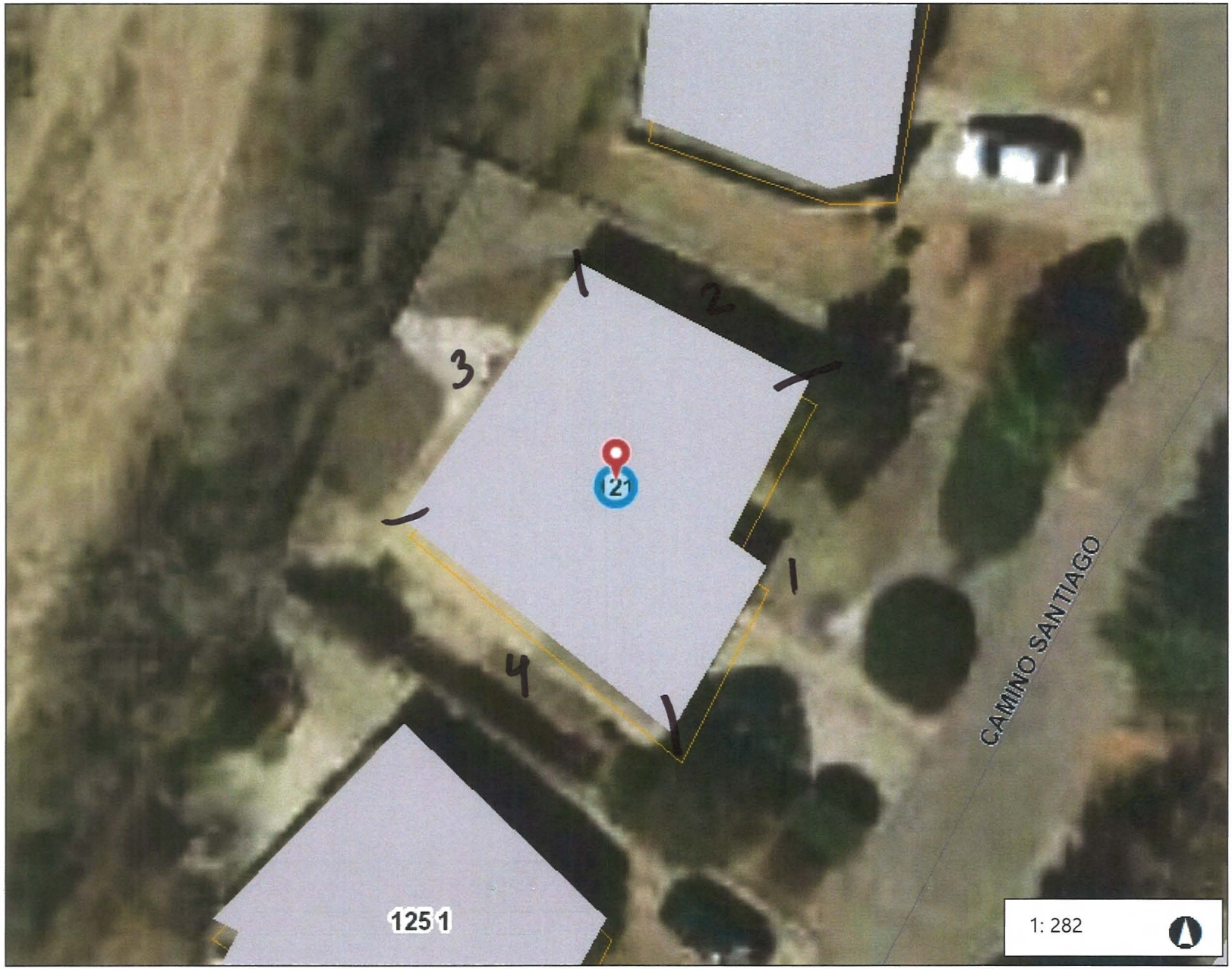
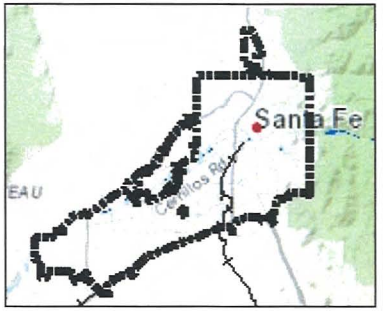
121 Camino Santiago





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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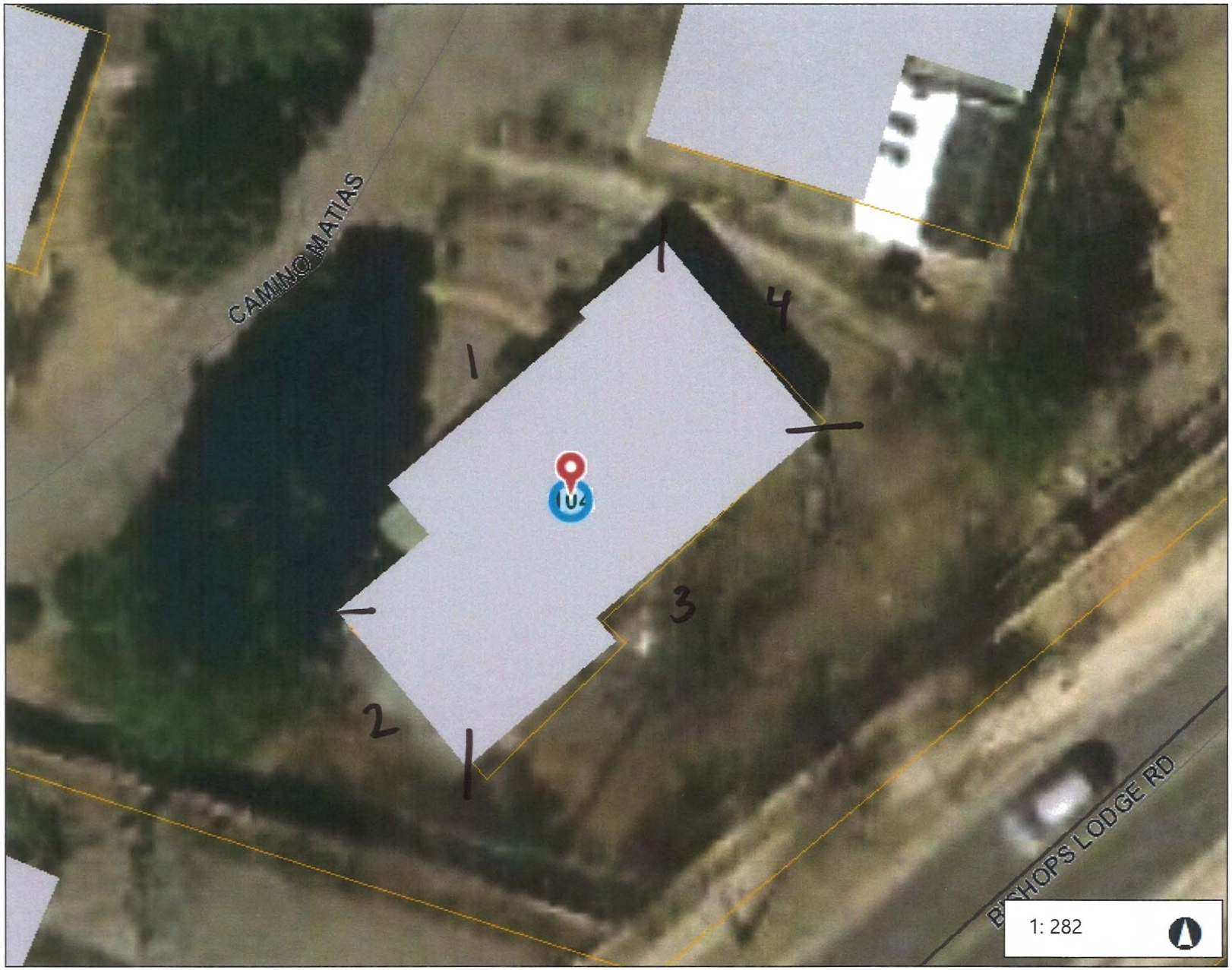
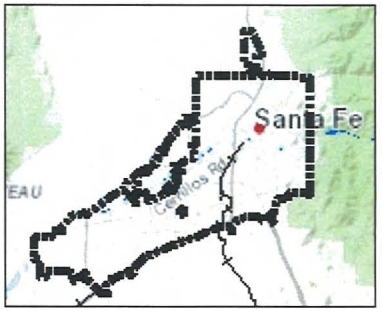
Mapping the City Different

104 Camino Matias





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- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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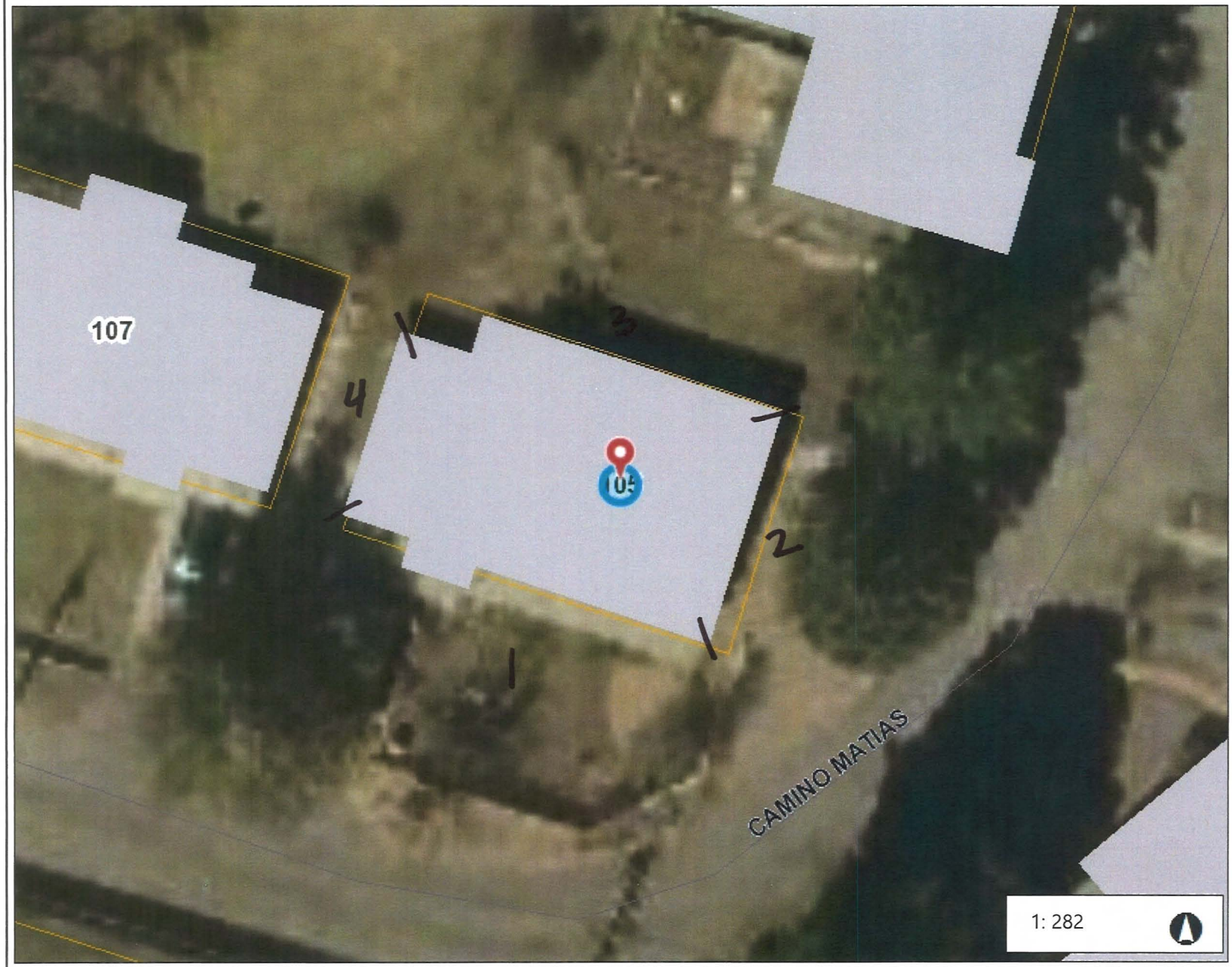
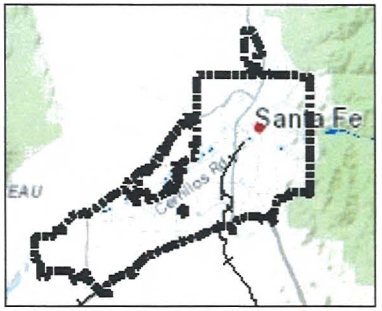
Mapping the City Different

105 Camino Matias





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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47.0 0 23.51 47.0 Feet

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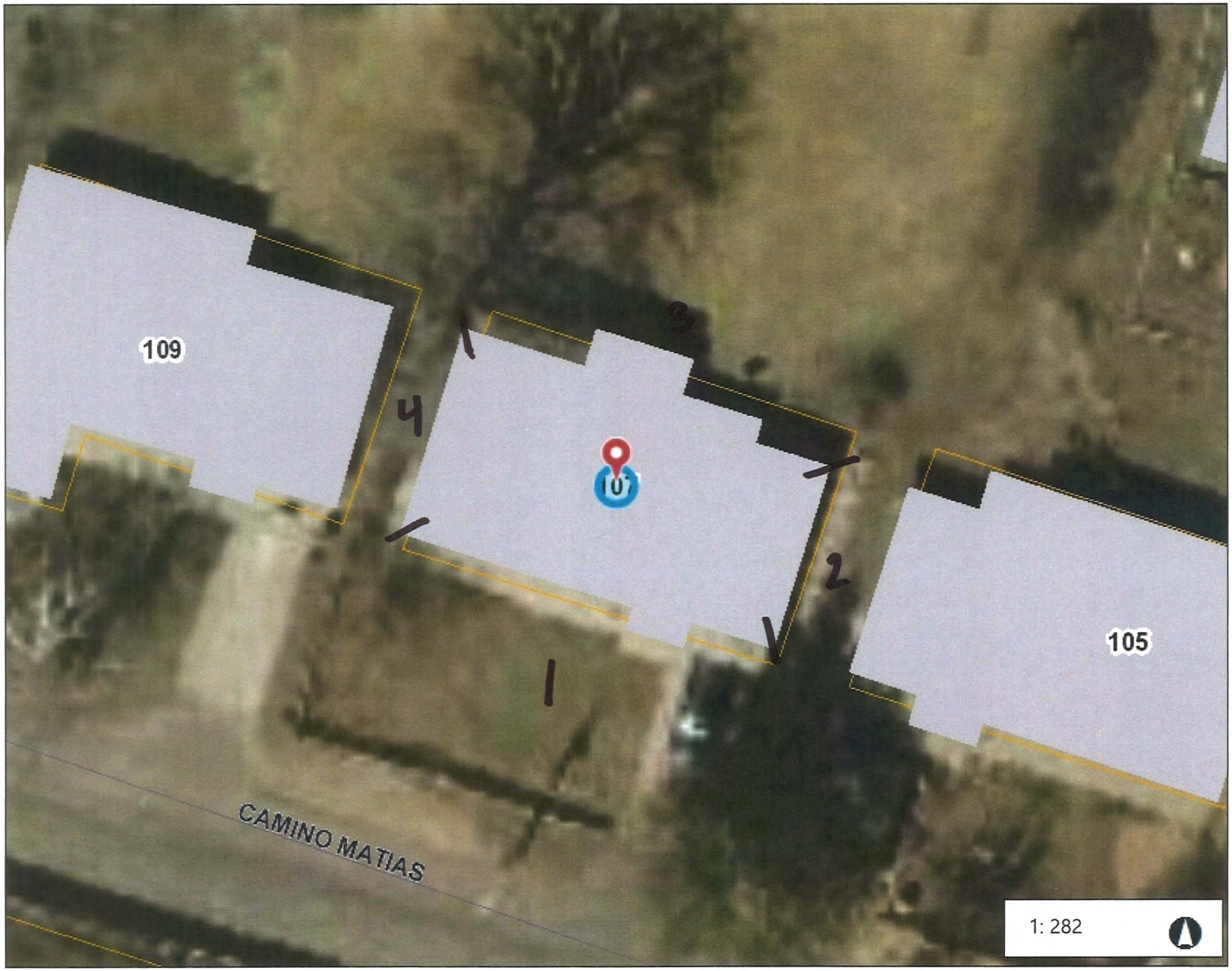
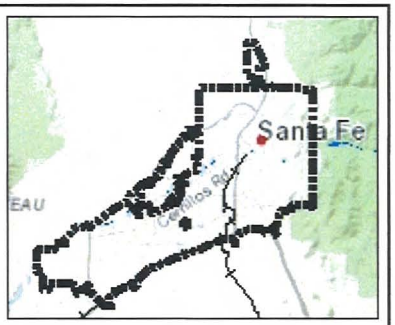
Santa Fe
Mapping the City Different

107 Camino Matias





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Santa Fe
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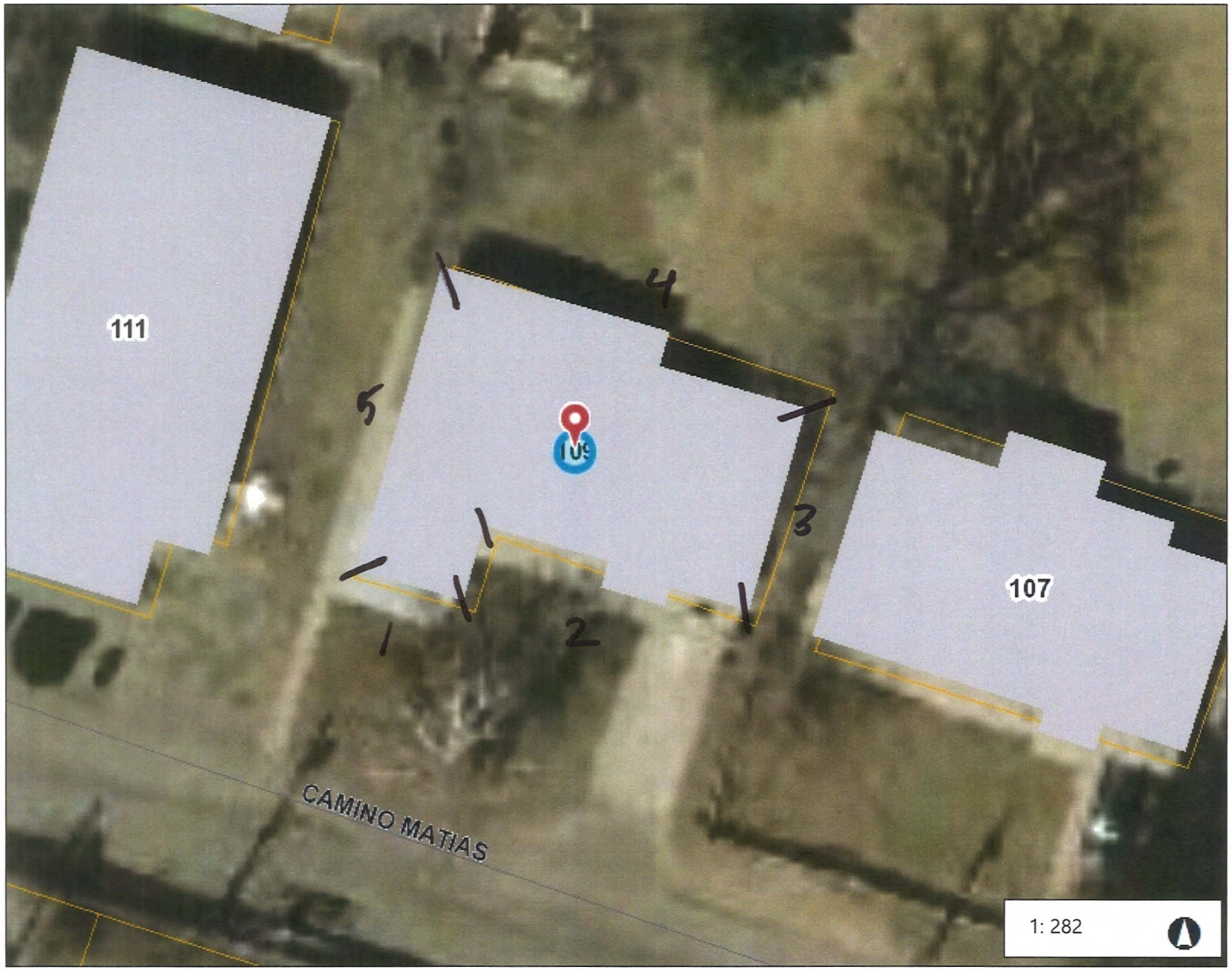
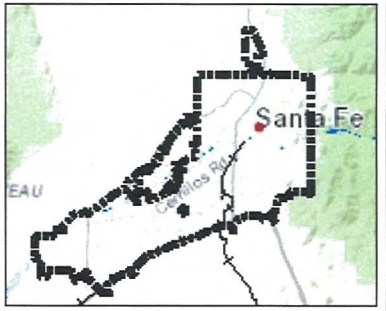
109 Camino Matias





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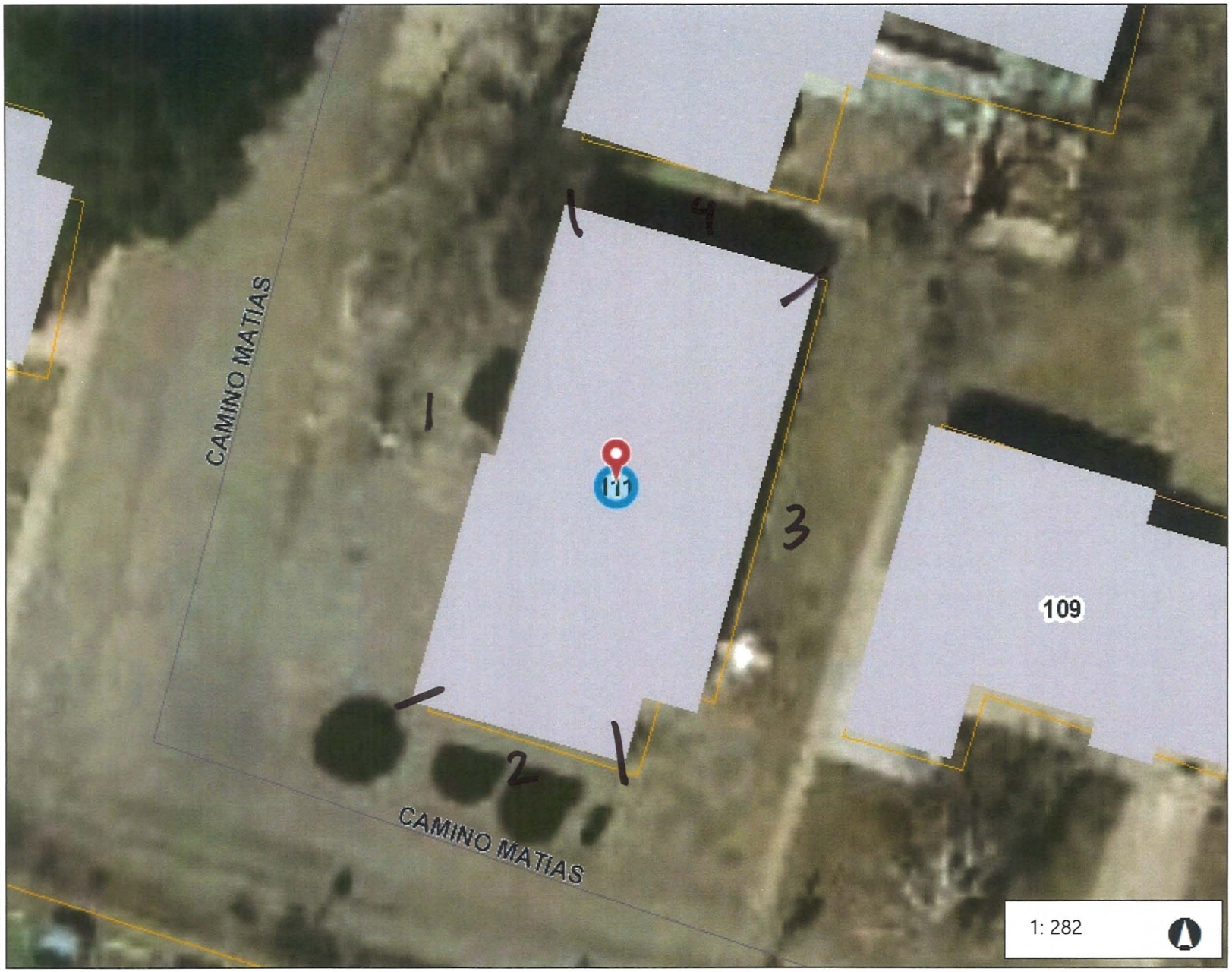
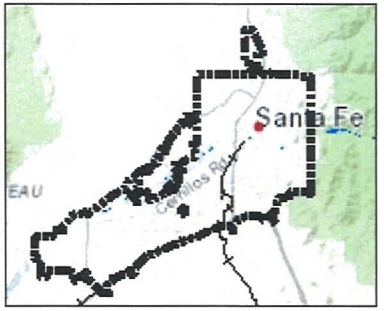
111 Camino Matias





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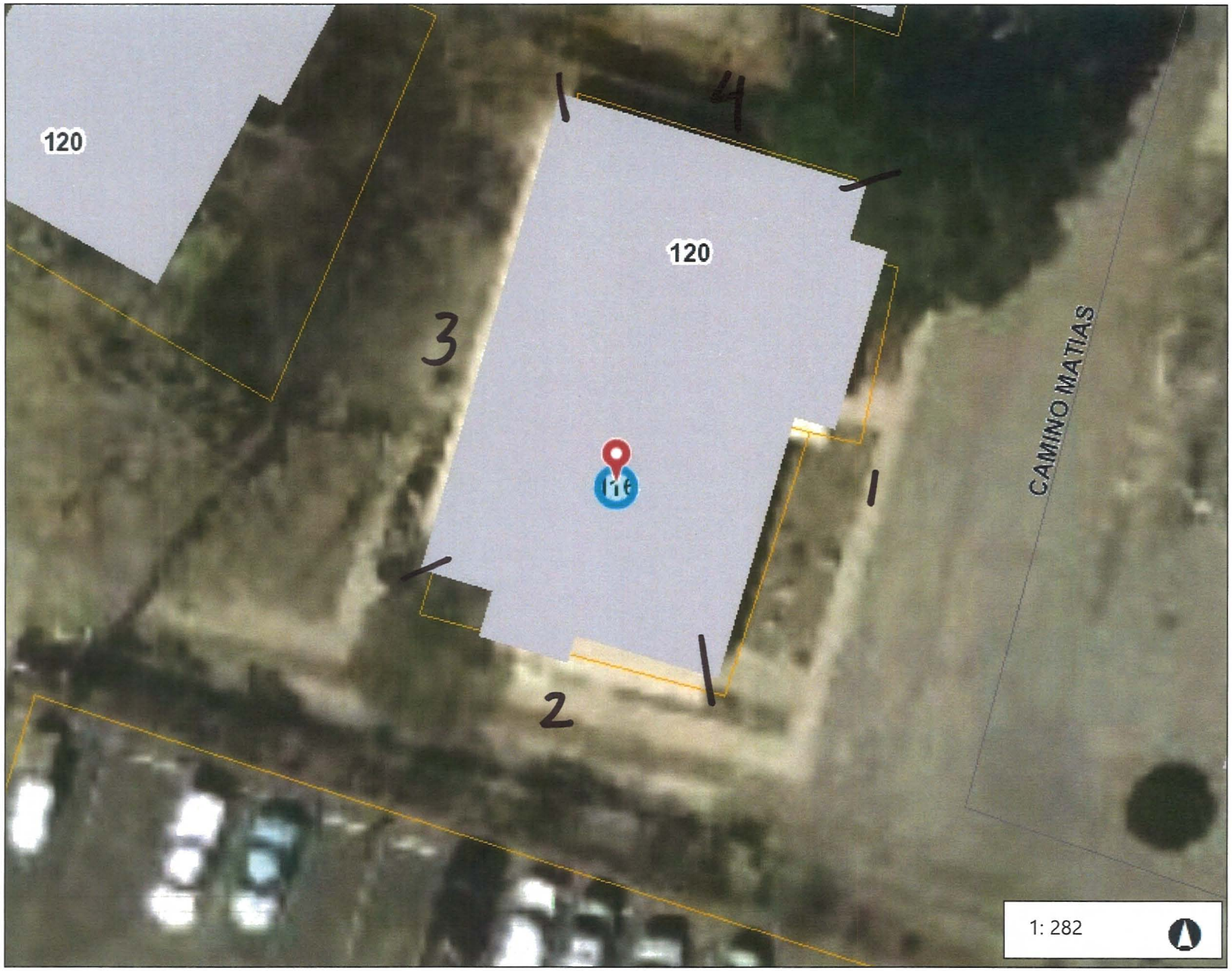
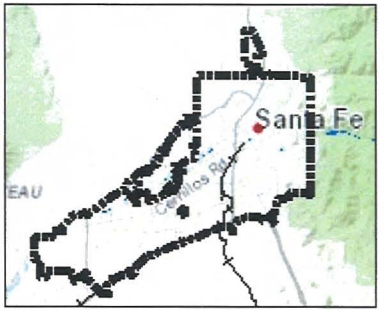
City of Santa Fe
Mapping the City Different

116/120 Camino Matias





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City of Santa Fe, New Mexico

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www.santafenm.gov

Alan Webber, Mayor

Councilors:
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Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

June 7, 2019

Plaza del Monte LLC
8814 Horizon Blvd, Suite 400
Albuquerque, NM 87113

RE: Review of Historic Status for Plaza del Monte

Dear Property Owner,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designations of structures at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias in the Plaza del Monte Subdivision. The designation of a historic status category, including "significant", "contributing", and "non-contributing," is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe website.

Please be advised that the Historic Districts Review Board will review historic status for these structures at their request and that the status review will take place at a public hearing on June 25, 2019, starting at 5:30pm in the City Council Chambers at City Hall. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

Any questions regarding this issue should be directed to the Historic Preservation Division at (505) 955-6605 or (505) 955-6577 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

Lisa Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

14-5.2(C)(2)(d) Notice of Board's Review of Status
(i) Staff shall mail notice, certified main return receipt requested, to the property owner of the subject property no less than fifteen days prior to the board's review of a change in or designation of status.

ITEM # 19-0694

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-19-019
Address – 101, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Agent's Name – Lloyd and Associates
Owner/Applicant's Name – Plaza del Monte

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 25, 2019.

BACKGROUND

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures (hereafter the "Relevant Properties"), which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. The historic status for all 27 structures in Plaza del Monte as of the date of this hearing is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended Historic Status In HRE Report	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019

115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. An extensive case history was provided as an attachment to the March 28, 2018 Plaza Del Monte Historic Resources Evaluation Report, prepared by John W. Murphey, architectural historian (hereafter, "HRE Report"). On March 26, 2019, the HDRB reviewed the status of seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago) and voted to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded its motion from the March 26, 2019, hearing regarding

the assignment of contributing historic status for the seven structures, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

The HRE report was included as an attachment to the staff report for this hearing. At this hearing, Staff presented all structures in Plaza del Monte for which status is not currently assigned for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a

recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious

brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte.

110 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillipe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations.

Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system.

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be *replacement units. It is entered* through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register.

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is *unknown.*

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales

penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte.

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects.

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with

small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway.

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large

picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

FINDINGS OF FACT

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff generally agreed with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but deferred to the Board for individual status assignments, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

3. Under Section 14-5.2(A)(1)(a), the general purpose of City's historic preservation ordinance is to preserve the qualities relating to the history of Santa Fe, and a harmonious outward appearance, s in order to preserve property values and attract tourist and residents alike. These purposes are effectuated through the continued existence and preservation of historical areas and buildings.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
   - Section 14-5.2(D), General Design Standards; and
   - Section 14-5.2(C), Regulation of Significant and *Contributing* Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   - Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Section 14-5.2(C)(2)(a), the Board has the authority to designate status as "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Section 14-12.
7. Under Section 14-12.1, a "contributing" structure is defined as "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under Section 14-12.1, a "noncontributing" structure is defined as "a structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Under Section 14-12.1, "significant" structure is defined as "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

   (A) for its association with events or persons that are important on a local, regional, national or global level; or

   (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
10. Under Section 14-12.1, a "primary façade" is defined as "[o]ne or more principal faces or elevations of a building with features that define the character of the building's architecture."
11. Under Section 14-5.2(C)(2)(b)(i), the Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
12. Under Section 14-5.2(C)(2)(b)(ii), a "change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of 'significant,' 'contributing,' or 'noncontributing.'"
13. On Tuesday June 25, 2019, the Property Owner through their representative, Karl Sommer, provided the City with a letter contesting the Board's proposed adjudication of status of the properties under this case number scheduled for that same day.

14. Under Section 14-5.2(C)(2)(c), the Board may review status designations upon the City's request, provided that Staff must notify the property owner.
15. Pursuant to Section 14-5.2(C)(2)(d), Staff provided notice by mailing a letter dated June 7, 2019, by certified mail return receipt requested, to the property owner and by securely and prominently posting notice posters on June 10, 2019 at the Bishops Lodge entrance and Old Taos Highway entrance, which are visible from a public street.
16. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
17. The Board discussed the fact that the HRE report applied the 50-year-rule as a bright-line rule.
18. In the Staff report, Staff provided guidance about how the "50-year Rule" set forth in the National Historic Preservation Act of 1966 has been interpreted and explained that exceptions to this standard have been applied to sites, structures, and places that are less than fifty years old but which have demonstrated "exceptional importance," independent of age.
19. At the hearing, the Board considered Section 14-1.9(G), which provides that "[w]ords and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to that meaning."
20. The "Summaries of Individual Properties" and the "Historical Summary of Plaza Del Monte" above were originally included in the hearing packet and are incorporated into the findings of fact by reference.
21. Section 14-5.2(K) requires the preservation of a historic compound listed on the City's historic compound register. "Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least fifty percent of the buildings in the compound shall be designated contributing, significant or landmark." Section 14-5.2(K)(2)(a).

FINDINGS AS TO SPECIFIC PROPERTIES

101Camino Santiago:

1. This structure was built over 50 years ago between 1967-68. The footprint has not changed since original build, and the windows appear to have their original opening dimensions. This property is an adaptation of mid-century modern, incorporating Santa Fe style into a more contemporary motion and as such, the property is very unique to Santa Fe. The heavy traditional posts and extension of the portal over the garage set this property as a good example of Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

102 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of the original be Kenneth S. Clark and Phillippe Register design template for Plaza del Monte residences and is a good example of Mid-Century Santa Fe Style, with the combined portal and carport as a

character defining feature of that style. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

103 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of Mid-century Santa Fe Style due to its L-plan, portal, carport, and front door side lights, which are character defining features of that style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Santiago (Units 1-4):

1. This structure, constructed approximately 50 years ago in 1971, has large lot masses on the sides with the portal in the middle, which is representative of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. Further, this property was constructed after a design by significant architect Phillipe Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

106 Camino Santiago

1. This structure, built over 50 years ago in 1965, is characterized in the HRE Report as a great use of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by architects significant Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

109 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is a good example of Mid-Century Modern Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This property is a good example of significant architect Phillipe Register's work. This structure meets the definition of "contributing" set forth in Section 14-12.1.

110/112 Camino Santiago:

1. These structures are greater than 50-years-old: 110 Camino Santiago was constructed circa 1962, and 112 Camino Santiago constructed circa 1966. Additionally, the structures are a good example of Mid-Century Modern Santa Fe Style, having each been designed by significant architects Clark and Register: 110 Camino Santiago having been designed by Kenneth S. Clark and 112 Camino Santiago having been designed by Phillipe Register. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Santiago:

1. The HRE Report recommended designating this structure, constructed over 50 years ago in1965, with contributing status. Additionally, the structure is a good example of Mid-

Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

113/115 Camino Santiago:

1. These properties were constructed very close in time, approximately 50 years ago, and were constructed circa 1970. In all likelihood, these properties were planned in early 1969 and construction begun in 1969. These structures are a good example of Mid-Century Modern Santa Fe Style due to the incorporation of defining characteristics of that style into the architecture, including the flagstone paving leading to the carport, vertical window pattern, and blocked massing on the ends. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

114 Camino Santiago:

1. This structure, constructed circa 1972, is approximately 50 years old. This structure is a good example of Mid-Century Modern Santa Fe Style due to its character-defining characteristics, which include a carport and double posts and flagstone leading to the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

117 Camino Santiago:

1. This structure, constructed between 1966-67, is over 50 years old and has a distinct "modified L" or "boomerang" shape. As such, the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards while exercising a modernist expression. Further, it is associated with Plaza del Monte and is a compelling example of Mid-Century Santa Fe Style due to how the structure conforms to the site and balances with the landscape, as noted above. This structure meets the definition of "contributing" set forth in Section 14-12.1.

118 Camino Santiago:

1. This structure was the most recently built of the Plaza Del Monte properties reviewed in the HRE report, having been built in 1973. While this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register, the structure lacks character-defining features. This structure does not meet the definition of "contributing" set forth in Section 14-12.1.

119 Camino Santiago:

1. This structure, constructed in 1965, is over 50 years old and is a clear expression of Mid-Century Modern Santa Fe Style due to the long, low projecting roofline and south fin wall, which are character defining of that style. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

120 Camino Santiago:

1. This structure, constructed in 1971, is approximately 50 years old, and is a clear expression of Mid-Century Modern Santa Fe Style due to its character-defining elements, which include the carport, outdoor storage rooms, and overall massing. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

121 Camino Santiago:

1. This structure is approximately 50 years old, having been constructed circa 1971. This structure is a good example of Mid-Century Modern Santa Fe Style, utilizing steel casement windows with three divisions, storage cabinets in the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

104 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1965, and is one of the first constructed Plaza Del Monte structures reviewed in the HRE Report. The structure is a good example of Mid-Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Matias:

1. This structure is greater than 50 years old and is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and the presence of some original doors and windows. The structure exemplifies post-WWII construction. This structure, along with 107, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

107 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, large picture windows, and other elements that are also reflected in the neighboring properties at 105 and 109 Camino Matias. These structures exemplify post-WWII construction. This structure, along with 105, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

109 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and casement windows, and the structure exemplifies post-WWII construction. This structure, along with 105, 107 and 111 Camino Matias, anchor

the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Matias:

1. This structure was moved to its current property location in 1966, and as such, was constructed over 50 years ago. This structure is associated with the Alison James School and includes Plaza del Monte-era additions that provide visual association with the planned development. This structure meets the definition of "contributing" set forth in Section 14-12.1.

116/120 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1957. However, this structure has been extensively modified from its original construction, and those disharmonious additions result in a lack of defining characteristics. These structures do not meet the definition of "contributing" set forth in Section 14-12.1.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board directs Historic Preservation Division Staff to prepare and present an evaluation of Plaza del Monte for possible designation as a historic compound under Code Section 14-5.2(K).
2. The Board has the authority to initiate, review, and approve the status designation of the Relevant Properties.
3. The Board designates the following statuses and primary façades for the Relevant Properties:

Address	Historic Status	Primary Façade(s)
101 Camino Santiago	Contributing	South (1)
102 Camino Santiago	Contributing	West (1) & South (2)
103 Camino Santiago	Contributing	South (1)
105 Camino Santiago	Contributing	South (1)
106 Camino Santiago	Contributing	North (2) & East (1)
109 Camino Santiago	Contributing	South (1-5)
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)
111 Camino Santiago	Contributing	South (1)
113/115 Camino Santiago	Contributing	South (1, 2, 3)
114 Camino Santiago	Contributing	North (1) & East (2)
117 Camino Santiago	Contributing	East (1 & 2) and South (7)
118 Camino Santiago	Non-contributing	N/A
119 Camino Santiago	Contributing	East (1) & South (4)
120 Camino Santiago	Contributing	West (1 & 2)
121 Camino Santiago	Contributing	East (1) & South (4)
104 Camino Matias	Contributing	North (1 & 4)
105 Camino Matias	Contributing	North (3)
107 Camino Matias	Contributing	North (3)
109 Camino Matias	Contributing	North (3)
111 Camino Matias	Contributing	West (1) & South (2)
116/120 Camino Matias	Non-contributing	N/A

IT IS SO ORDERED ON THIS 13th DAY OF AUGUST 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

13 August 2019
Date:

FILED:
Yolanda Y. Vigil
City Clerk

8/16/19
Date:

APPROVED AS TO FORM:

for Gabriel A. Smith
Assistant City Attorney

08/14/2019
Date:

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

Ms. Roach presented the Staff Report. She explained that there is no applicant. It was initiated at the request of the Board for these properties. We did get a letter at 5:00 indicating concerns that the City has denied due process and requesting to withdraw the application and stating the applicant has been preparing an application for development. There was no application for status review so there is no application to withdraw. It is the position of the City to proceed.

Chair Rios asked if the owner has to give consent.

Ms. Roach said no. The Board can initiate a status review and the only requirement is that the proper notification be made to the owner and that was done properly. Staff did follow all proper procedures and felt this was important.

Member Katz said it was ingenuous of owners to not have status of buildings before the plan.

Ms. Roach said she would not give the entire report but background and comments on the 50-year rule. And then as the Board considers status, suggested we go property-by-property and discuss and make a motion on each. She wondered about moving public comment earlier- perhaps after she reads the staff report.

Chair Rios suggested that also. Maybe the public will have general comments but could single out specific addresses.

Member Roybal asked where the status recommendations were taken.

Ms. Roach explained how Staff considered each individual property.

Member Roybal pointed out that eight months have passed since their first review.

Ms. Roach said the original application was submitted two years ago and we opened a new case in February.

Member Roybal asked if those recommendations were different.

Ms. Roach said they are.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

	Construction Date(s)	Current Historic Status	Recommended Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam.	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam.	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1]historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd rescission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE2

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas,

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural

design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old, but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. 3

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance).

That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

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[3] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History.*

Ms. Roach read the definitions of contributing and significant structures from the Code before reviewing each address. She consulted with City Attorney, LUD and State Historic Planner. She read from the 50 year rule.

She explained it was an approximate guideline and up to the Board to determine if they were significant enough to be designated Contributing and some are less than 50 years old but there is not a rule that the Board could not designate a 47 year old as Contributing.

Chair Rios said the homes are 47 to 69 years old. What is important in the review is the contribution the Presbyterian Church made to this community and those occupations of retired church individuals were an important group. So it was not only representative of time and place but also its association to the City.

Ms. Roach agreed and noted it was not an important theme by John Murphy.

Member Roybal said his concern was with the rule but also that they do not meet Santa Fe Style criteria.

Ms. Roach replied that we have many examples of buildings that don't meet Santa Fe Style like the Cathedral and Scottish Rite Temple. And whether the Board feels mid-century does fall into that category. It is also on impulse of the ordinance in 1957 to counter the introduction of mid-century and is why we don't have a lot of examples of that style. When Plaza del Monte was approved, the HDRB felt it did comply sufficiently with Santa Fe Style to allow its construction.

Member Roybal said he was just concerned in applying the 50 year rule without consideration of design.

Member Biedscheid wanted to consider them as a compound. The value is that they are part of a conceived compound and wondered what criteria they might use for that.

Ms. Roach referred to Section K of the Code. It has not been utilized frequently. There was an effort in 2005 and 2006 to follow through and a survey took place at that time, but we are having trouble finding if the register of compounds was ever created. She would talk in general terms about the criteria and the innovations of the property for any potential designation. She read that section of the code to identify compounds.

Ms. Roach said this compound would not have been considered at that time since it was not near old enough and the criteria said half of the buildings must be designated as contributing.

Member Biedscheid asked, if the Board designates 50% or more as contributing, whether a separate motion should be made to consider historic compound status.

Member Roybal asked, since we don't have an applicant here, if they have a right to appeal.

Ms. Roach said the owner does have that right.

Member Guida asked if there is anything about what we might call a compound that would exclude it from consideration.

Ms. Roach believed this development would qualify in its plan for development and location of the buildings and they are historically related. A compound is more about spatial relationship and intent. There are four different types mentioned in the code.

Member Katz pointed out that it is all owned by the same person and always has been and the people rent their units. He asked if the lots are separate lots of record.

Ms. Roach said there are separate lots of record, but all are owned by the same individual.

Mr. Gemora said regarding the 50-year mark, that the contributing definition says "is approximately fifty years old and has the design features..." So it doesn't have to be of the style but add to the qualities of that district so other different styles could be added.

Ms. Roach said she actually didn't know for sure that they were separate lots of record and would have to research that.

Member Larson said in moving forward, this has a very important part in the context of our City and environment.

Mr. Smith pointed out in Chapter 14-1.9, under construction, that all expressions shall be considered in the context. Approximately is not defined. In accordance with the General Plan, "approximate" would not have a definite number.

Member Katz looked at "approximate" to cover when you did not know when something was created. There are aerial photos that are dated. He thought it needs to be 50 years, but when you don't know it, is where approximately comes in... except if it has great importance.

Public Hearing

Chair Rios asked for general comments at this point and would later ask for public comment at each one.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She read her testimony statement. She is 85 years old and has lived joyfully in Plaza del Monte for 20 years and in Santa Fe for 50 years. "I've spoken to you many times about the beauty and camaraderie of our Plaza del Monte community, so close to the center of our City. I understand the developers have the financial resources to destroy all of our community completely, probably to put up condos and you have the power to tell them to go away and develop some other town. What do you want in downtown Santa Fe? A cluttered city just like any other old city center. Or a beautiful special area with tall trees and old houses cherished in value by many who long for living in a town like ours? You know what is right and do it and do it as soon as possible. Thanks for listening to us."

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I've spoken here on numerous times and tonight, I ask you to find all of these to be of contributing status and halt the ongoing assault by the developer on this beloved community, by recognizing the historical value of the houses which belongs together as an integrated and unified whole. Please, remember also that this community has for many years provided affordable housing for the people of Santa Fe recently for senior living and now including young families. I ask you to save all of it in its entirety by designating all buildings to have contributing status."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She welcomed the new Board members who were appointed after her last testimony. She said, "I'm very interested because I lived there at Plaza del Monte for 11 years until required by the present owners to leave. The apartment I lived in was declared noncontributing because it was only 49 years old. I'm going to ask that you consider adding all the structures recommended as non-contributing due to age as contributing. They are all almost 50 years old. Philippe Register designed them and the seven on the list Mr. Murphy recommended noncontributing were all because of age - not quite 50 years of age and four as of contemporary design and no reason for 101 Camino Santiago. But Register designed all of them.

"On the five homes that were recommended as part of the Allison James School for teachers and not designed by Register, when it was transitioned from Allison James to Presbyterian retirement - they have features that are quite charming. They are on Camino Matias.

"I was surprised when reading the second amendment to the March 24, 2018 report, on page 4, that because of timing issues he (Murphy) did not have a chance to review the First Presbyterian Church Historic Library or the Menaul School Historic Library.

I don't know if that was important or not or whether he since reviewed it or not.

My basic request is that you accepted those who were recommended noncontributing just because of age because they are approximately fifty years old. And look at what he considered contemporary design because of the significance of this

community and of the architect Register, who did it.

"There is one inaccuracy in the review on the home at 121 Camino Santiago, because he got the bedrooms wrong. Thank you."

Ms. Natasha Torres, Creston Colorado, was sworn. She said, "I lived at 116 Camino Santiago for 6 years. I loved that community and I loved all the architectural and history of the district. I loved the teachers' homes by the same architect. It is not good to break up the whole area."

Mr. John Eddy (previously sworn) was grateful that a decision was made to rescind a previous decision on this property because the due diligence undertaken is now very important. When it first came two years ago, I suggested at the first hearing that it needed to be considered as a whole - of a piece, because this neighborhood was a single concept by Clark and Register. They were very respected architects in Santa Fe. And it was on the wishes of the Presbyterian organization and most unique in Santa Fe. The most salient feature - many other developments came about through a vernacular approach with individuals designing their own home. This was conceived for a specific use for giving people a place to live that was affordable. It has gone through different changes - when mid-Century came along - influences coming in and will become a very accepted part of our conversation. A beautiful example for mid-century is the building across from old St. Vincent hospital. Modest homes that do not shout out we are experts of mid-century modern so the architectural historian might have called out they are not classic mid-century but in the direction Santa Fe was going. You had one up on Camino Santander. This property was built with a big concept in mind and that is most salient to take away in the process.

I think the idea of time and approximately close to 50 years, means you do have wiggle room here. I also think because they developed over time, that continuum has to be recognized as a whole not just houses plopped down. They were placed very deliberately.

The idea of classification as a historic compound is very important and I hope you find that is a classification that can be applied on this property and it will belie the fact that you understand that."

Ms. Linda Payne, 414 Bishops Lodge Road, was sworn. She said, "I look down on Plaza del Monte and, for the last 48 years, have been a neighbor. I remember it in its heyday and hope as you go house-by-house that you will consider it historic. It is a cohesive neighborhood and ties in what Mr. Eddy just said. It is a peaceful community and we are losing a lot of neighborhoods with condos and Air BnB's. New people are coming in and renting and older families leaving. And I hope you consider it a historic property."

Ms. Stefanie Beninato (previously sworn) agreed with much of what has been said and everyone who speaks, talks about it as a community and a unified holistic design to be considered as a whole. I am happy that Member Biedscheid suggested considering it as a whole. And acknowledging the integrated design. I think you could consider it together. And the Presbyterian Church had no intent to divide it up to sell.

It is too bad several were already designated as noncontributing and sad you could not reconsider that. The ones to the north are more modern but this was approved when HDRB was in existence and thought it was an appropriate design to embody the traditional and contemporary and we need to acknowledge it. The approximately 50 year rule is helpful and when part of a whole, we need to preserve the whole and a 47 year old structure would contribute to that whole.

It is also important because it has a strong historic association with the Presbyterian Church, which, in New Mexico, has done a lot of positive things in the community to create a compound where ministers and missionaries could have a place to retire for people who contributed greatly. It is so beautiful on some level.

There were no other speakers from the public regarding this part of the case and the public hearing portion was closed.

Board Discussion

Member Guida asked if the Board could make general comments before going to each unit.

Chair Rios agreed.

Member Guida said Staff made recommendations in two broad categories on those for contributing and a distinction with those on Camino Santiago on the 50 year rule. It is a problematic distinction that classifies later Register designs as contemporary. That doesn't work for me and the later ones are a better interpretation of mid-century style. I'd like to know where the Board members are as an overall opinion. Should Significant be on the table for these, although they are humble structures?

Member Larson thought the beauty of the National Register is that it is up to the experts and we are looking at a master-planned community. We see a lot of highlights and the fact that it is master-planned. I would have to agree that it is the big picture we are looking at. I'm not sure I agree with the recommendations of the historic surveyor.

Member Katz looked at the GIS and it is a single lot that emphasizes that it is of a piece.

Member Biedscheid said her intent was to see this as a historic compound and she thought it was eligible and does contribute to the historic district. The streets were

conceived in the current situation and locations were all planned and still are intact today.

For consistency in making a decision, of the five already applied, should hold to the 50-year rule. We've already gone down that road. And she also disagreed with many of the results of the historic evaluation.

She pointed out that the Code does not address contemporary design and the influence on architects at that time does not affect historic status."

Member Roybal said his concern was with the evaluation of John Murphy. And he did not think the Board should go down each individual structure if it is considered as a compound. He thought the Board should designate it as a full compound.

Ms. Roach explained that the Board is required to designate each status before considering it as a compound. She added that the association with Presbyterians and Register are relevant.

Member Roybal asked if those built in 1973 or 1972 would not qualify.

Ms. Roach said they could, however the Board interprets the 50-year rule. And as Member Biedscheid mentioned, five already have had their status designated. Her intent was to stick with that designation.

Chair Rios asked how many members felt they must stick with the exact 50 years.

Three members raised their hands and three did not. Member Katz, Member Roybal and Member Biedscheid wanted to stick with exactly 50 years.

Member Katz thought all the Board accepted it as a planned community - all of a piece. And as a compound, it protects all structures through the compound designation. And several of them are 2-3 years away from the 50 year mark and we don't have to stretch to make those historic if 50% of them are historic. That would then allow us to proceed with the compound process.

Ms. Roach said regarding compound protections, that there are things to assist. If the compound continued to be owned by a single owner, that the owner would come forward with what the compound plan is for any proposed changes and if divided with multiple owners, the new owners would still have to comply with limits on height, total additions added, similar materials and style of the compound and any blockage of the spatial nature of the compound. So with the protections of the compound status, the Board would not be compelled to make every structure have a contributing status.

Chair Rios noted that if the whole was determined to be a compound, at least 13 would need to be contributing.

Ms. Roach said they would need 14 to be a majority.

Chair Rios observed that obviously harmony would play a huge role but not as strictly for noncontributing.

Ms. Roach, in interpreting Section K, said that there would be similar restrictions as with contributing buildings and limitations on new construction. Spatial relationships and form are considered part of the compound (harmony). So there are standards that would apply to modifications and a little more strict - height regulations, etc.

Member Lotz felt it was a complex issue for him and he might have to abstain.

Member Guida did not want to beat on the 50-year rule but he did not understand why the Board should be so strict about it. We are making an argument about the compound being of a piece - and of design integrity and consistency and challenged by the limitations of contributing. We could go about it with a focus on view. We are also designating façades as primary. Some of them are visible from different angles.

He said the piecemealing at a macro level concerned him. But all are individual structures, to be consistent with the ordinance. They are bringing it philosophically.

Chair Rios agreed on that interpretation because each building relates to one another to create the compound.

Chair Rios thanked those who came out for this case.

Member Larson said- the 50-year rule is so important. At the National Park Service, we are handling it as a specific movement, not restricted to the 50 year rule. Like Member Guida said, we are looking at a master plan very common in that area. With the National Register, there is flexibility in making evaluations and is why it is there. The 50-year rule was created to manage nominations for the National Register when it was coming of age.

Ms. Roach said as she looked at the evaluations and at the time, tended to agree with recommendations. But now, she has shifted. She would present John Murphy's recommendations, but the Board should have the privilege to decide. She said she would participate in the discussion but refrain from a specific recommendation. She also explained that the packet has two façades photographed for each individual property.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and

garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

The recommendation of John Murphy was Noncontributing because of contemporary design. If it is considered to be Contributing, the south façade is recommended as primary.

Board Discussion

Member Guida asked which façade is also shown.

Ms. Roach said it was the north elevation (rear).

Chair Rios asked Ms. Roach is she would agree all of them have had no footprint changes, but some window openings have changed.

Ms. Roach said this is the original footprint. The garage door is recent. She was unclear if windows were original, but it appears they are the original openings.

Public Comment

Ms. Beninato (previously sworn) asked for its age.

Ms. Roach said it was constructed in1968.

Ms. Beninato felt this property is Contributing. The footprint is original. The Board should accept the garage door and should find it Contributing with the south façade as primary. That one is probably typical.

Ms. Roach, commenting on that issue, said if the intent is to consider this as a compound, there are sufficient protections relating to building form and stylistic elements that the Board could deny an application that would substantially change it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 101 Camino Santiago, that it be Contributing with the south façade as primary and in that photo you would not find a mid-century house like it anywhere else but in Santa Fe. It is a wonderful adaptation the way they incorporated it into this home.**

Member Biedscheid added that the portal over the garage is a novel approach and use of timber posts. Member Katz agreed.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a room block-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

Board Discussion

Member Guida said the carport seems very significant. His concern would be on the significant changes to that façade.

Ms. Roach commented on the rule that new construction shall not block. There is sufficient justification to deny contributing with that factor.

Public Comment

Ms. Beninato (previously sworn) said she would like to see it designated Contributing but would want more than one façade designated primary. Garage doors are significant, and the design has setback. All three should be primary. Even though we have the rules about setbacks from primary façades, people come in and cry about getting an exception and get to crowd up on the primary façade.

Mr. John Eddy (previously sworn) asked if in the photo outlined in yellow, it is in a plane with the vigas and lintel above it - there appears to be no setback in that façade.

Ms. Roach thought that was correct.

Mr. Eddy thought that was infill of a substantial portal.

Chair Rios asked Ms. Roach to identify the elevations.

Ms. Roach said the front façade is facing northeast. The building faces Camino Matias and the rear faces east.

Chair Rios wanted to make sure.

Ms. Natasha Torres (previously sworn) said the layout shows it clearly.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 102 Camino Santiago, to designate the structure as Contributing with west and south façades as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet;

the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the room block bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

Public Comment

Ms. Beninato (previously sworn) said she was happy this is recommended as Contributing with the south façade as primary. She suggested the Board might consider the vigas side also. It does contribute to that house and has more Santa Fe character and the beginning prototype.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-019, at 103 Camino Santiago, to designate the structure Contributing with the south elevation as primary.

Chair Rios asked mover to be specific why it should be Contributing.

Member Katz said it follows the Staff recommendation and follows the L-shaped form that is characteristic.

Member Larson asked for a friendly amendment to add that side elevation as primary.

Member Katz declined.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-

dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting room blocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

Board Discussion

Member Guida pointed out that both photos are of the south façade.

Ms. Roach agreed. She said page 143 shows the HCPI photos. Photo 2 shows south and east. And also the north in Photo #1.

Member Katz noted it is a very interesting Santa Fe style with large block masses. It is classic Santa Fe style. He thought it was sufficiently Santa Fe style that he would want to make it Contributing, but it is not an exceptional building that we could make 47 years be 50 years. He recommended noncontributing due to its age.

Member Roybal agreed with Member Katz.

Member Guida countered that the Board is also making the point about the association with the architect. And it is the work of a significant architect. He recommended Contributing by association.

Member Flynn agreed with Member Guida that it is the work of a significant architect for an exception.

Public Comment

Mr. Eddy (previously sworn) asked if we could see the picture of the other façade.

He respectfully disagreed with Member Katz. This building makes a very strong impact on the streetscape. It really does exemplify what the architect is doing here with his design.

Ms. Roach showed the other façades.

Ms. Beninato (previously sworn) thanked the Staff for correcting that it is 48 years old. She understood the consistency with 50 years actual because the owner is likely to appeal.

This clearly embodies the Santa Fe style in vernacular design. It mimics one that was done by John Gaw Meem and she felt it was appropriate for it to be Contributing.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Flynn in Case #H-19-019 at 105 Camino Santiago, to designate the structure as Contributing with south façade primary because of association with Register and the quality of expression here that is clearly of Santa Fe Style.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Lotz and Member Flynn voting in favor and Member Katz, Member Biedscheid and Member Roybal voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped

casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

Ms. Roach added that the reasons for Contributing are in the report and the Board can just refer to those, if desired.

Board Discussion

Member Katz agreed with the Staff recommendation, "but looking at the photos, to have the historian say some are contemporary style and then say this is real Santa Fe style makes my head spin."

Member Larson described this as a modernist building and not contemporary. Contemporary is not even a relevant term.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 106 Camino Santiago, to designate the property as Contributing with north and east façades as primary for reasons stated in the Staff report.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The

house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) thought the south façades should be primary. In the bottom photo, Staff referred to it as a viga roof.

Ms. Roach said it is a viga canopy.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach said there are multiple façades on the south and wanted to verify.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-019 at 109 Camino Santiago, to give the structure a Contributing status with south facing façades 1, 2, 3, 4, and 5 as primary.

He did not agree with John Murphy recommendations and saw this as one of the best examples of his work.

Member Larson added that the original features are still featured such as carport and that adds to the reasons why it is contributing.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

110/112 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

Ms. Roach showed additional photos.

Board Discussion

Member Katz said, in looking at the two façades, the top was classic standard, but the bottom seems totally Santa Fe style.

Member Larson didn't see integrity but contemporary on the north façade, so she agreed with Mr. Murphy.

Public Comment

Mr. Eddy (previously sworn) thanked staff for the other photos. He agreed with

Member Larson that the north façade degrades the house. But all the others show interesting character strengthening a Contributing status. And the portal work is important. He would consider that Contributing, excluding the north elevation.

Mr. Ken Rawie, 112 Camino Matias, was sworn. He pointed out that most of the pictures are of 110 and not 112. There was no picture of 112 Camino Santiago - north and south. The bottom photo shows the background of the carport. The resident there moved out just recently.

Ms. Roach said 110 and 112 are joined physically, so there is only one status for both.

Chair Rios understood, but as Mr. Eddy pointed out, if it is made Contributing, The Board could identify non-historic façades.

Ms. Roach agreed - or designate primary excluding nonhistoric portions.

Member Biedscheid did not believe there were any nonhistoric portions.

Ms. Roach agreed but asked the Board to consider 110 and 112 as one structure though from two different architects and thinking about harmony that they would work.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 110/112 Camino Santiago, to designate 110/112 as Contributing because it has the original footprint and the alterations are historic, because it is associated with Register and recommended that the south and west façades be designated as primary.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is marked by a long portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised

wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

Member Guida saw that this is virtually the same as 103.

Ms. Roach agreed.

Public Comment

Mr. Eddy (previously sworn) pointed out the sidelights on the entry door. He would like to see it contributing because that angled element contributes greatly to the whole development.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 111 Camino Santiago, to assign Contributing status for reasons in the Staff report and designating the south façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two room block-like volumes penetrated by horizontally oriented

aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Board Discussion

Member Larson disagreed with historian evaluation. She believed it is contributing for mid-century modern and, in comments, the flagstone is very characteristic.

Ms. Roach noted in looking at it and previous action on 110/112 - that 113 and 115 are actually joined, as well. Each footprint is quite distinct. Jointed by a party wall. So you might assign status to the structure as a whole.

Member Guida said, at 115, he would argue in favor of considering duplexes as one.

Ms. Roach said the description of 115 is almost identical and the rec was the same - slightly under 50 years as the primary reason for noncontributing status. Otherwise is almost identical.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure

due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Member Biedscheid asked if they were constructed together.

Ms. Roach thought so.

Public Comment (on 115)

Mr. Eddy (previously sworn) considered 113 and 115 as one structure. He was pleased with term "party wall" which is really applicable here and he would like to see them considered as one.

Ms. Pryor (previously sworn) said, in looking at the construction date on the report, that "c" means around or circa. On the second amendment by Murphy, it looks like, and he states there that 113 is c 1970 and doesn't appear on the 1969 aerial. So he thought it was built in 1970 because it did not show up on the aerial, but it is pretty close.

Ms. Roach showed added photos - first of 113.

Mr. Eddy pointed out on the east elevation, that it showed a vertical fenestration on the windows which was a prominent element in the big Casa Grande that was demolished. That was a classic element in that building and replicated here.

Member Guida commented this as very interesting, with buildings very close and massing for four units with a slight variation.

Member Katz thought this was approximately 50 years old.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 113/115 Camino Santiago, to designate them Contributing with south facing façades as primary.**

VOTE: **The motion passed by majority (4-2) voice vote with Members Katz, Guida, Larson, and Lotz voting in favor, and Members Biedscheid**

and Roybal voting against.

Ms. Roach asked for reasons to be included.

Member Guida said it is approximately 50 years old and represents mid-century Santa Fe style and is the work of Clark and Register.

Member Larson added that it exhibits character-defining features of the flagstone paving to the carport and the vertical divided windows.

Ms. Roach added that it has block massing on both sides.

Member Katz added that the aerial photograph was from February 1969, so it was probably being built in 1969.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson said, although under the 50-year rule, we see the same elements repeated and the picture window, which is one example of mid-century modern and she would recommend contributing.

Public Comment

Mr. Eddy (previously sworn) pointed out an element that recurs in these buildings and Register's work. It is the use of double and triple posts under corbels and he assumed it was Mr. Register's innovation that probably was controversial.

He added, "When my father did a remodel of our house on Camino del Monte Sol, he did that too. So it really stuck as an innovation and adds to our vernacular style over time."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach showed photos of the north, street-facing and east side containing the portal feature.

Member Larson appreciated Mr. Eddy pointing that out.

Action of the Board

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 114 Camino Santiago, to designate the structure as Contributing because of mid-century modern exhibited through picture window and carport and designate north and east as primary.

Discussion on the Motion

Ms. Roach said the south elevation contains the picture window and the east.

Mr. Rawie clarified, as the next-door neighbor, that the north façade is on Camino Santiago and the east façade is facing Camino Matias. So the bottom photo with picture window is on the east side and the top picture is the north side.

Member Roybal commented that we are really pushing the 50-year rule on this house.

Member Biedscheid thought the Board should have justification for the age.

Member Larson argued that this exception is in character-defining features such as picture window, car port and double posts.

VOTE: The motion resulted in a tie vote with Member Larson, Member Guida, and Member Lotz voting in favor and with Member Roybal,

Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

Ms. Roach said this building has an interesting modified L plan on an angle, not 90 degrees.

Public Comment

Mr. Eddy (previously sworn) said it is not truly an L-shape but a deliberate statement of the architect whether to the landscape or the way it fits but makes for an interesting house. The viga canopy in the lower photo contributes to the neighborhood architecturally.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach believed the lower photo was the rear elevation and the upper was of the east façades #1 and #2. The recommendation for primary is 1 and 2 on the east. The south is 7, if the Board wants more carport.

Member Guida thanked Mr. Eddy for pointing out the modified L. While it is not the most beautiful or compelling design, it is interesting to look at the development as kind of laboratory. As a consequence, we have a span of how the architect figured it out and particularly one who is exploring what is possible with the limitations in Santa Fe. So a really compelling example of Santa Fe style. Not the prettiest but important.

Member Larson said the new windows diminish the character. But thanks to Mr. Eddy for pointing out the boomerang shape. In the aerial view you can see it is quite specific and balancing with the landscape. That would necessitate Contributing status.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 117 Camino Santiago, to designate the structure as Contributing with the east façade as primary for the reasons in the Staff Report, that it is a significant expression of mid-century design and that it contributes to the plaza complex.**

Member Biedscheid requested the south façade to be primary to capture the carport (#7). Member Guida accepted the amendment as friendly.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian,

due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson asked if it is a planter in the bottom photo.

Ms. Roach believed so.

Member Larson thought since it is a last completion, it is an evolution and she had not seen a planter. That planter does harmonize with the landscape.

Member Katz did not think it is of exceptional importance. It should be part of the compound, but he did not see it as very special. It fits in but is not the Guggenheim Museum.

Mr. Gemora believed they had planters on Camino Matias.

Public Comments

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 118 Camino Santiago, to designate the structure Non-Contributing.**

VOTE: **The motion resulted in a tie vote with Member Roybal, Member Katz and Member Biedscheid voting in favor and Member Lotz, Member Larson and Member Guida voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote to designate 118 Camino Santiago as Non-contributing.**

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The

south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Chair Rios noted this one is 54 years old.

Member Guida said this is an exceptional one in the community and echoed what we say with 109 in plan. And in particular, it is an expression of long and low with carport and it projects across the front of the house.

Member Larson pointed out that they used a lower wall along the front to shelter the entryway and that is characteristic of mid-century and also a shelter. So it is part of Santa Fe style and mid-century modern.

Public Comment

Mr. Eddy (previously sworn) mentioned for the record in previous testimony that the Presbyterian organization, in planning these structures for residents, gave input on what they wanted to see in the house. So it was a contributing element at the patio wall and might have been the case here.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 119 Camino Santiago, to designate it Contributing with east (#1) and south (#4) as primary elevations. It is more than 50 years old and represents a clear expression of mid-century modern architecture.**

Member Biedscheid added that the east façade has a low projecting viga element.

Member Larson said the wall in front of the entry is part of the façade and significant in design.

Member Guida accepted both statements as friendly.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

Chair Rios considered it nonconforming and noncontributing.

Member Guida highlighted the carport and outdoor storage rooms as period-defining elements.

Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-019 at 120 Camino Santiago, to designate the property Non-contributing, based on its age.**

VOTE: **The motion failed (3-4) with Members Larson, Guida, Biedscheid and Chair Rios voting no.**

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 120 Camno Santiago, to designate the property as Contributing because it presents a clear expression of mid-century modern style with carport, storage rooms and overall massing and is approximately 50 years of age, and designating the west facing façades #1 and #2 as primary.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Member Roybal was concerned with this recommendation. We are really pushing the 50-year rule.

Member Larson noted the casement windows with three divisions are really unique and she has only seen them twice - just to take note of that.

Public Comment

Ms. Pryor (previously sworn) said this house is not one big room. It has an extra room that might be a library, a den or a music room.

Ms. Roach showed the south elevation and the low angled pitched roof, and the west elevation.

Mr. Eddy (previously sworn) pointed out the storage cabinets within the car port we've seen before.

Member Larson noted the south elevation with the portal is a theme repeated throughout town and is an interesting feature to take into account.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 121 Camino Santiago, to designate the property Non-contributing because of its age.

VOTE: The motion failed (3-4) with Members Larson, Guida, Lotz and Chair Rios voting no.

Chair Rios asked for another motion.

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 121 Camino Santiago, for Contributing status with east (#1) and south (#4) façades as primary. This is an exception to the 50 - year rule because of exceptional design as mid-century, use of casement windows, and storage features reflecting the era and its association Register.

VOTE: The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) said, although it appears unremarkable, it is very important that it represents the original template from which the others grew.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach corrected that the front façade may be misrepresented. It is #1, for the front and façades on Camino Matias (Northwest). It is shown correctly on page 32 of the packet.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 104 Camino Matias, to designate the property Contributing for reasons stated in the report and with façade #1 as primary.**

Member Biedscheid asked for #4 to also be primary as unique to the property. Member Katz accepted #4 as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

Member Guida said this one and the next few properties are all associated with the school. He asked if that was correct.

Ms. Roach explained that 105, 107 and 109 Camino Matias are associated with the Allison James School, but 111 was moved to this site prior to 1960 and is not part of the same construction episode.

116 and 120 Camino Santiago were also associate with the school but later in 1957.

Member Katz considered this property a tough one. They have a similar history with the Presbyterian school and were incorporated. It maybe is not the same style but shows the history.

Member Larson appreciated seeing this in the neighborhood that showed the immediate style - much simpler and vernacular from the others. But she was not seeing character-defining elements here. So she recommended Non-contributing status.

Member Biedscheid observed there is a mix of original windows. It is an anchor for the compound around green space. And associated with the Presbyterian Church to provide living facilities and she thought it should be Contributing.

Member Guida said one strong argument is the stature of the architect and quality of design on Camino Santiago. On declining blocks and post war architecture. Its connection with Santa Fe Style is pretty weak and they don't read as connected with the rest of the development. It doesn't have all the points to make.

Public Comment

Ms. Pryor (previously sworn) said, according to her notes, they were all associated with Allison James teachers. She asked that the Board consider that association. It is what these houses represent. When they were here, those other houses were not built and their front porch was on the north-facing side, not the street-facing side.

Mr. Eddy (previously sworn) had to agree with all that has been said. They are conflicting but the points of view are valid, and the historicity is what is important. They are associated with Allison James School and what detracts are the alterations. The footprint and pitched roofs are important. It is the pitched roofs here that are important and derivative of the pitched roof of the Allison James School. So he recommended Contributing with their historicity and association with the school and he stated for the record that these other photos show a lot more character to be explored.

The Presbyterian organization was important for Santa Fe and throughout northern New Mexico which has a very detailed history in Chimayo.

Ms. Carol Rawie was sworn and mentioned "As you can see from the map. the façades on the green area is what you see when you walk around from Bishop's Lodge Road and what most people see, which is different than along the alley in the back."

Chair Rios did not think those were meant to have Santa Fe style.

Member Larson agreed. "After seeing more images, I agree that this style - they were just trying to do it as part of the school."

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 105 Camino Matias, to designate it as Contributing, based on age of the structure and the defining character of concrete sills, pitched roofs, windows and orientation as reference points to streets and spaces and with the north façade as primary.**

Member Katz added that it clearly is not Santa Fe style but an important historic style for this area and the history of it.

Member Biedscheid mentioned association with Allison James School.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 107 Camino Matias, to designate it Contributing. based on its association with Allison James School, pitched roof, concrete sills and large picture window similar to 105 and 109 Camino Matias, with the north façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

Mr. Eddy (previously sworn) suggested Contributing except for the addition on the south elevation.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Larson moved to designate the property as Contributing due to age of building, association with Allison James School and primary be the #4 - north front of the building, and on the south - 1 and 2.**

The motion died for lack of a second.

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 109 Camino Matias, to designate the structure as Contributing, based on age, character of pitched roof, sills, association with Allison James and with the north façade as primary.**

Member Larson added the casement windows as character-defining.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Member Larson commented that moved structures are always tricky with many different angles. I am not sure where I stand. It exhibits characteristics that are interesting but not sure it needs to be contributing. I'd like to hear from others on it.

Public Comment

Mr. Eddy (previously sworn) said what is interesting is that the portals were added after it was moved here. He asked if this was the first iteration of double posts. He wondered if it was before Register got his license.

He pointed out that the roof line is classic northern New Mexico style. The other thing is the little storage cabinets under the portal. Could it be Philippe Register before he got his license.

Ms. Roach said they are post-1966 so he had his license then.

Mr. Eddy (previously sworn) felt they were interesting details there.

Ms. Pryor (previously sworn) stated that this was the Principal's house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 111 Camino Matias, to make it Contributing with the west elevation and south as primary (front entire portal).**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Board Discussion

Member Larson would be interested in knowing the further association with the school. It is in harmony with 1950s.

Member Katz felt it was modified too much in 1980's to qualify for contributing.

Member Roybal agreed with Member Katz. The whole house seems out of character.

Public Comment

Ms. Pryor (previously sworn) said this was teacher housing and on the east side, there is a notice above the door that it was Auburn Cottage even though divided into two apartments.

Mr. Rawie clarified that it is two bedrooms, not three.

Mr. Eddy (previously sworn) was sorry we are at the end of this because it has been very enjoyable. He would encourage nonconforming or noncontributing because it does not have double posts.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-2019-19 at 116/120 Camino Matias to designate the property as Noncontributing due to 1980's modifications.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor, and Member Larson voting against.**

Consideration of Compound Status:

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias, to direct Staff to prepare an evaluation concerning compound status.**

Ms. Roach proposed a subcommittee of the Board should create the recommendation.

Chair Rios said no to a subcommittee.

Member Guida asked if it would come back as a case.

Ms. Roach believed it could.

Member Katz asked if it would be a recommendation to the Governing Body.

Ms. Roach said Staff could bring back an evaluation as Case #H-2019-19B.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

H. MATTERS FROM THE BOARD

Chair Rios thanked everyone for staying through this long meeting.

I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:16 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

PLAZA DEL MONTE

Santa Fe, New Mexico

Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
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Consultant: John W. Murphey
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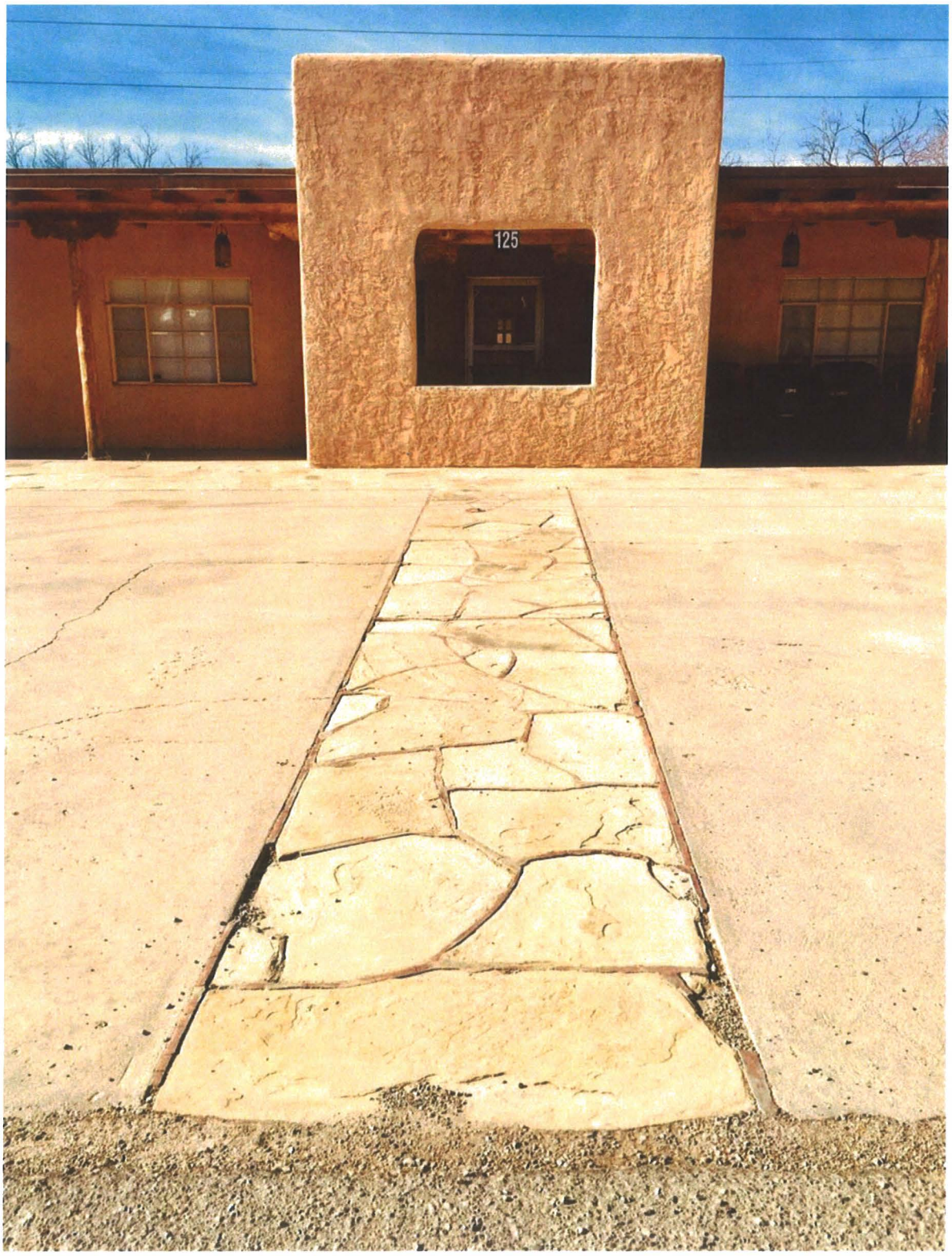
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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

Table of Contents

I. PROJECT DESCRIPTION 1

II. PROJECT AREA 2

III. RESEARCH METHODS 4

IV. FIELD METHODS 4

V. HISTORICAL OVERVIEW 5

VI. DESCRIPTION OF RESOURCES 16

VII. RESOURCE EVALUATION 17

VIII. TABLE OF SURVEYED RESOURCES 19

IX. BIBLIOGRAPHY 22

X. MAPS AND AERIAL PHOTOGRAPHS 23

XI. HISTORIC CULTURAL PROPERTIES INVENTORY FORMS 30

I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

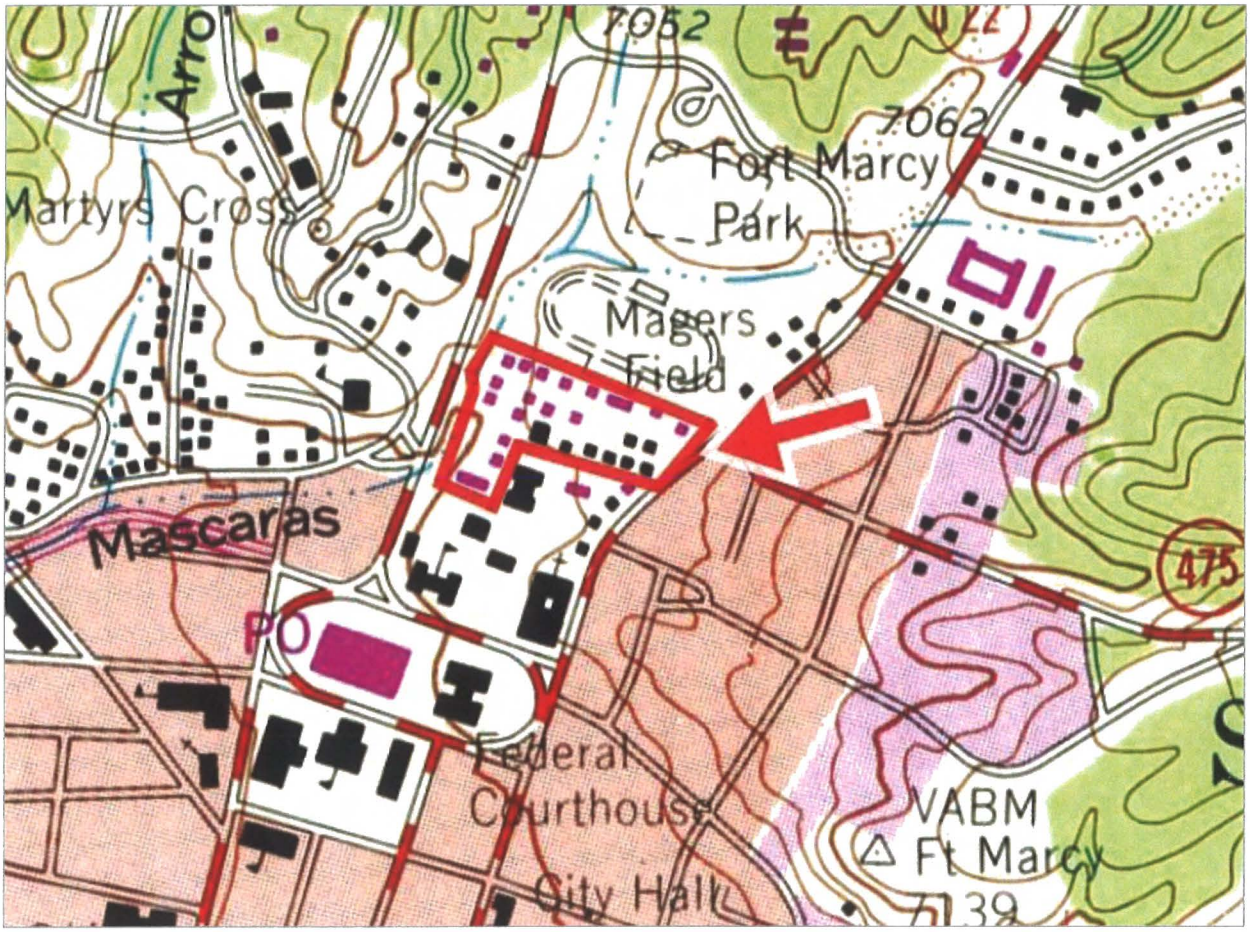

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

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[2] *Santa Fe New Mexican*, August 31, 1961, 27.
[3] Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).
[4] *Santa Fe New Mexican*, September 4, 1960, 12.
[5] Ibid., October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the $750,000 development.[6]

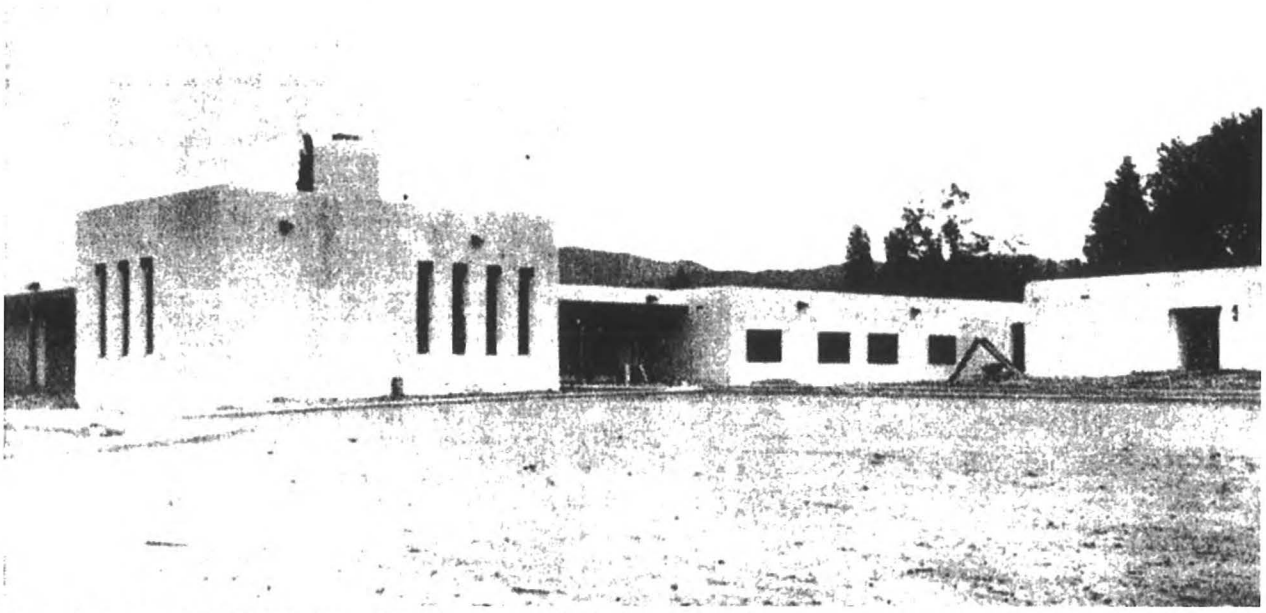

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.[7] This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

[6] Ibid., September 28, 1961, 51.
[7] Ibid., August 31, 1961, 27.



Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

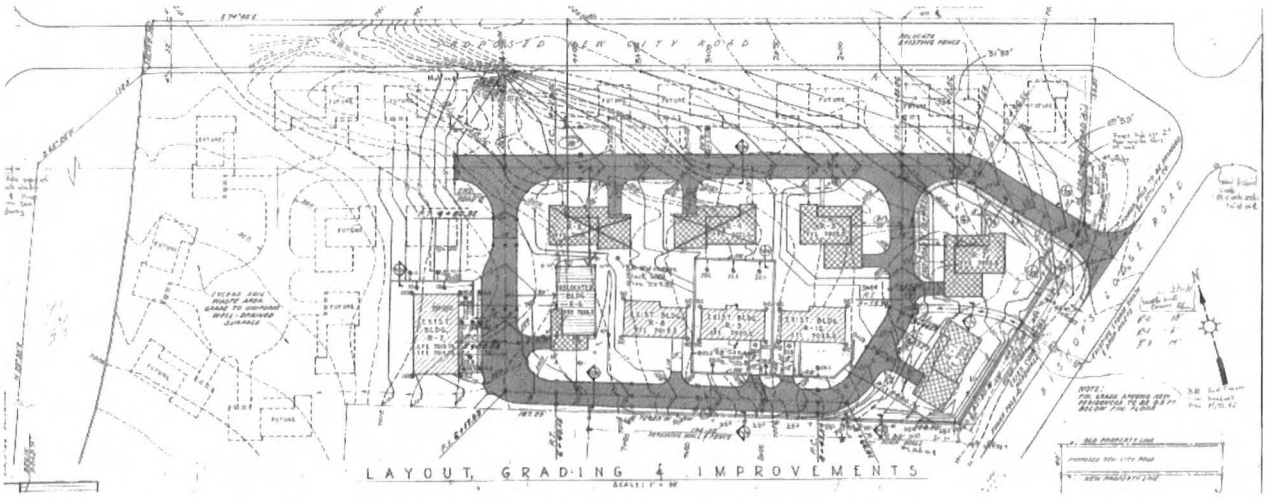

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

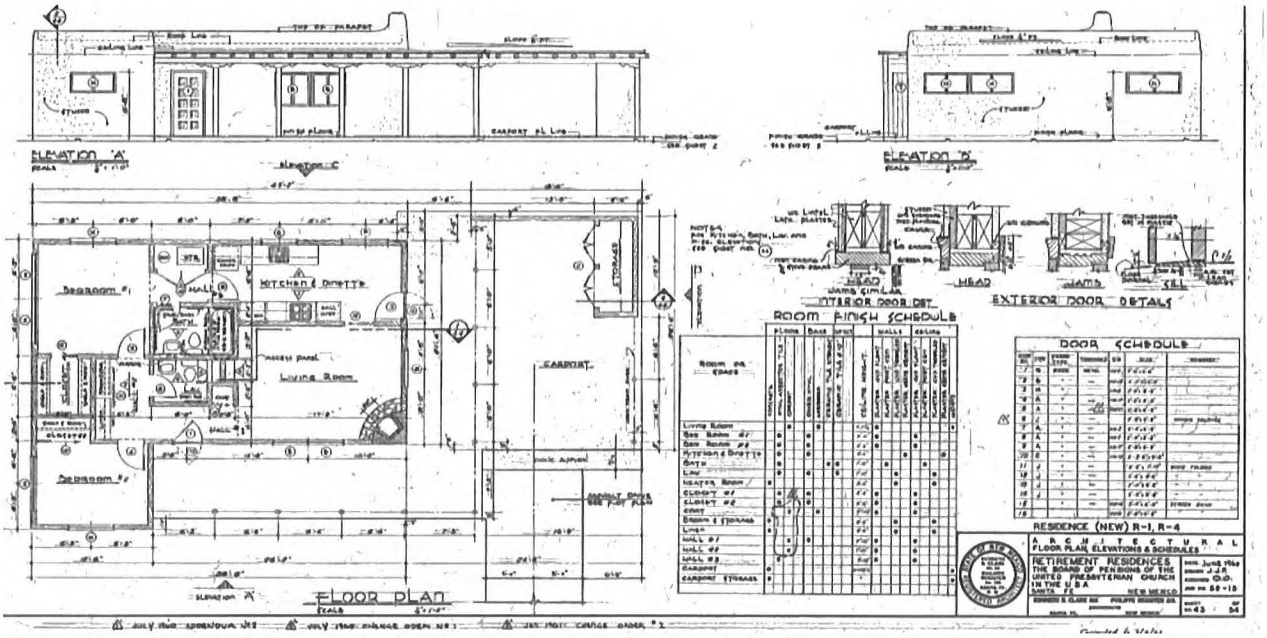

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.



Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-poplar horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.



Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.

Soon the architect began to insert more radical elements to the retirement units. Register experimented with angular composition, in which side walls were divided into several splayed planes (109, 117, 119, 124 Camino Santiago) (Figure 9). This may have been influenced by his work at the College of Santa Fe, and fit within the experiments of younger architects such as Ted Luna.

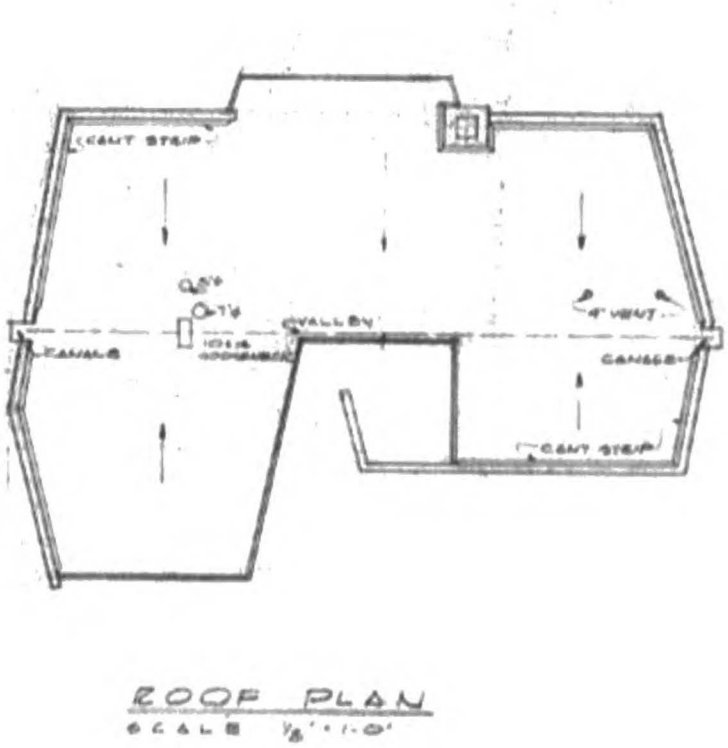

Figure 9: Roof plan for 109 Camino Santiago, 1963.

The design of each unit, however, was totally driven by economy. While not particularly well-suited for the climate, carports were employed as an economical method to shelter automobiles. Prominent carports emerged as almost a design motif in the drawings produced in Register's shop. Framed by either vigas or square beams, the structures were often placed in front of the dwelling, sometimes marring the balance of composition (109, 120, 121, 122 Camino Santiago and 111 Camino Matias) (Figure 10). The use of carports further ushered the houses into the contemporary context.



Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodwork included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.[8] Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.



Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

[8] Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.



Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.[9]

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.[10] Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

[9] Ibid., October 29, 1972, C-3.
[10] Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at $1.5 million. Fear of its sale led residents to leave.[11] Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.[12]

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

[11] Ibid., January 3, 1988, 9; March 23, 1988, 3.
[12] Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillipe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
1 3	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
125 R-21	c.1970	Register, Ross & Burnet 1969	No Status	Non Contributing	1971 John M. Currie, Violet Sherratt, Merrrill Henry, Warren Blodgett
126 R-24	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
126 Garage	c.1968/ 1977	Unknown		Non Contributing	N/A
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	Non Contributing	Contributing	1966 Frederick Dawson
105 R-10	1950	Unknown	Contributing	Non Contributing	N/A Pre-existing Building

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
107 R-9	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
109 R-8	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
111 R-6	Pre-1960, moved to site	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	Non Contributing	Non Contributing	N/A Pre-existing Building

** The date of construction is derived from a number of sources, including original drawings, aerial photographs, USGS quadrangle maps, city directory entries and newspaper accounts. The identified construction date is considered for more accurate than dates provided by the Santa Fe County Assessor records, which are often inaccurate.*

IX. Bibliography

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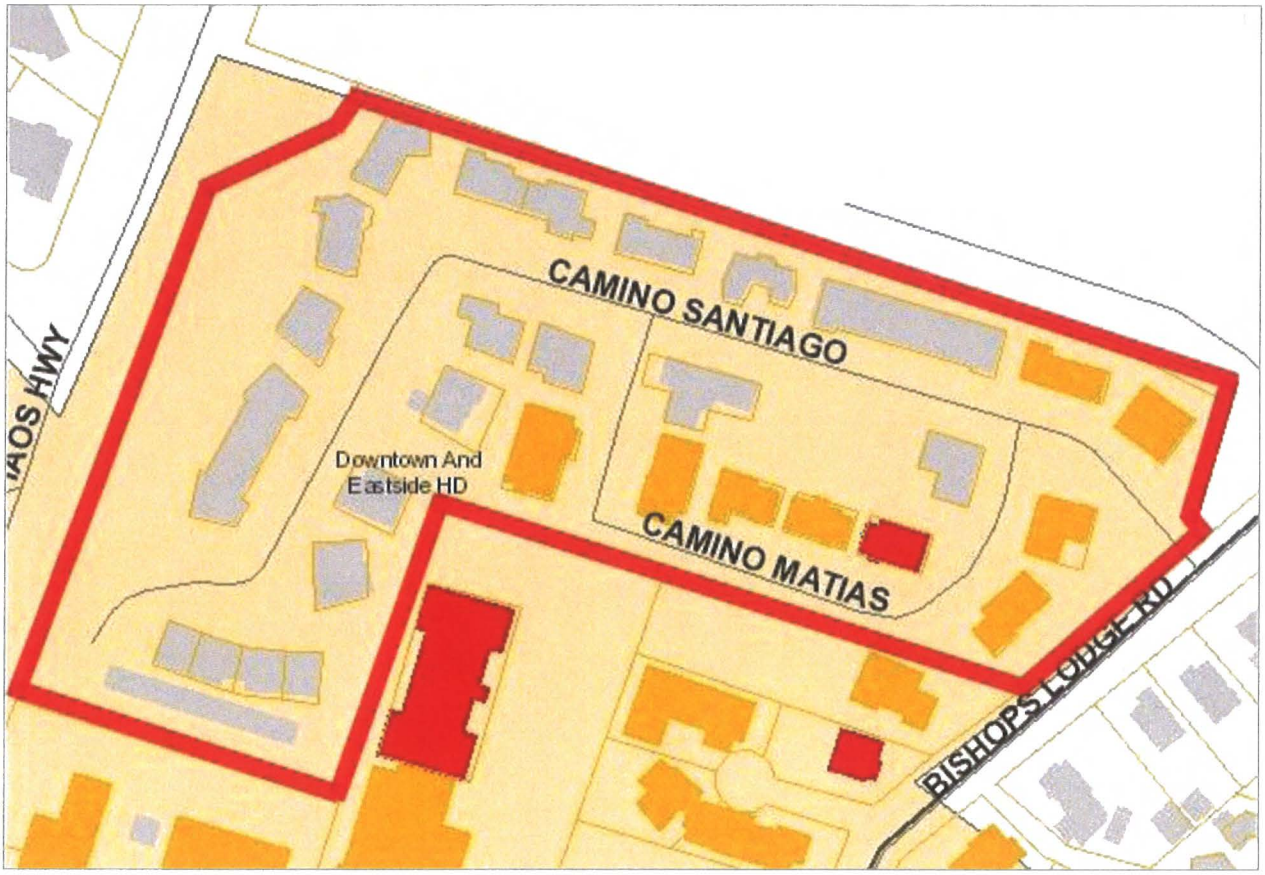
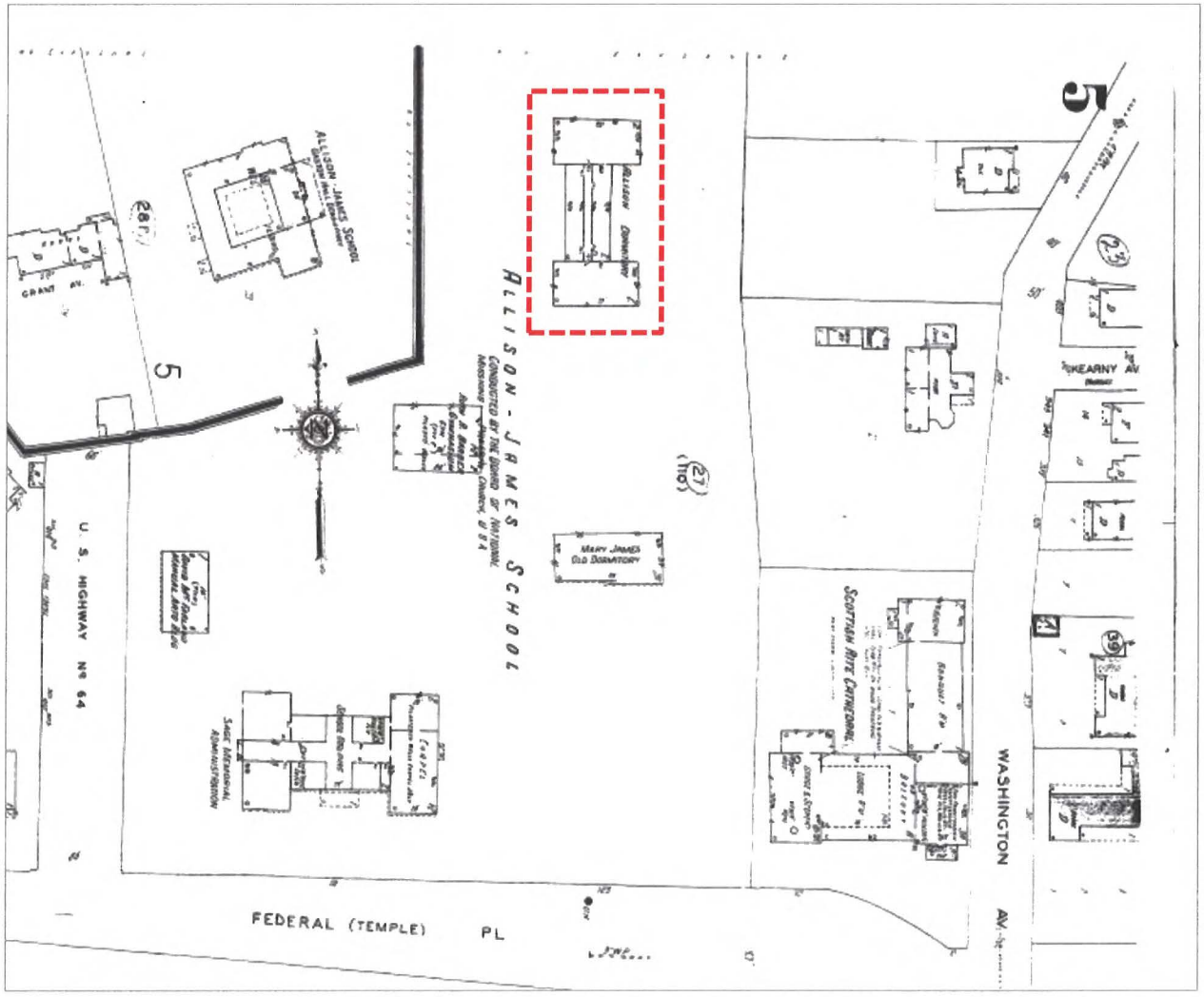
X. Maps and Aerial Photographs



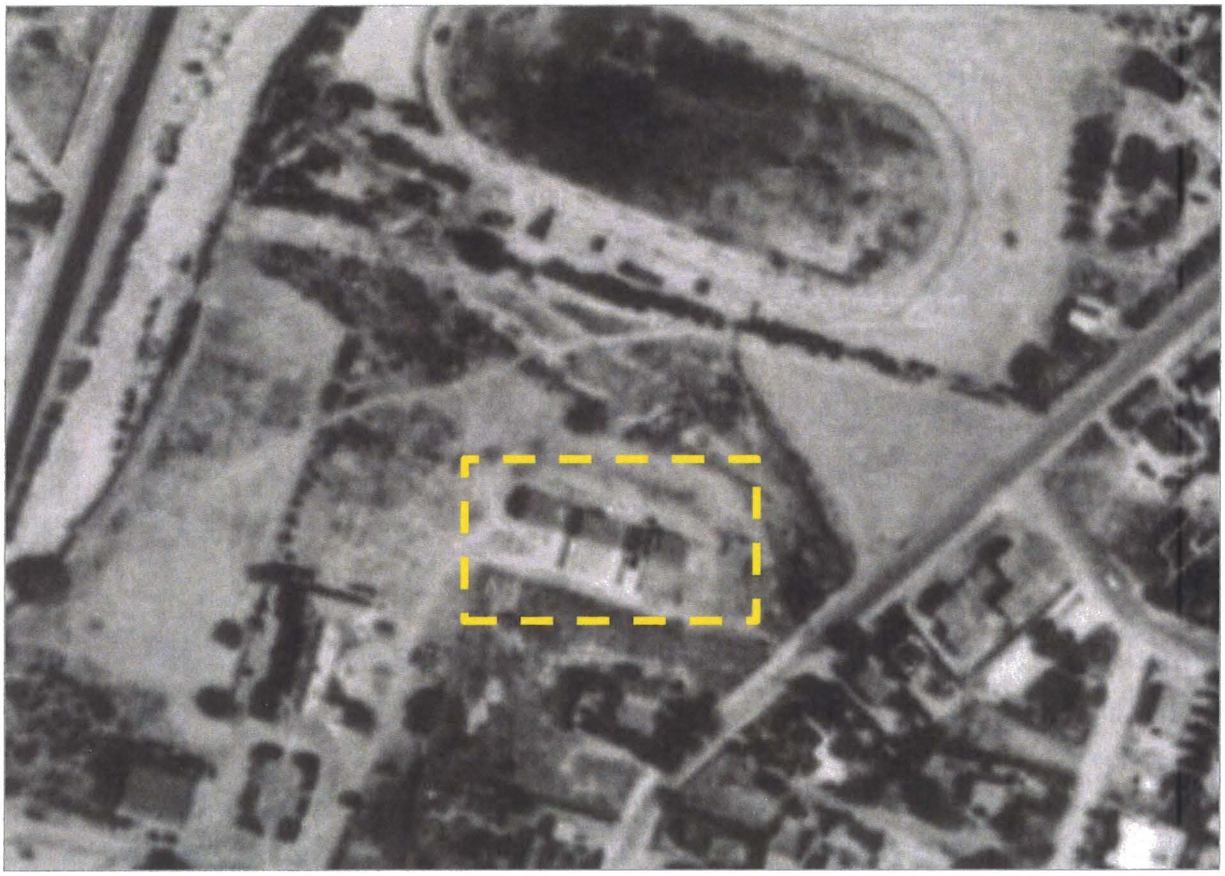
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



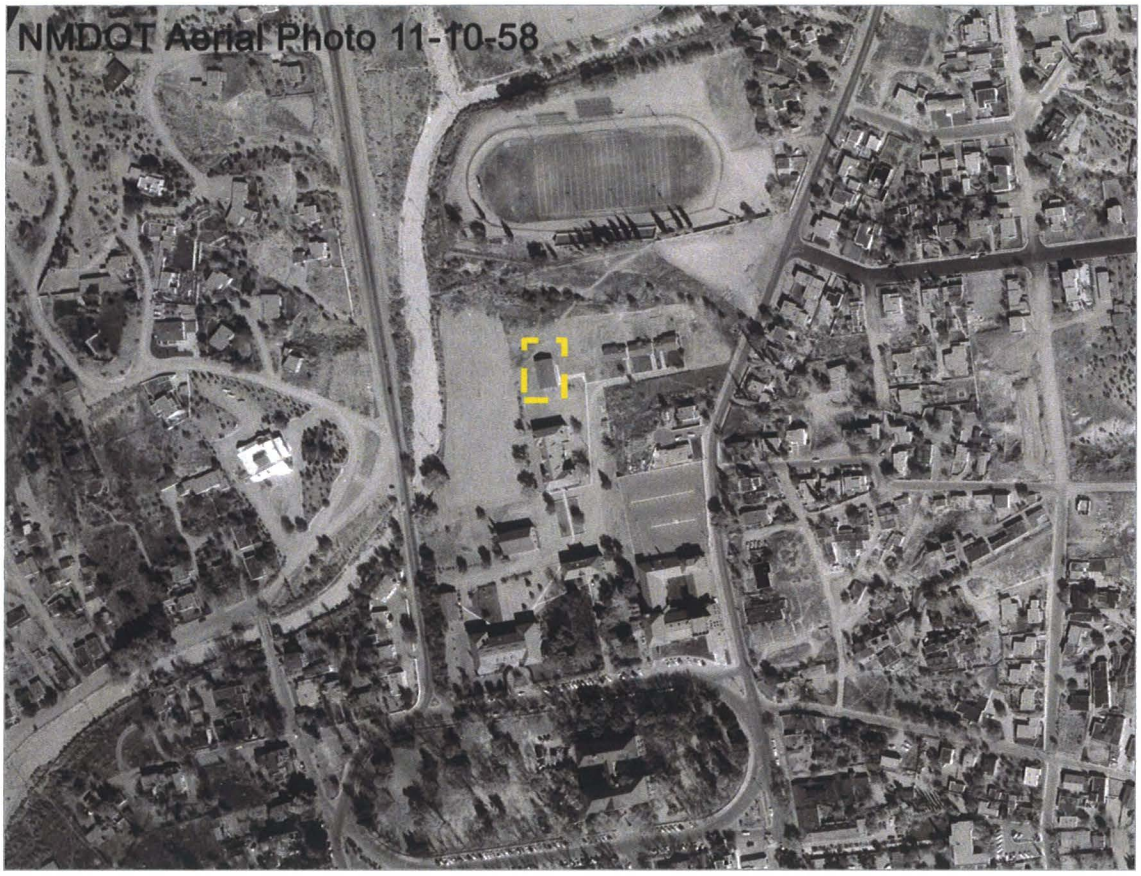
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
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BY:_____

Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

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[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	c.1967-68	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	Before 1966	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	1971	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	Before 1966	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.1962 112: c.1968	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	Before 1966	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	c.1972	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	c.1970	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	1966-67	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	c. 1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-Jomes Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	Pre-1960, moved to site	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	Pre-1957, with c.1984 additions	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs

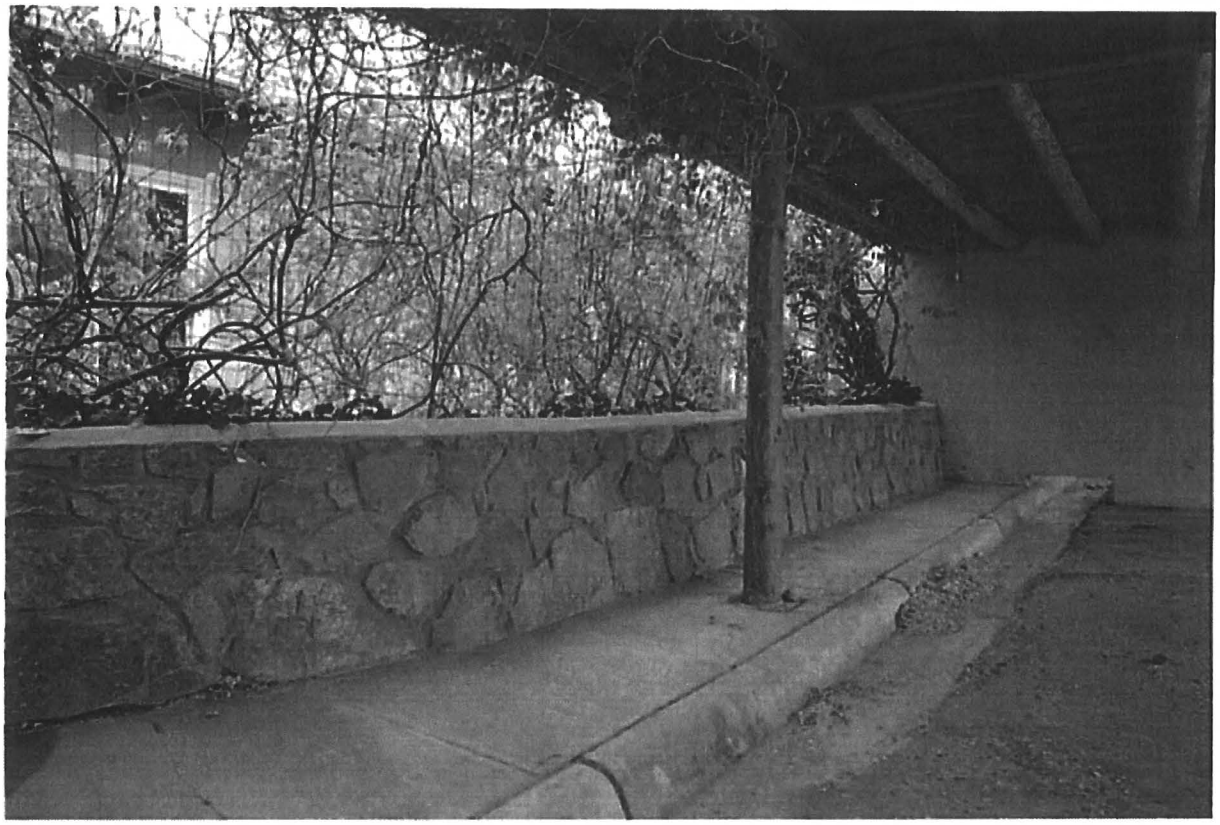


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.

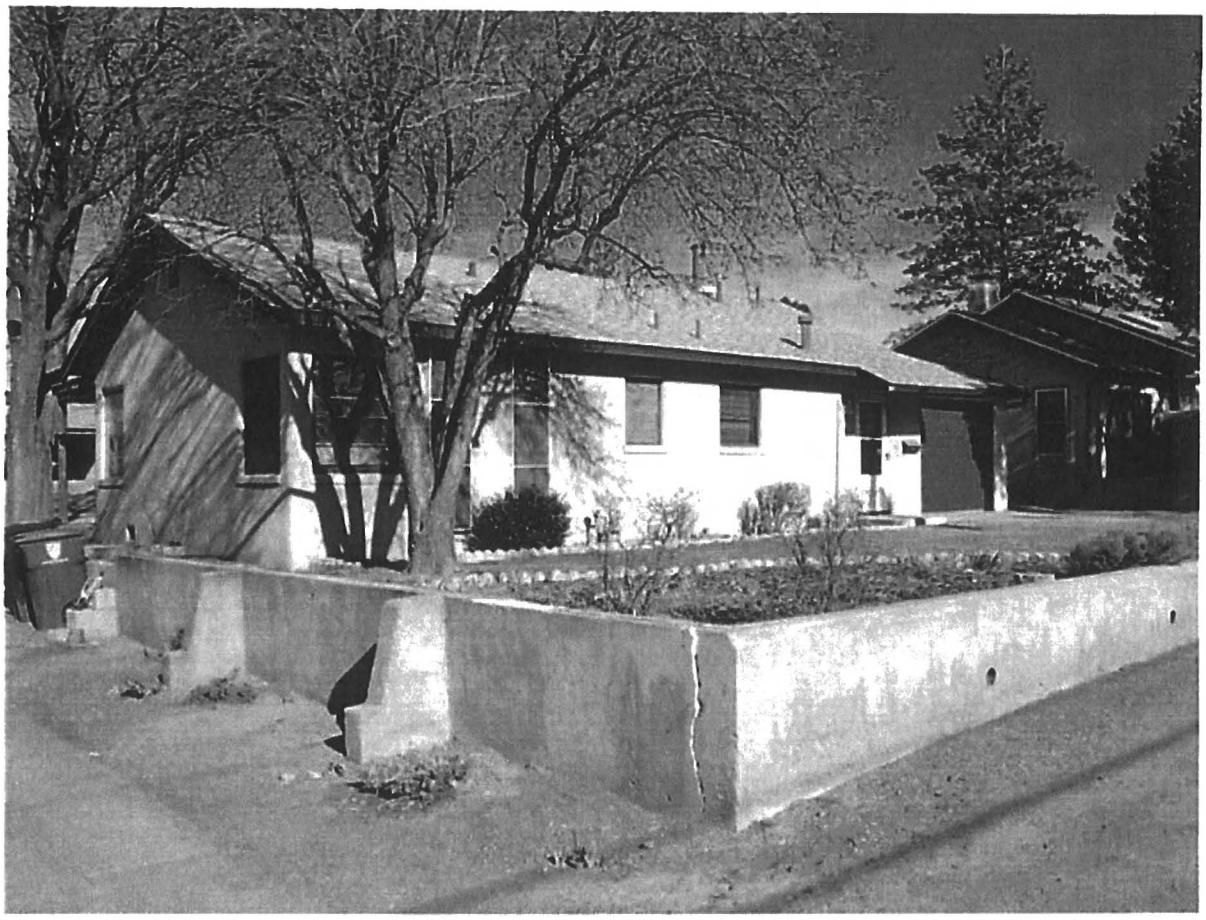


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

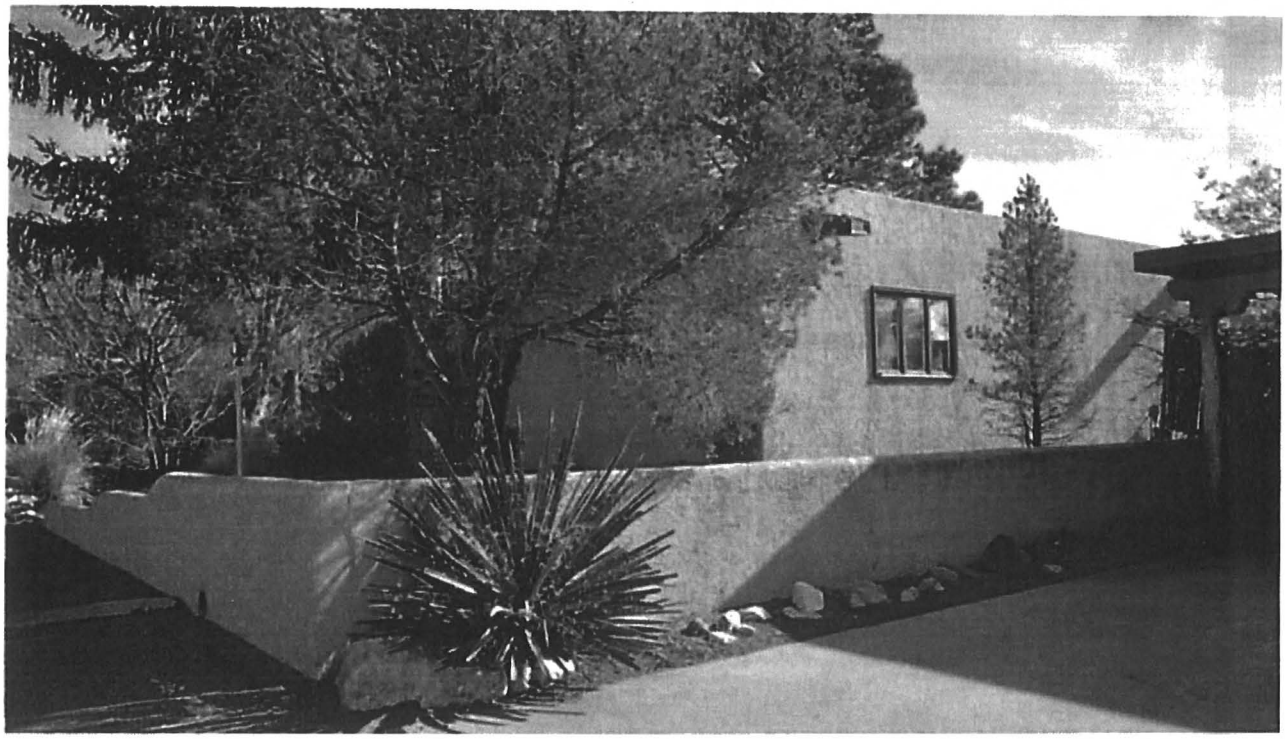
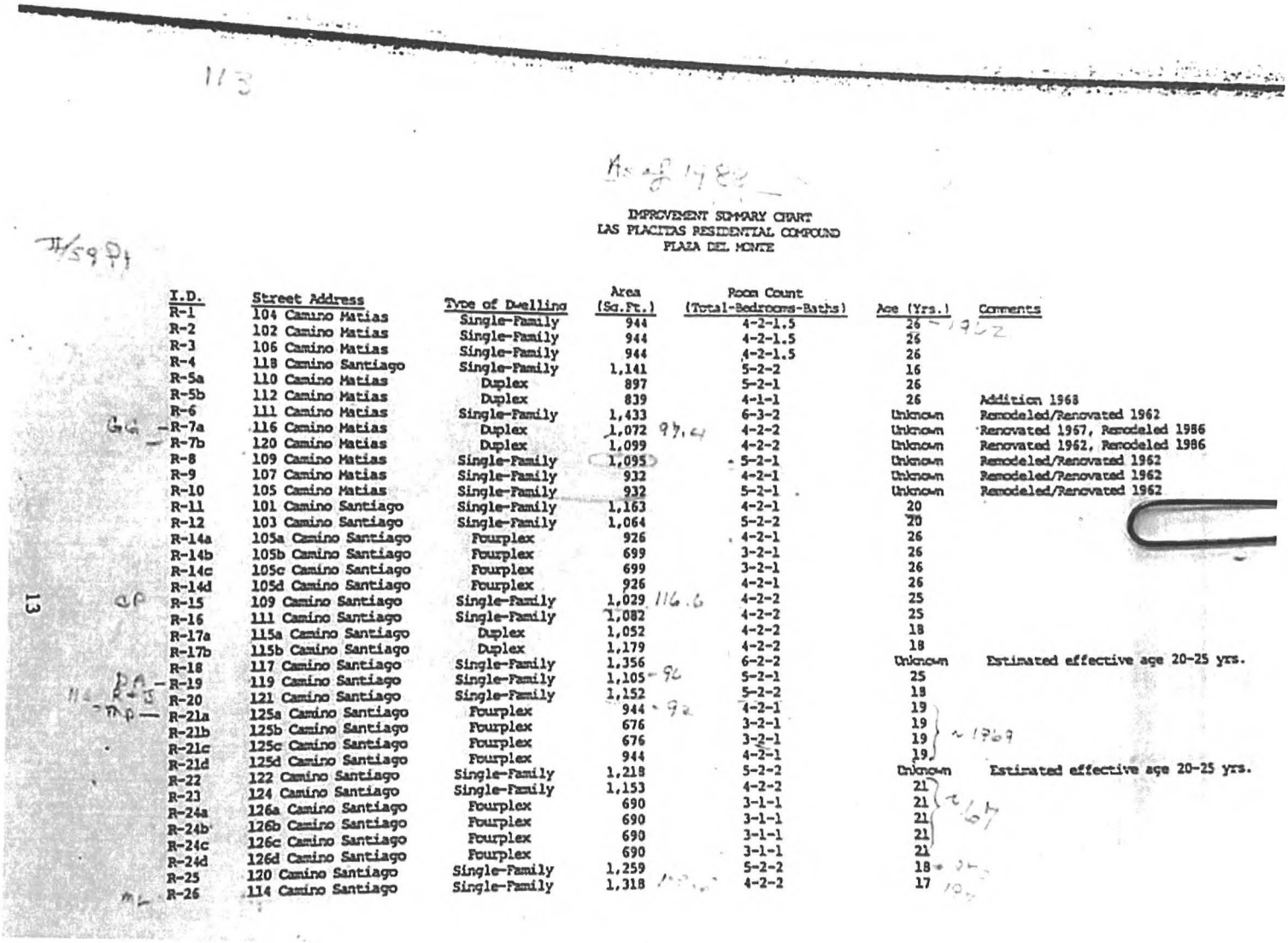


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

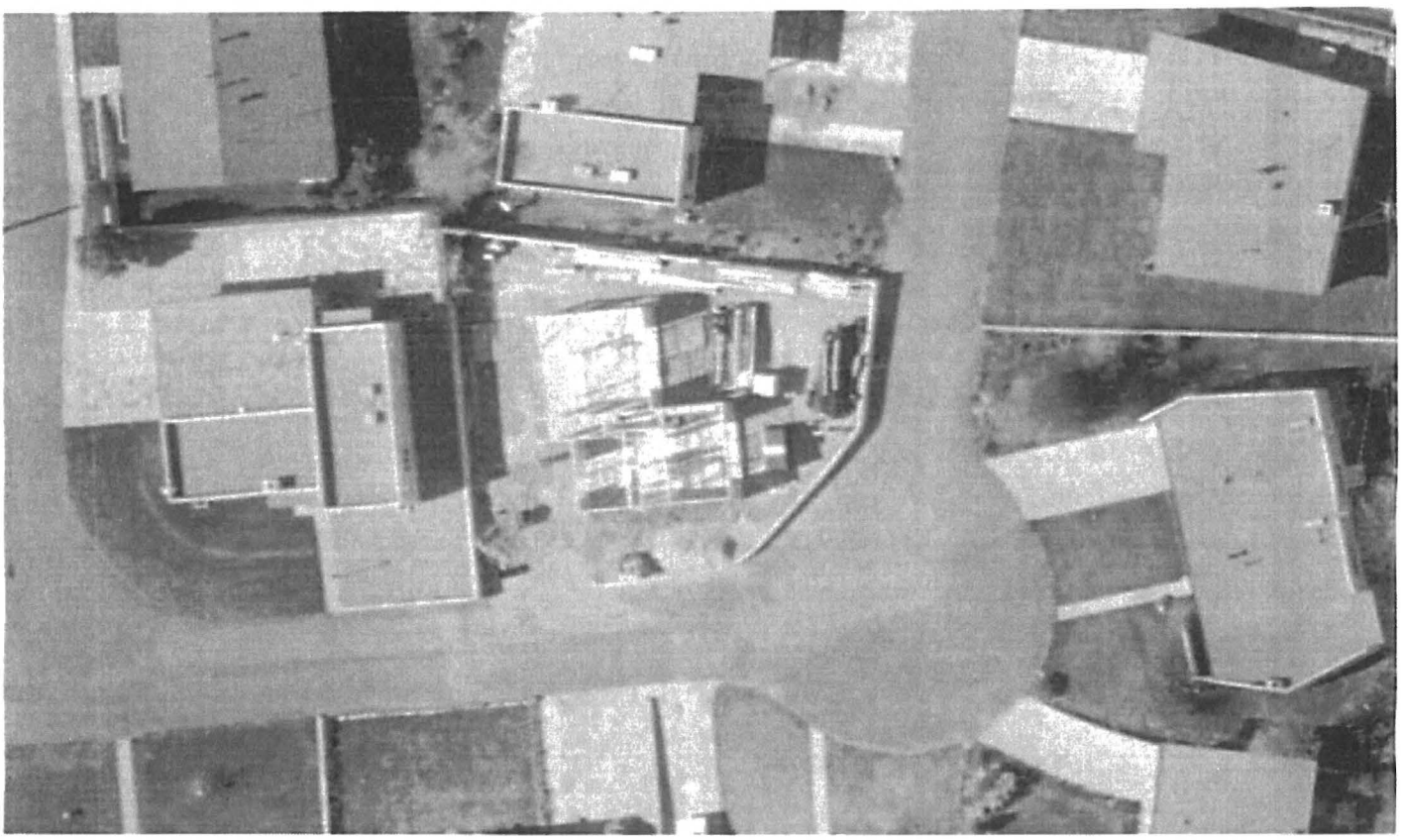
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
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105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.**1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry

ddress	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1967**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1967**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph

ddress	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 5).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Table 2: Santa Fe County Assessor Dates

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
CAMINO SANTIAGO			
101	c.1967-68	1964	Does not appear on May 2, 1966 aerial photograph
102 R-2	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
103 R-12	Before 1966	1964	Does not appear on May 2, 1966 aerial photograph
105 R-14	1971	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
106 R-3	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
109 R-15	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
110 112) R-5	110: c.1962 112: c.1968	1969	Appears on May 2, 1966 aerial photograph
111	Before 1966	No Date Provided	
113	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
114 R-26	c.1972	No Date Provided	
115	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
117	1966-67	1964	Only May 2, 1966 aerial photograph available for the period
118	1973		Does not appear on February 27, 1969 aerial photograph; still under construction on May 3, 1973 aerial photograph
119	Before 1966	1969	Appears on May 2, 1966 aerial photograph
120 R-25	c. 1971	1968	Does not appear on February 27, 1969 aerial photograph

ddress	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
121 R-20	c.1971	1969	Does not appear on February 27, 1969 aerial photograph
122	c.1971	1968	Does not appear on February 27, 1969 aerial photograph
124 R-23	c.1967	1968	
125 R-21	c.1970	No Date Provided	
126 R-24	c.1967	No Date Provided	
126 Garage	c.1968/ 1977	No Date Provided	
CAMINO MATIAS			
104	Before 1966	1968	Appears on May 2, 1966 aerial photograph
05 R-10	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
107 R-9	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
109 R-8	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
111 R-6	Pre-1960, moved to site	1969	Appears on May 2, 1966 aerial photograph
116/120 R-7	Pre-1957, with c.1984 additions	No Date Provided	

Key:

**The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018, and additional review of images after May 15 hearing.*

*** Dates as taken from Santa Fe County Assessor parcel map (http://assessor.santafecountynm.gov/map.php) on May 17, 2018. Webpage states the information was accurate as of April 3, 2018.*

Figures and Aerial Photographs



Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



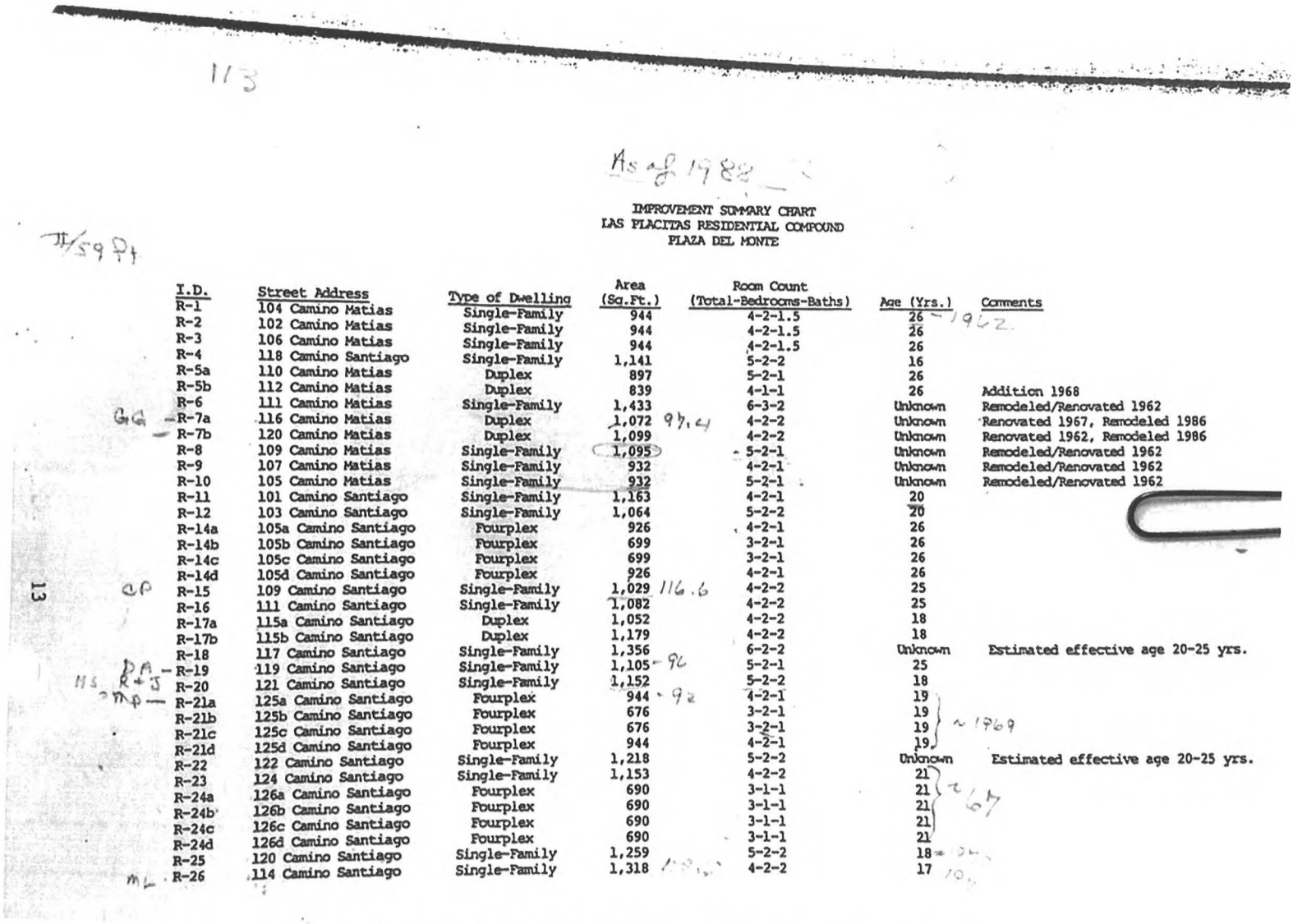
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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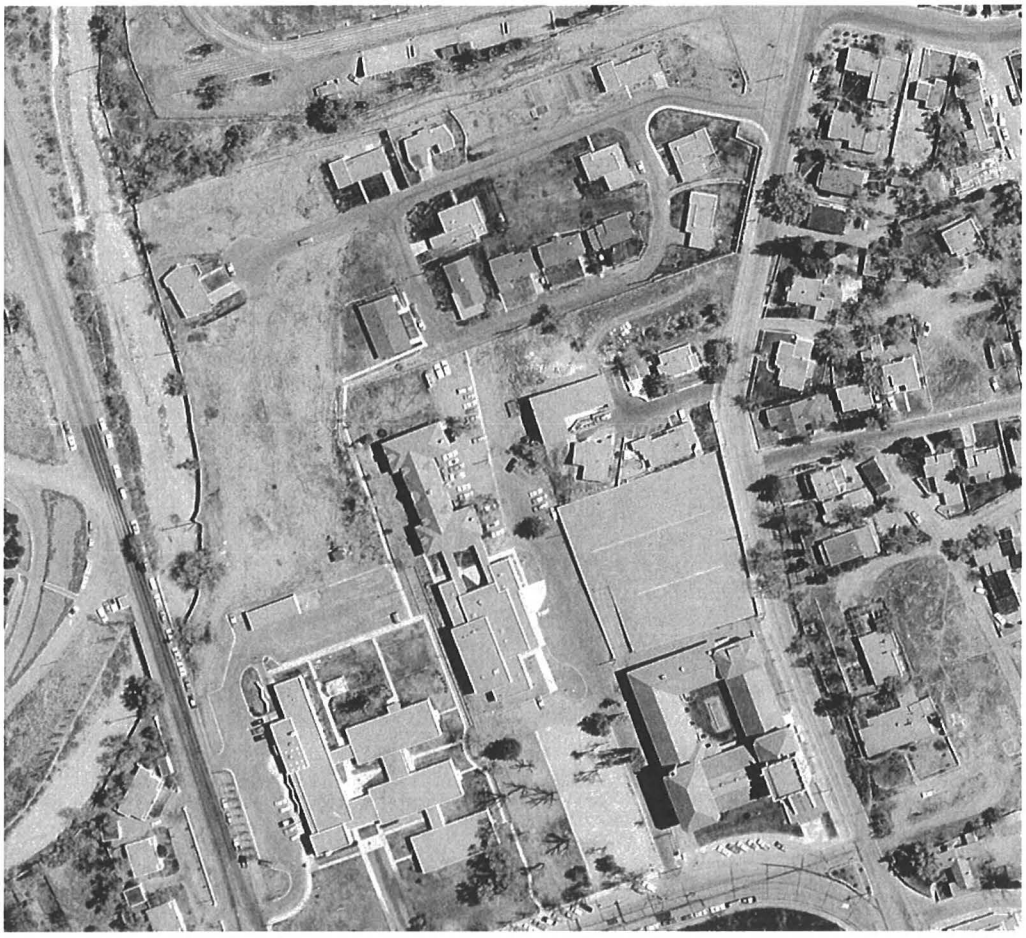
I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	~1967
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

Appendix A: Complete Email Communications between John Murphey and Alane Wainwright, January 16 to May 4, 2018.

(see attached)

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

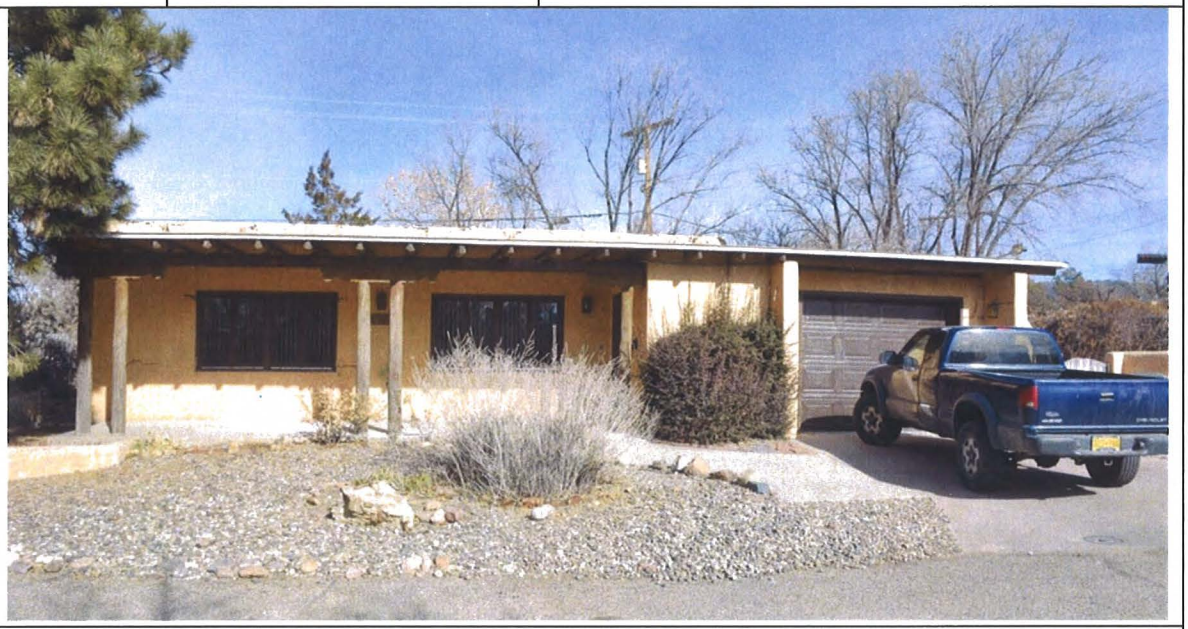
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693490, -105.934887



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332-square-foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

12. Who uses the property? Residence

13. Construction Date: c.1968
_x_Known _x_ Source: aerial photographs, city directory entries

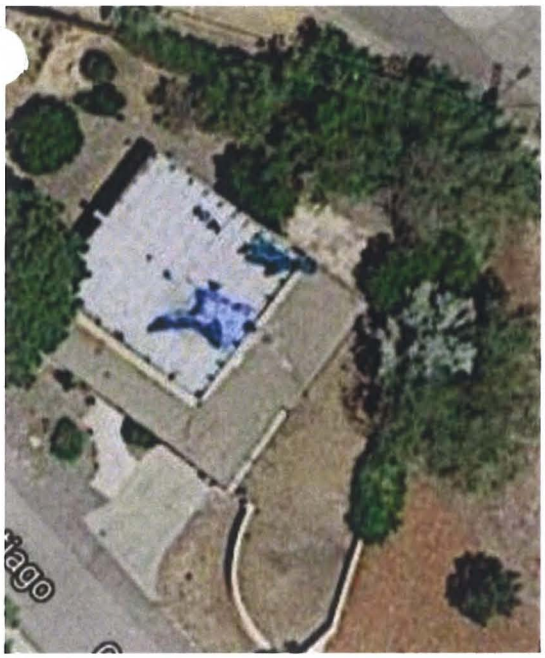
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sam M. Dean, who is listed as a tenant in the 1970 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	11
Sliding	Aluminum	1-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Garage	Sectional	Vinyl	1

12. Chimneys
N/A

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **101 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 101 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 101 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 101 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

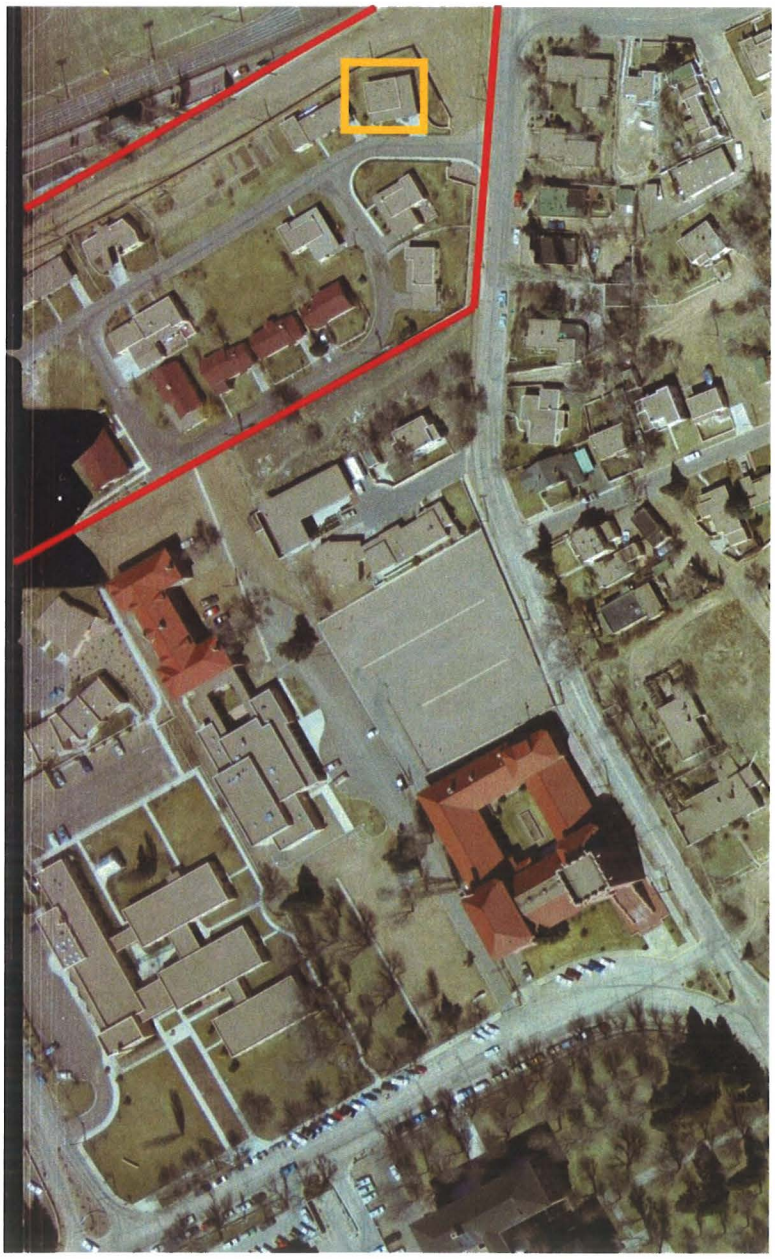


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 101 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

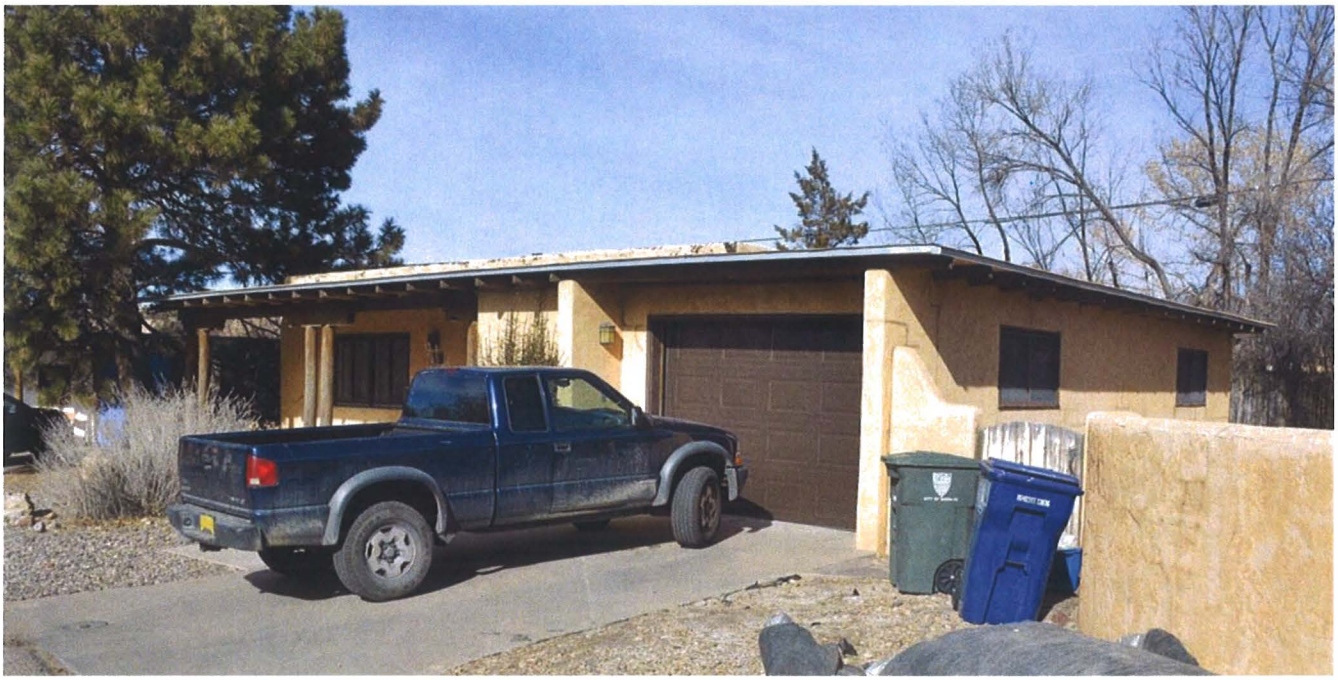


Photo 1: Street elevation and north elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **101 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

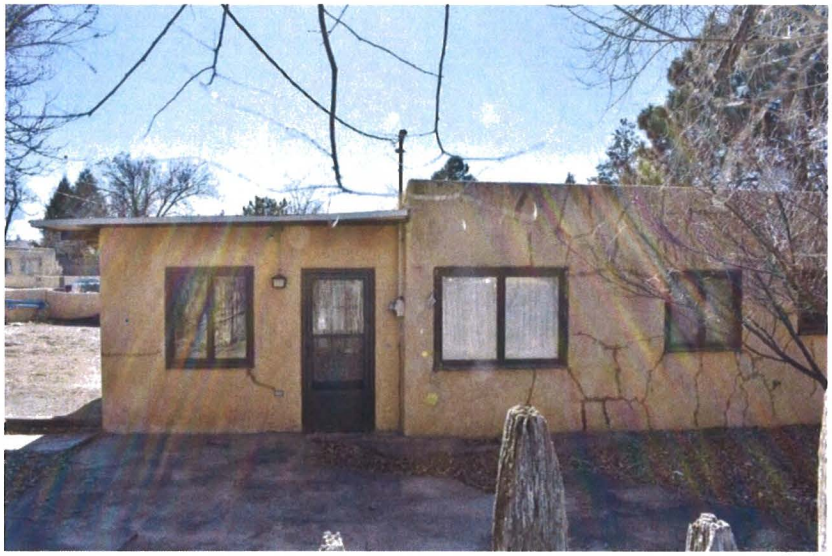


Photo 2: Street and west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 101 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



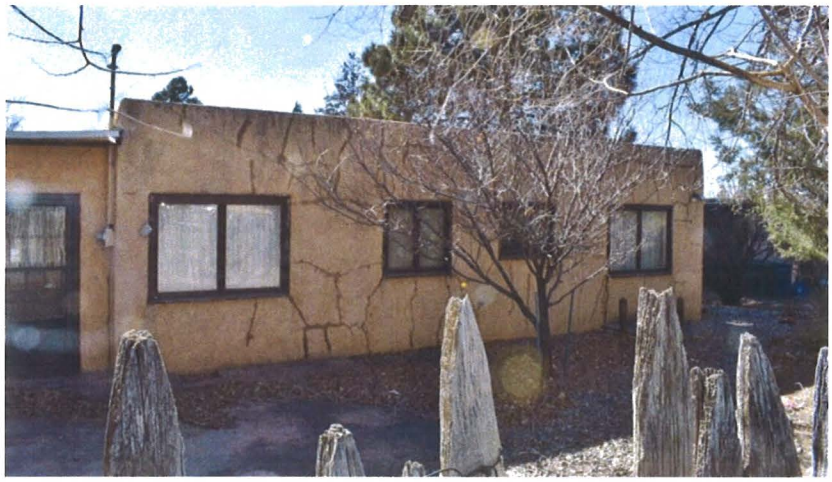


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693288, -105.935161



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064-square-foot dwelling with one addition. The two-bedroom, flat-roof house faces Camino Matias. It shows to the street a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c.1965; its designer/architect is unknown but assumed to be Kenneth S. Clark and Philippe Register.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

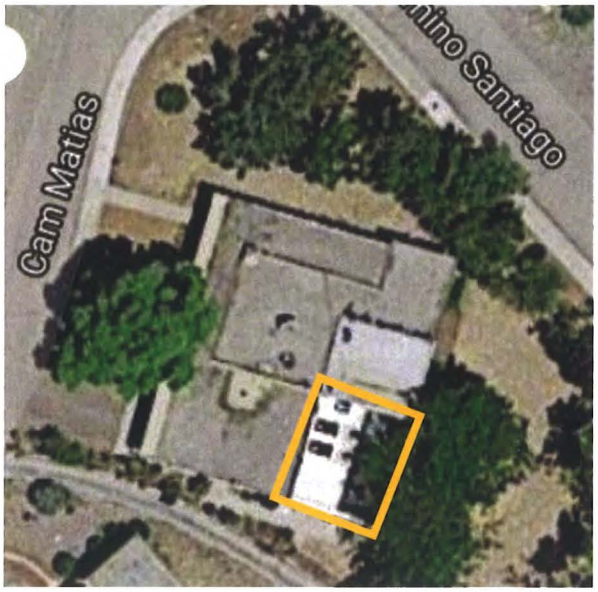
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North ⬆ **Box Indicates Post-1968 Addition**

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

J. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gaylord Knox, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	Single	9
Fixed	Aluminum	Single	3
Fixed	Aluminum	Single, flanked by Casement	1
Fixed	Aluminum	12	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	Full-Light	Aluminum	1
Double	Carport Storage Doors	Wood	2

12. Chimneys
One, stucco-clad inside parapet

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1969; addition to rear, northeast corner; aerial photographs and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 102 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

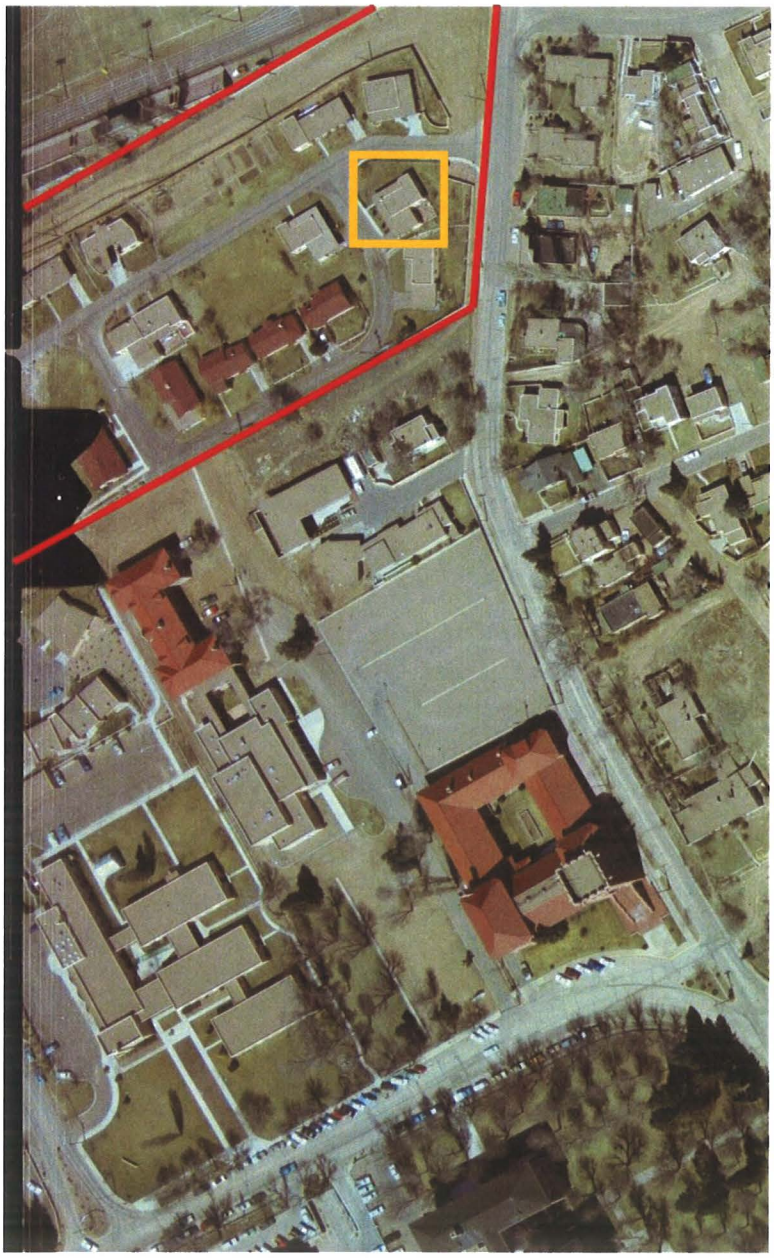


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street elevation and south elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: North and street elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 2**	**2. Location:** **102 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: East elevation, facing northwest.
Non-historic addition on left.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.935145



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Roughly 1,533 square-feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c.1965; its architect/designer is unknown but assumed to be architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

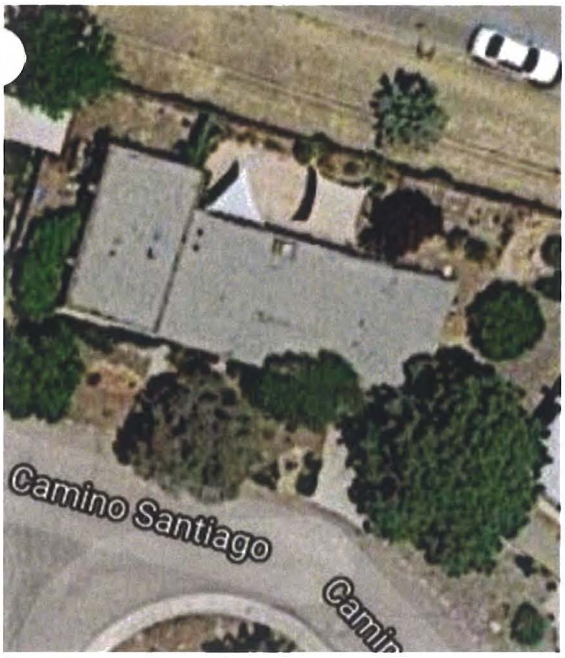
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Joseph McNeill, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	9
Fixed	Aluminum	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	Raised Square Panel, w/single sidelight	Wood	1

12. Chimneys
One, stucco-clad, exposed on north elevation

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows; visual and material evidence

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 103 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

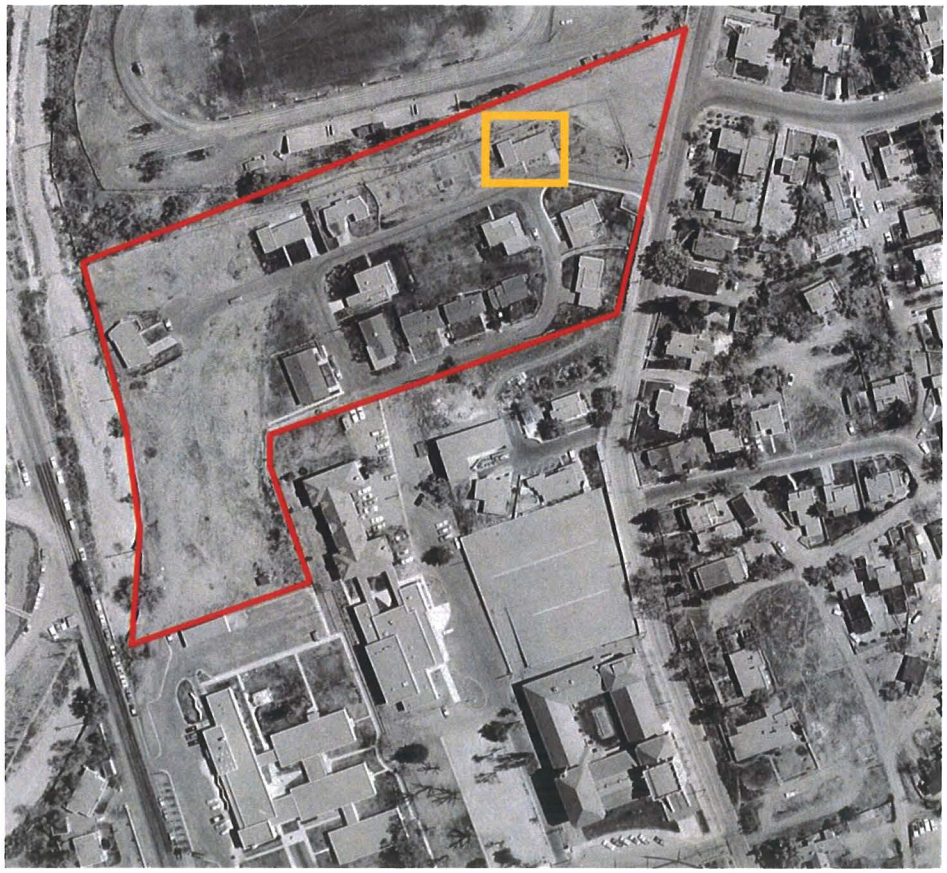


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **103 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**





Photo 2: Street and west elevations (top), facing northeast; west elevation, facing south (Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 6	**2. Location:** 103 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

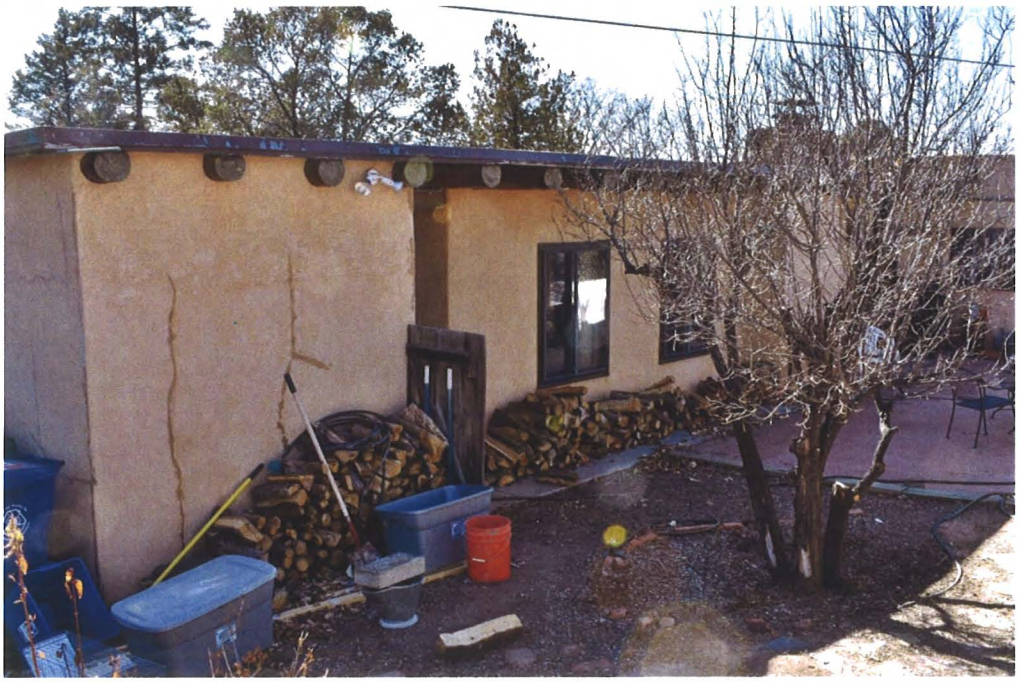


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

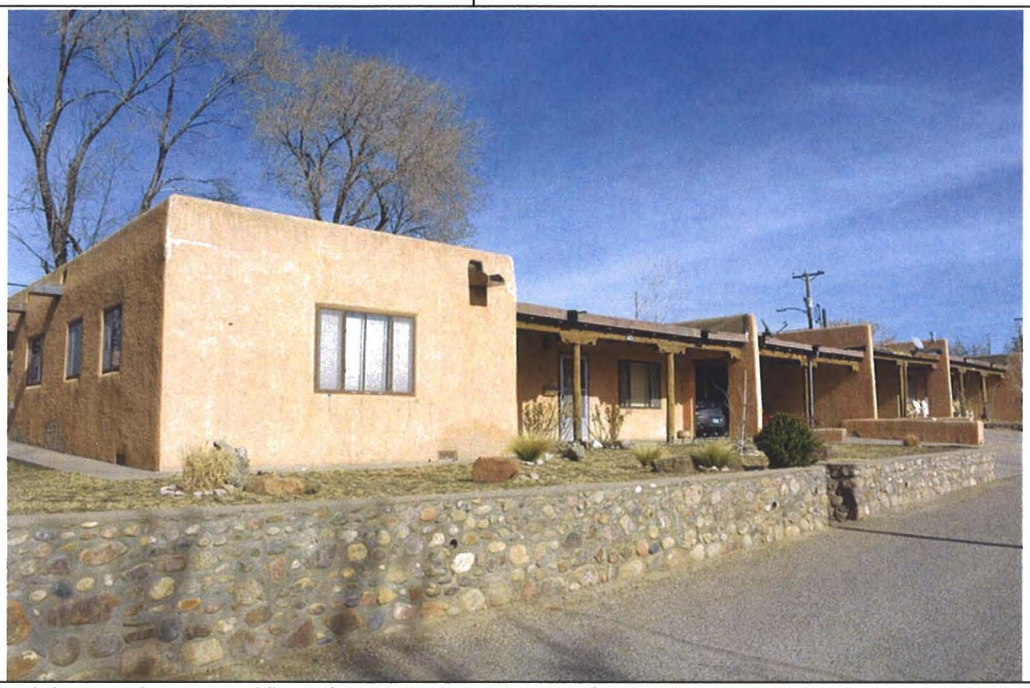
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693730, -105.935558



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northeast.

11. Brief Description of the Property:

Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198-square-foot apartment building was constructed in 1971, after a design by architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: 1971
_x_Known _x_ Source: aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The apartments were constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified are Ruth Erwin and Ellen Foster. They are listed as tenants in the 1972 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_ Asphalt
__ Earth __ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

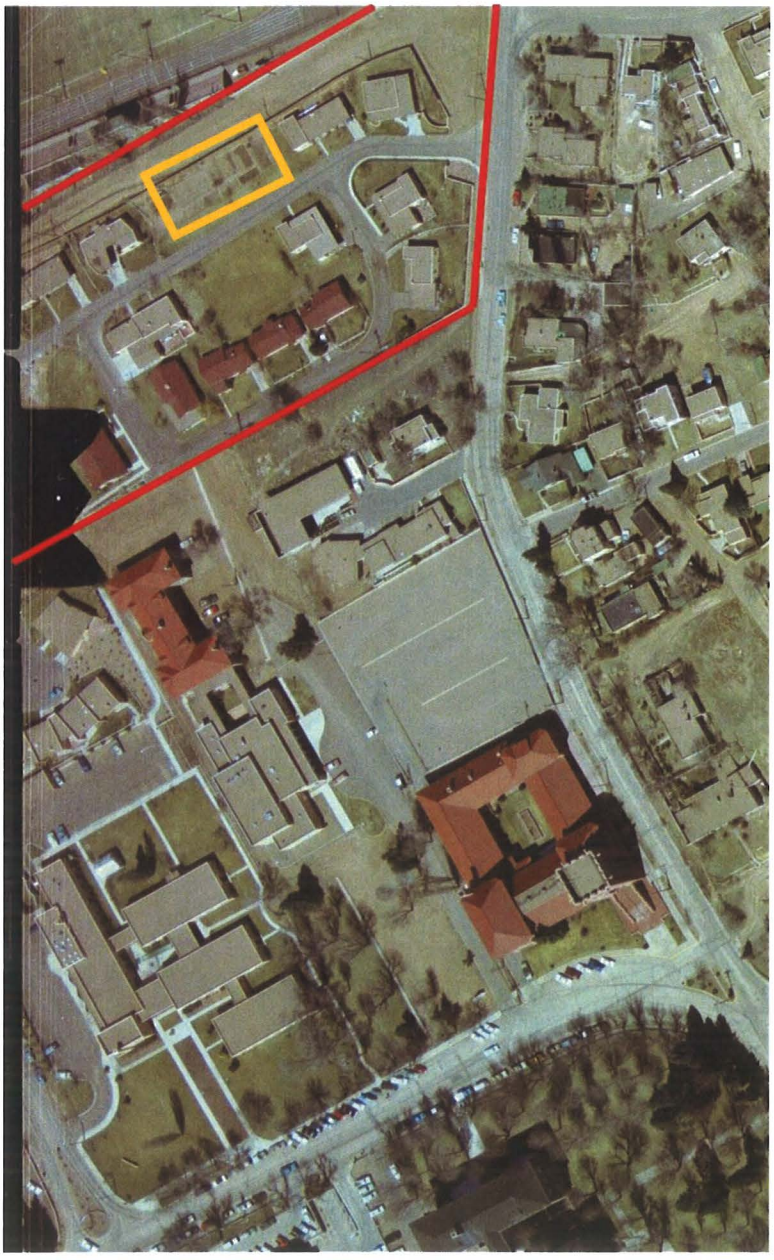


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street elevation and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 14**	**2. Location:** **105 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

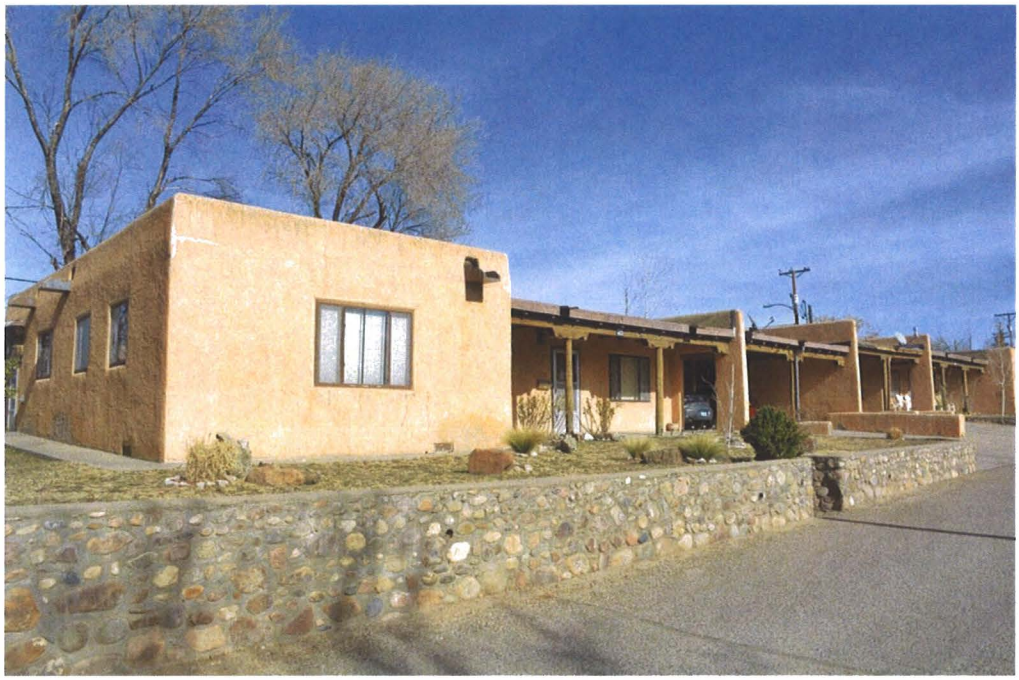


Photo 2: Street and west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

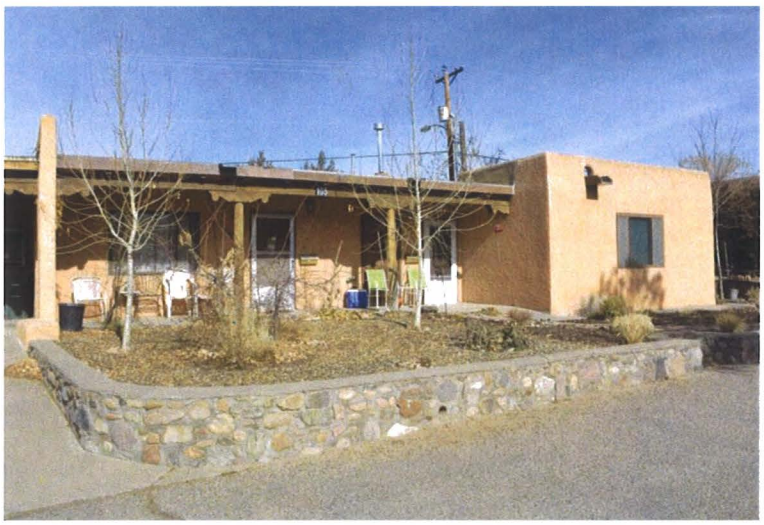




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018





Photo 4: North elevation, facing west (top) and east (bottom)
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693427, -105.935448



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,301-square-foot dwelling with a portal across two elevations. In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the house. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with zappos-type corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. It was erected in c.1965. Its designer is unknown but is suspected to be an early Clark and Register design.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

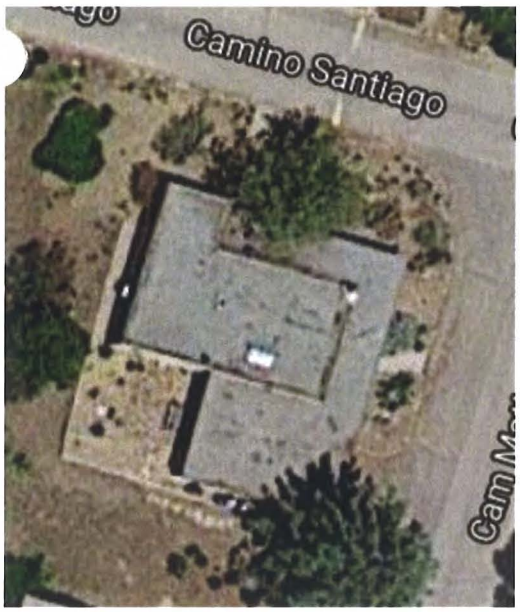
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is De Forest N. Shotwell, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_ Asphalt
__ Earth __ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood [?]	Single	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No. District No.	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: South and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 3	**2. Location:** 106 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: South and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 3**	**2. Location:** **106 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: Street and west elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

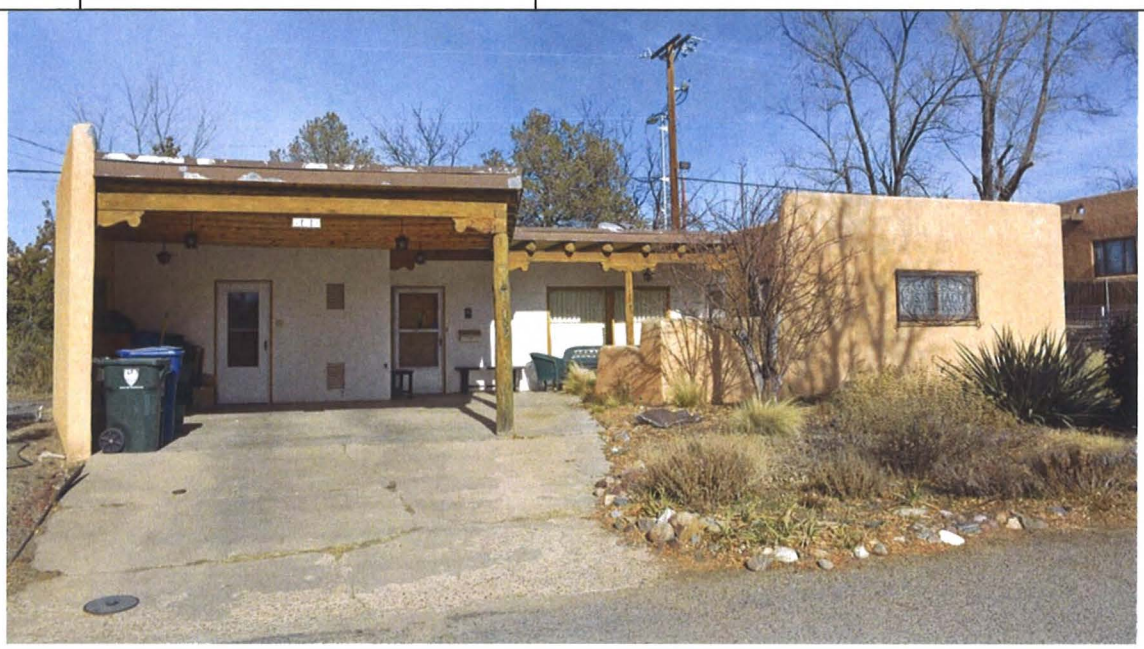
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693826, -105.935966



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Philippe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an "L" with its form obscured by the carport. The approximately 1,220-square-foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The Contemporary-style house was constructed in c.1965.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

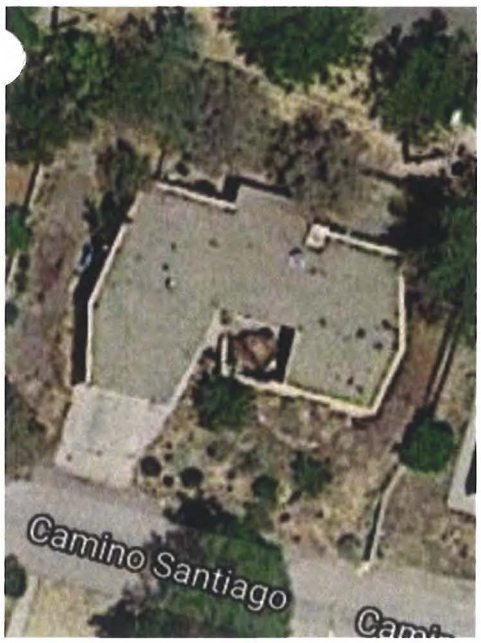
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

J. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Jane Barber, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	2	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Single-Leaf	Flush	Wood	1
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 15**	**2. Location:** **109 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to designate 109 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

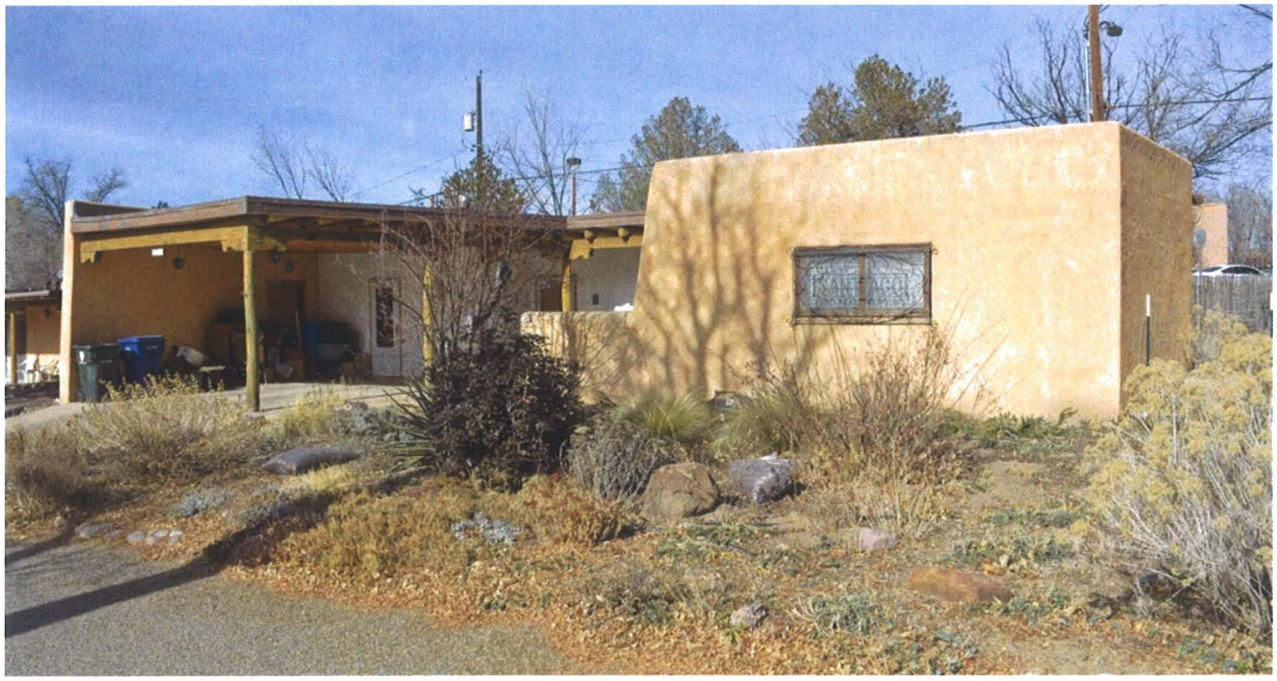


Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	**2. Location:** 109 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



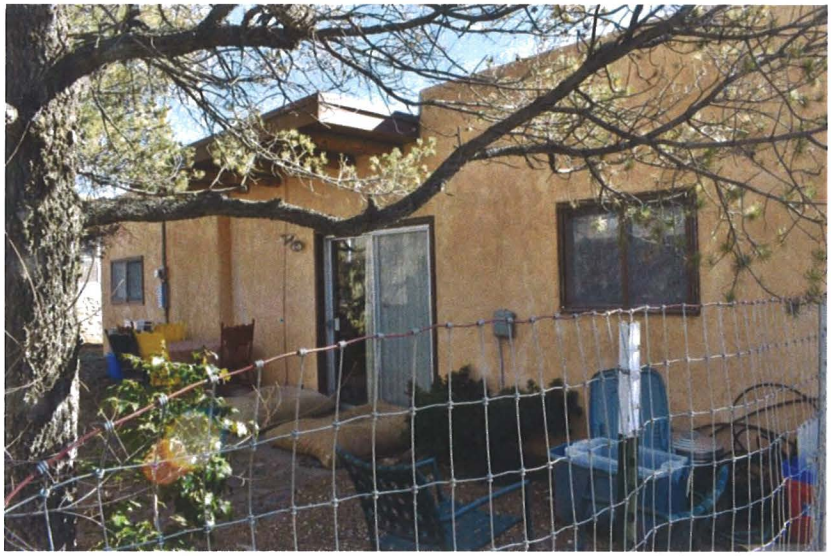


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



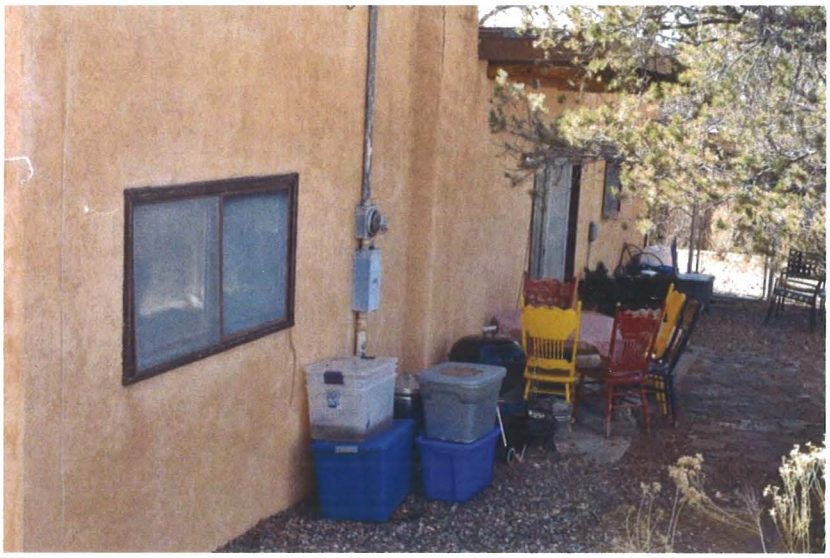


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693575, -105.936130



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

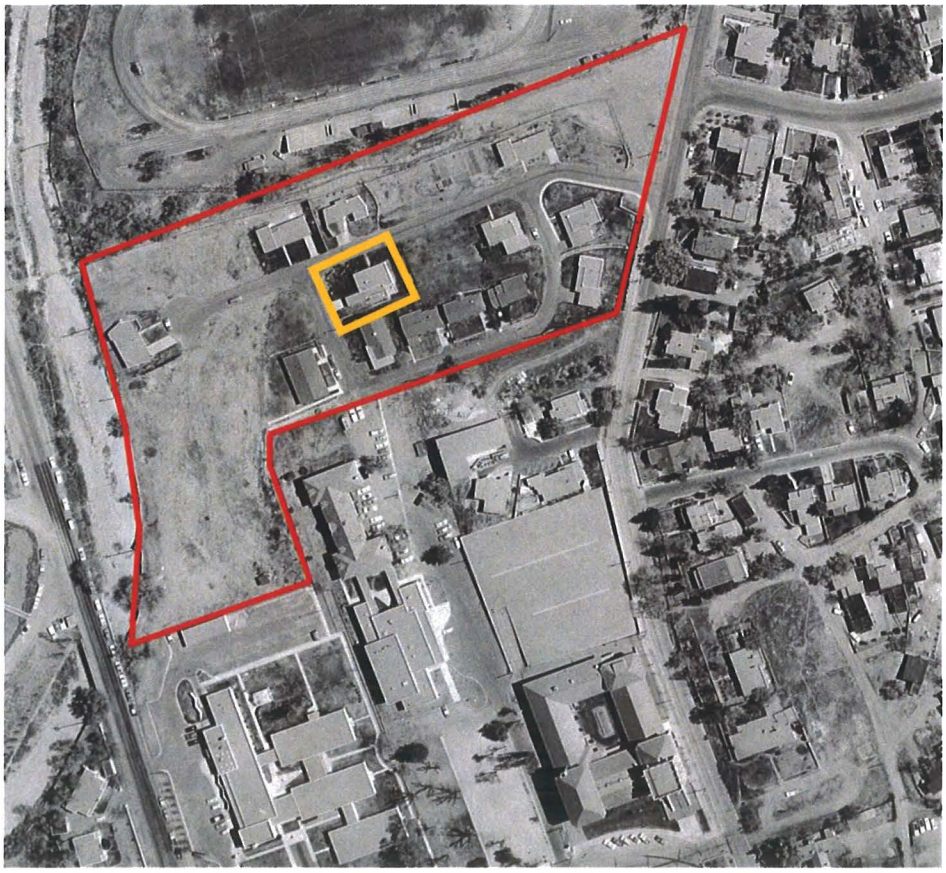


Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

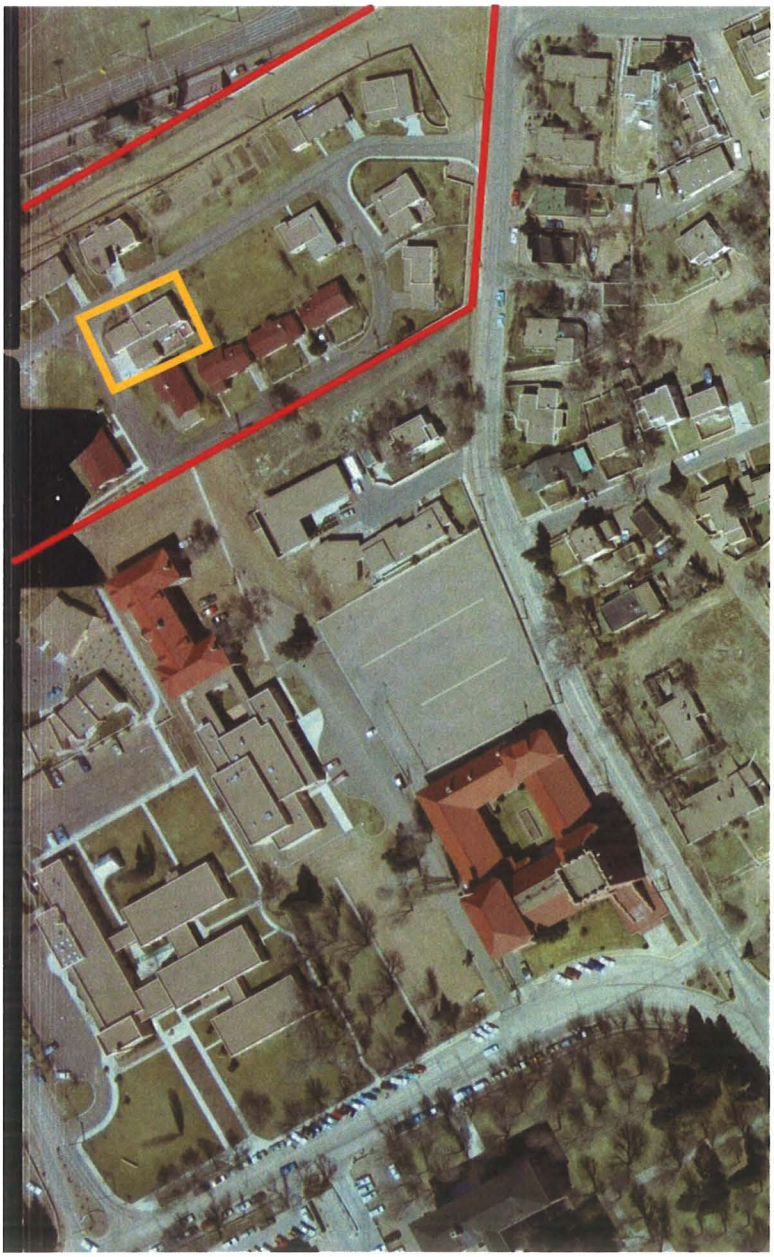


Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and north elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 2: Street and west elevations of addition, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: South and west elevations of addition and expanded carport, facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 5**	**2. Location:** **110 (112) Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 4: South elevation, facing north.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
5.693910, -105.936232



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Arranged at an east-west orientation, the house is a one-story, approximately 1,616-square-foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is marked by a long portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in smooth cementitious stucco in the buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure of the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

). Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Neva B. Palameter, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	3
Double-Hung	Wood	3	2
Double-Hung	Wood	1/1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ single sidelight	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Date unknown; replaced windows; drawings and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 111 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	**2. Location:** 111 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 111 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



Photo 2: Street and west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **111 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



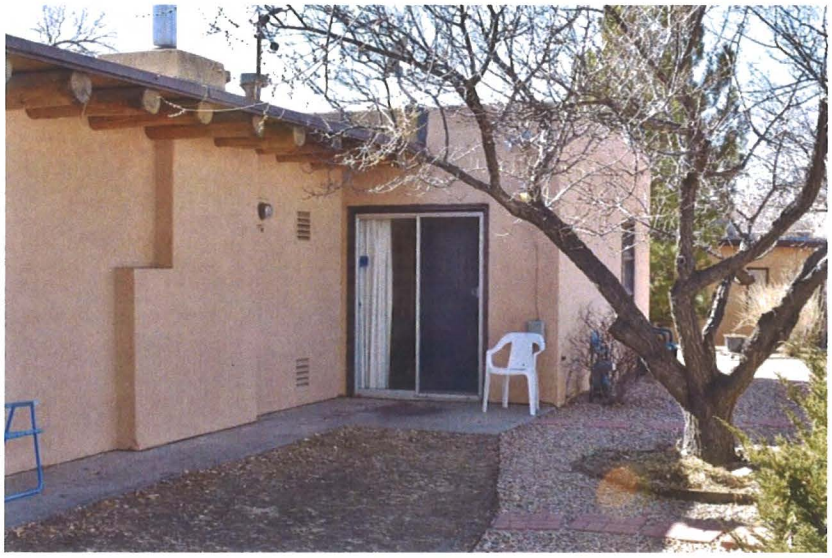


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

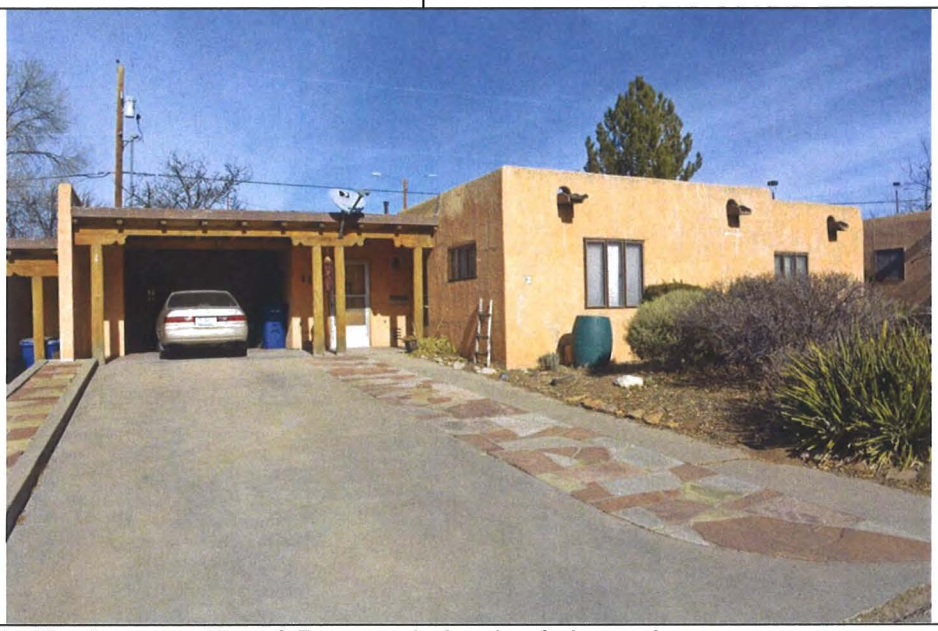
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693980, -105.936500



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281-square-foot dwelling contains two bedrooms. These are arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered with asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970; its designer/architect is unknown.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Harry Wood, who is listed as a tenant in the 1971 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1F-1	7
Casement	Aluminum	Single	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, east exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 113 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **113 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 113 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**





Photo 2: North elevation, facing southeast and southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

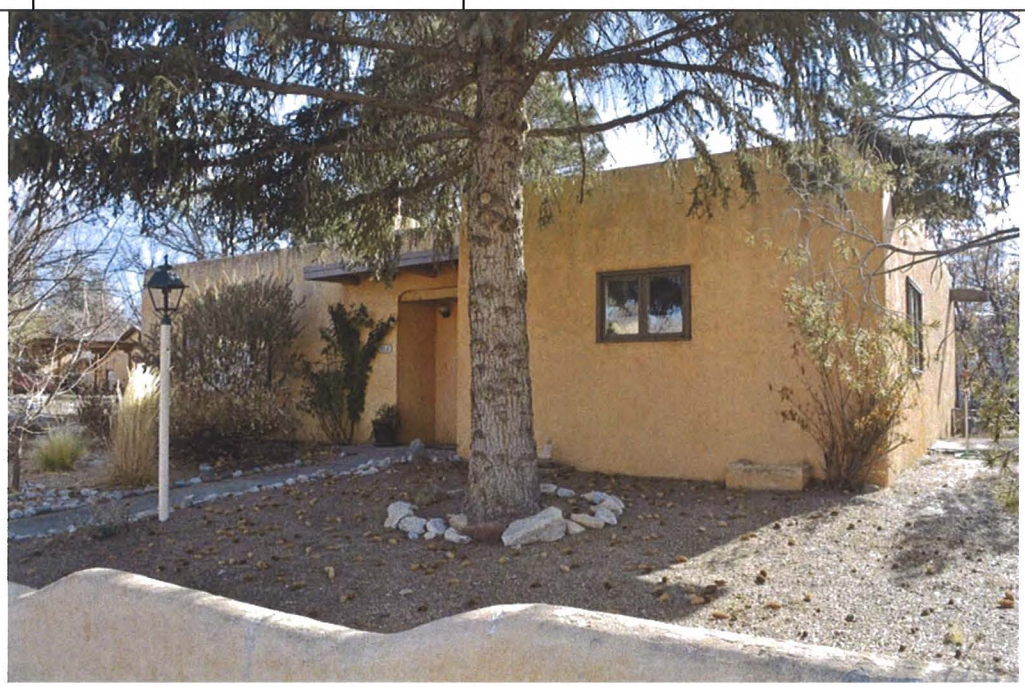
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
5.693668, -105.936489



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

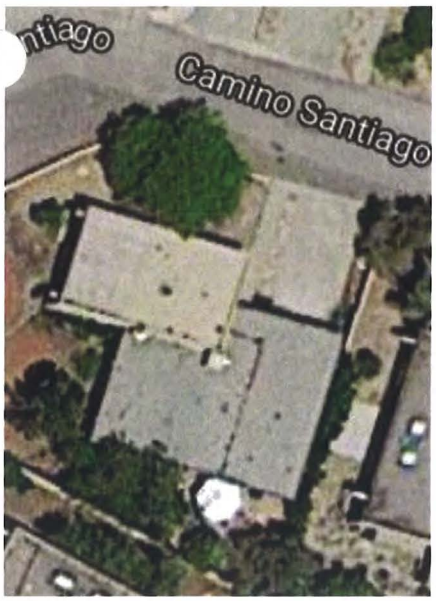
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Square Panel	Wood	2
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No. District No.	NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations

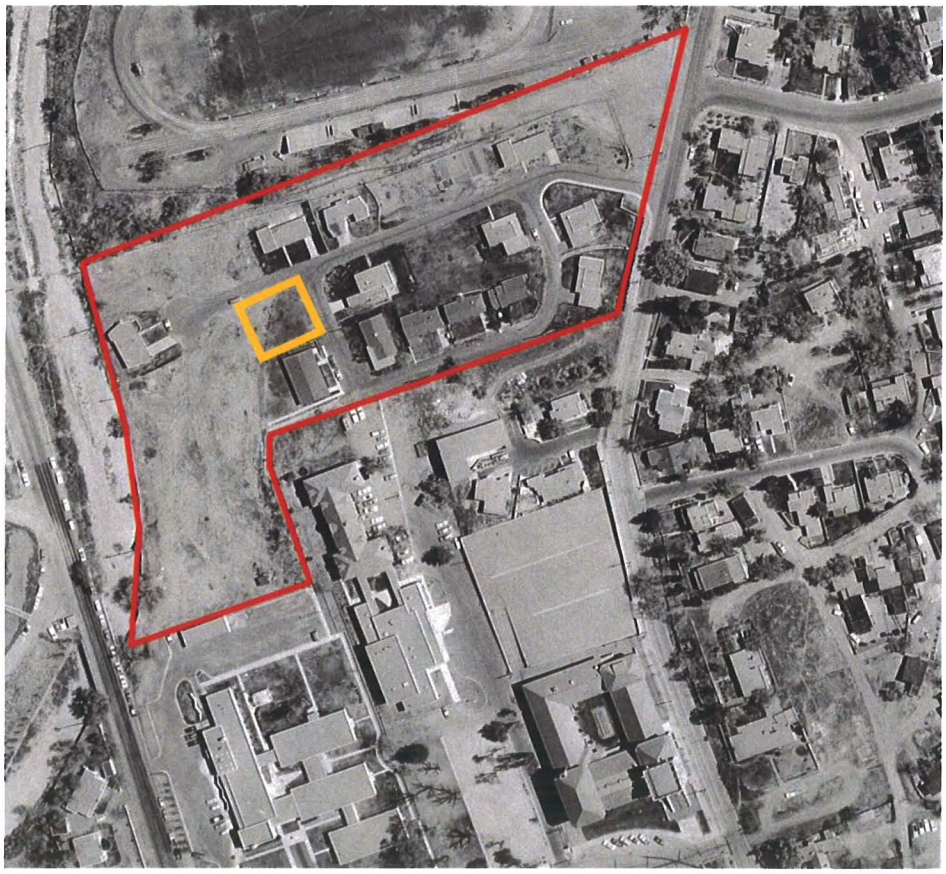


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: East and south elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 26**	**2. Location:** **114 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing southeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694030, -105.936677



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with zappos-type corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The house is fenestrated with common doors and windows. The windows are tall, single-light aluminum casements. A raised-panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970; its designer/architect is unknown.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

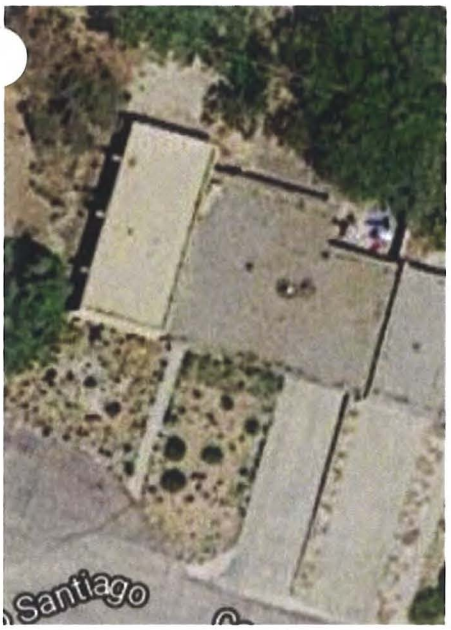
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP __ SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 115 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 115 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: Street and west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **115 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.694087, -105.936953



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the "L." With its carport included, the house contains approximately 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

12. Who uses the property? Residence

13. Construction Date: 1966-67
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Reverend H. Thomas, who is listed as a tenant in the 1967 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ **Entry- portal** __**Partial-Width** __ **Full-Width** __ **Wrap**

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 117 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

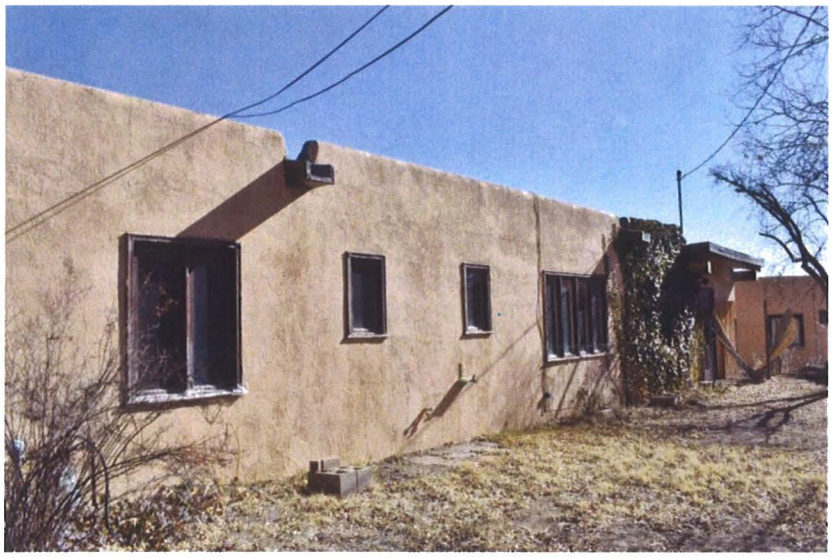


Photo 1: Street, west and south elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	**2. Location:** 117 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



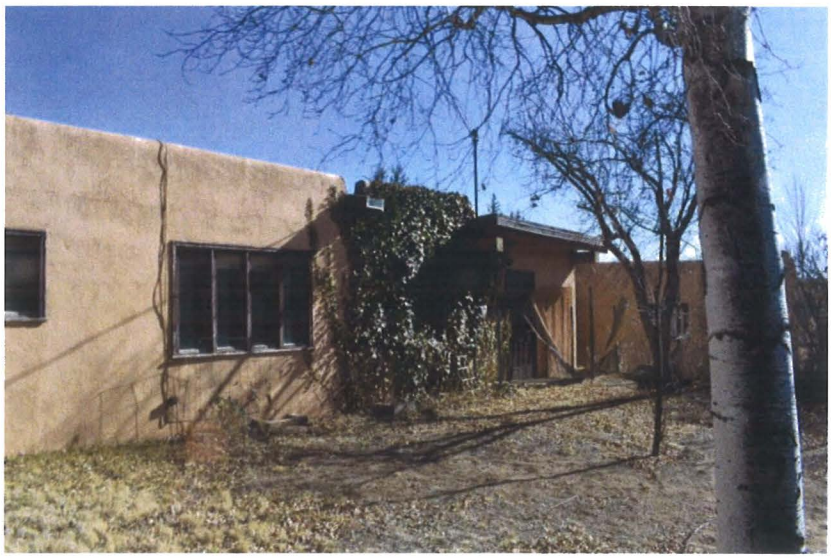


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **117 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing south
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

Erected in c.1973, the stucco-over-frame, two-bedroom house sits on a rise at the southwest corner of Camino Santiago and Camino Matias. In plan, it is a modified L-shaped structure with a carport attached to its front façade. The roughly 1,245-square-foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single space carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in the development.

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed in c.1973, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 118 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

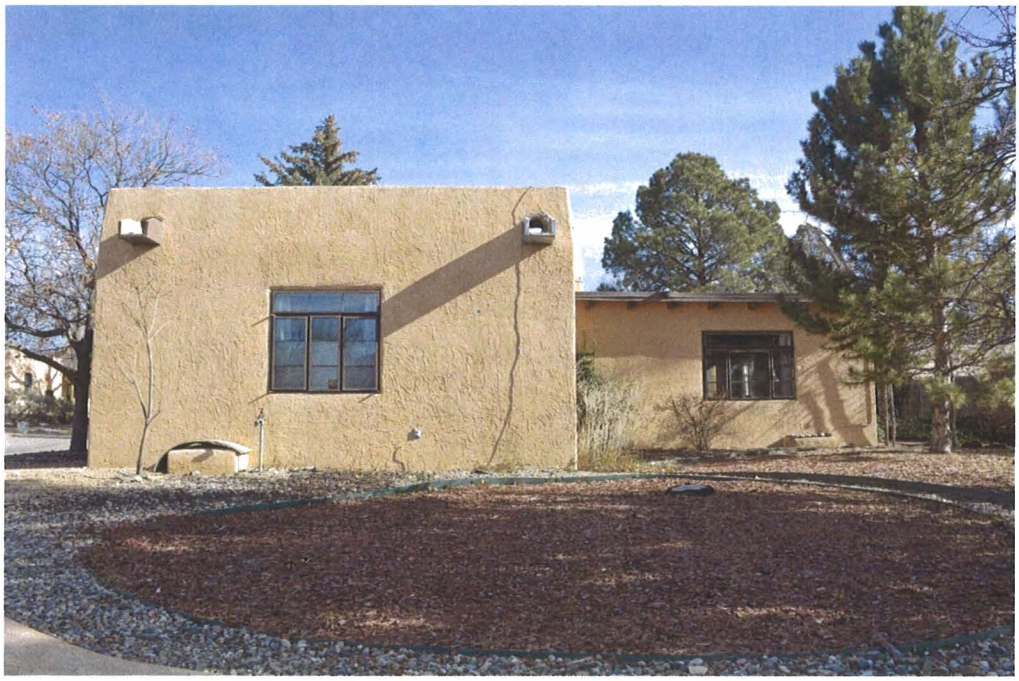


Photo 2: West elevation, facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **118 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: West and south elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double-ended corbels carry the weight to the floor. The roughly 1,485-square-foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Philippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally this feature enclosed a small patio.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

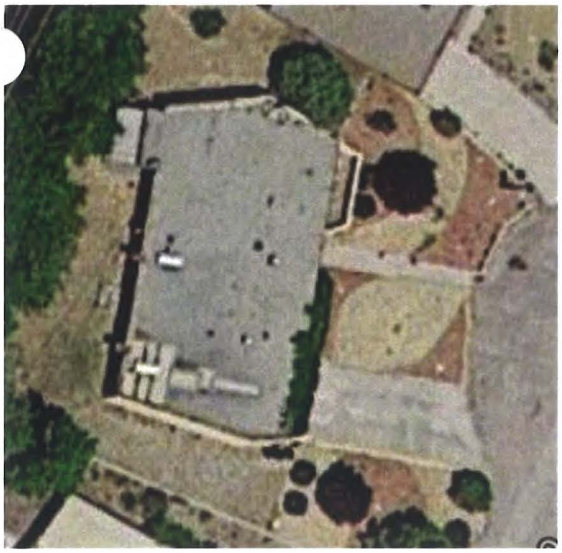
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; partial removal and alteration of northeast angled patio enclosure; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	2. Location: 119 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 119 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing northwest.
Box indicates removed portion of angled patio wall.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte	**2. Location:** 119 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte**	**2. Location:** **119 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

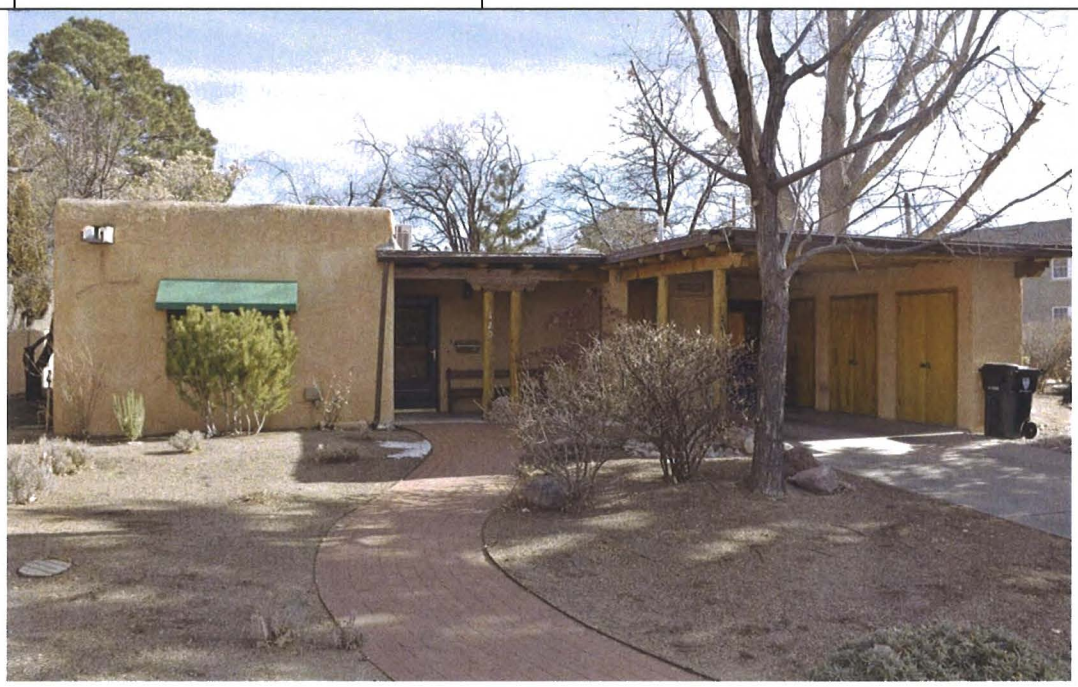
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Ovid Sellers, who is listed as a tenant in the 1972 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No. _____ District No. _____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Continuation of Architectural Description:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 120 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	**2. Location:** 120 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	**2. Location:** 120 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: East elevation, facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

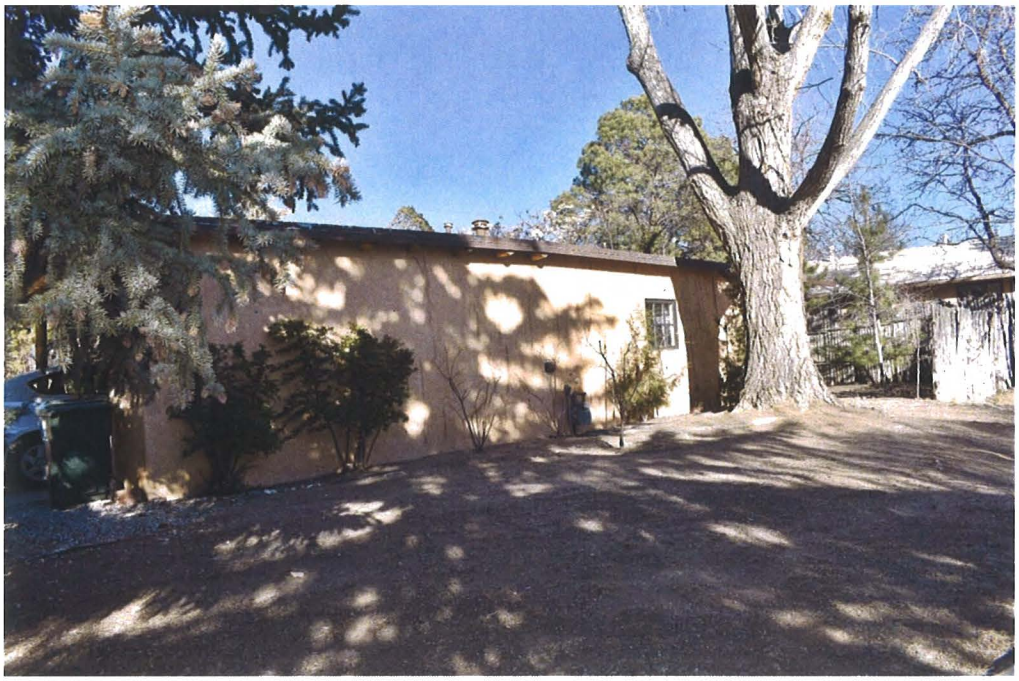


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 25**	**2. Location:** **120 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693719, -105.937155



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

Reflecting a carport-dominant design, the small, vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309-square-foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units at Plaza del Monte, it has a low pitch roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach-like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c. 1971, after a design by Register, Ross and Brunet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

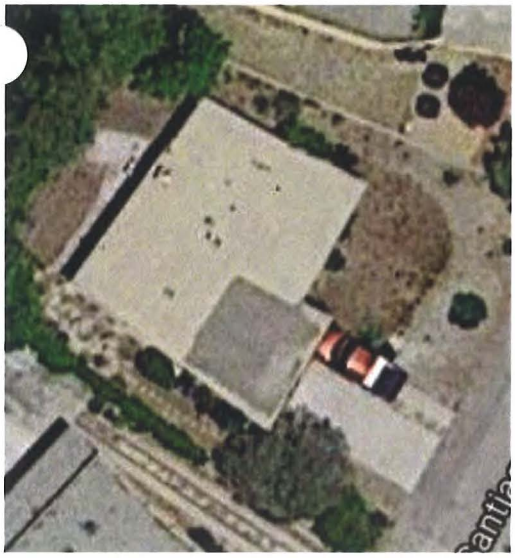
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gilbert L. Boyd, who is listed as a tenant in the 1972 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	2-2	3
Casement	Steel	3 [?]	1
Casement	Steel	3-3	5
Casement	Steel	3-3F-3F-3	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** NRHP SRCP Criteria A B C D	
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 121 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)





Photo 1: South elevation, facing northeast and northwest
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 20**	**2. Location:** **121 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: West elevation, southeast
(Sharon Joyce, February 23, 2018).

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693073, -105.935289



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing northeast.

11. Brief Description of the Property:

One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L-shaped dwelling with a combined carport and portal. The approximately 1,143-square-foot, flat-roof structure holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan with its cubic, battered mass and viga-roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with zappos-type corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Philippe Register template design for the development.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

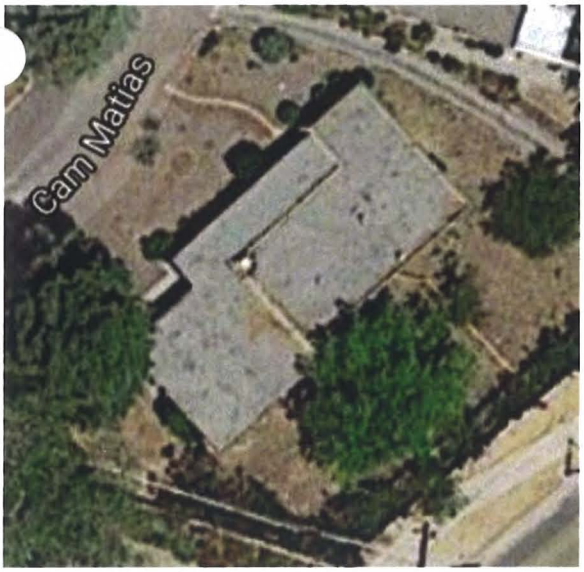
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Contributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1-1	6
Casement	Aluminum	1-1F-1F-1	1
[?]	[?]	[?]	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, south exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
CPI No. _____ District No. _____	NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

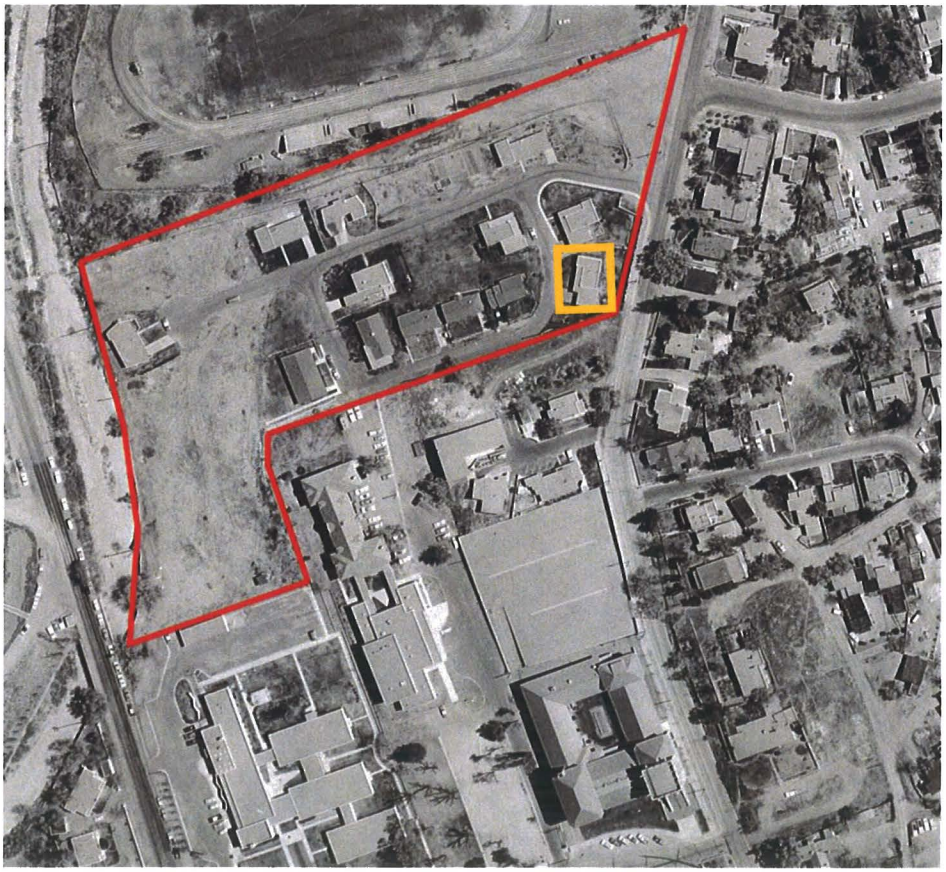


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and south elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018



Photo 2: Street and north elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 1**	**2. Location:** **104 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693249, -105.935608



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form, evident along its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102-square-foot house holds three bedrooms. A non-historic, 220-square-foot carport has been erected over the driveway.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

J. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Sidney S. Brown, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Wood	1/1	4
Double-Hung	Metal	2/2	3
Fixed	Wood	Single	1
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Wood	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	½ -Glass	Wood	1
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced garage door; material and visual evidence.
#2 Date: 1960s; assumed replacement of original windows in majority of openings.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

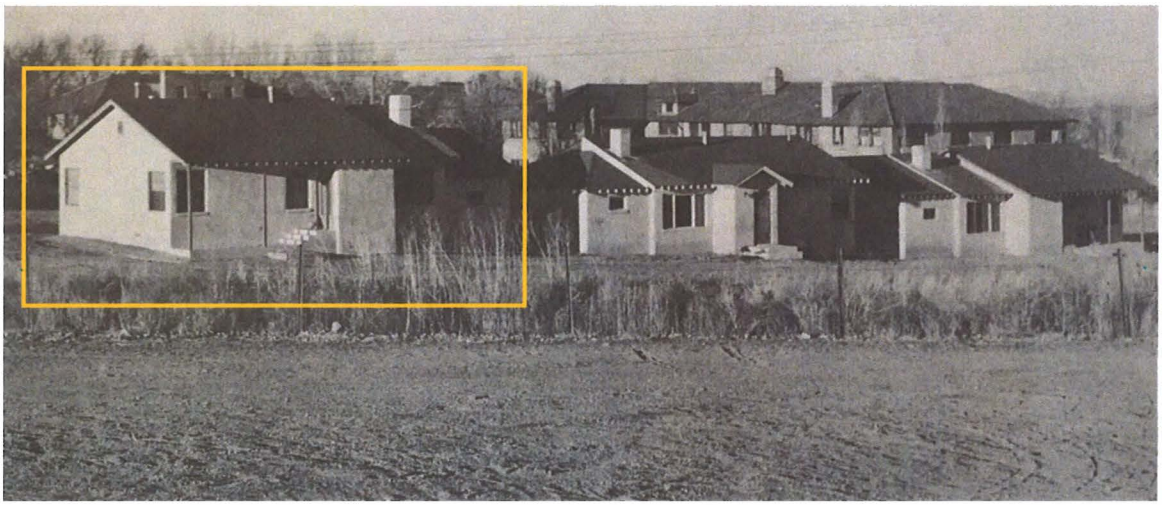


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: west elevation, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	**2. Location:** 105 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte** **Residence 10**	**2. Location:** **105 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing southeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

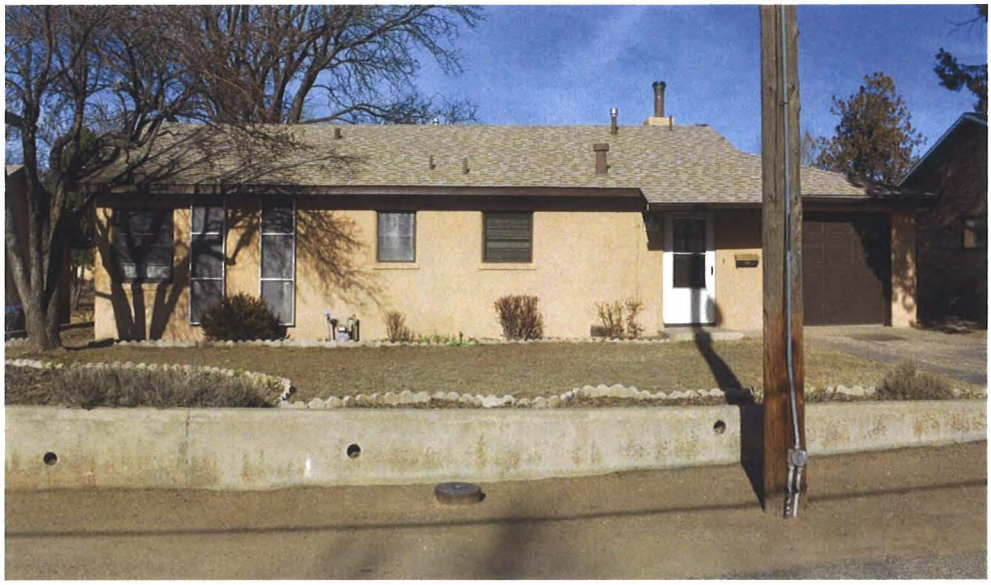
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693289, -105.935797



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a simple side-gable form terminating at the east end with a hipped roof over the garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows and doors. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the façade. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an enclosed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145-square-foot house holds two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

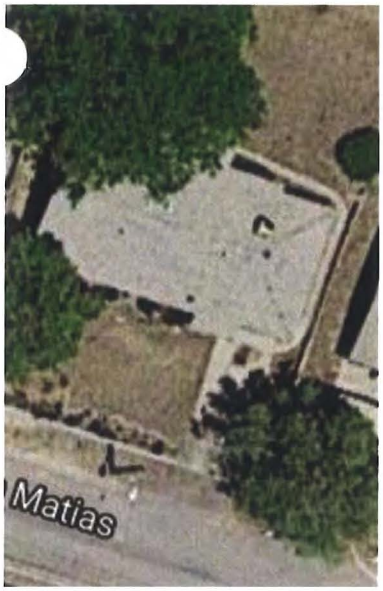
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Adin B. Brooks, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	6
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

1 Date: Post-1969; change of back door opening and enclosure; photograph, aerial imagery and material and visual evidence.
2 Date: Unknown; replaced garage door; material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. It includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 107 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Illustrations

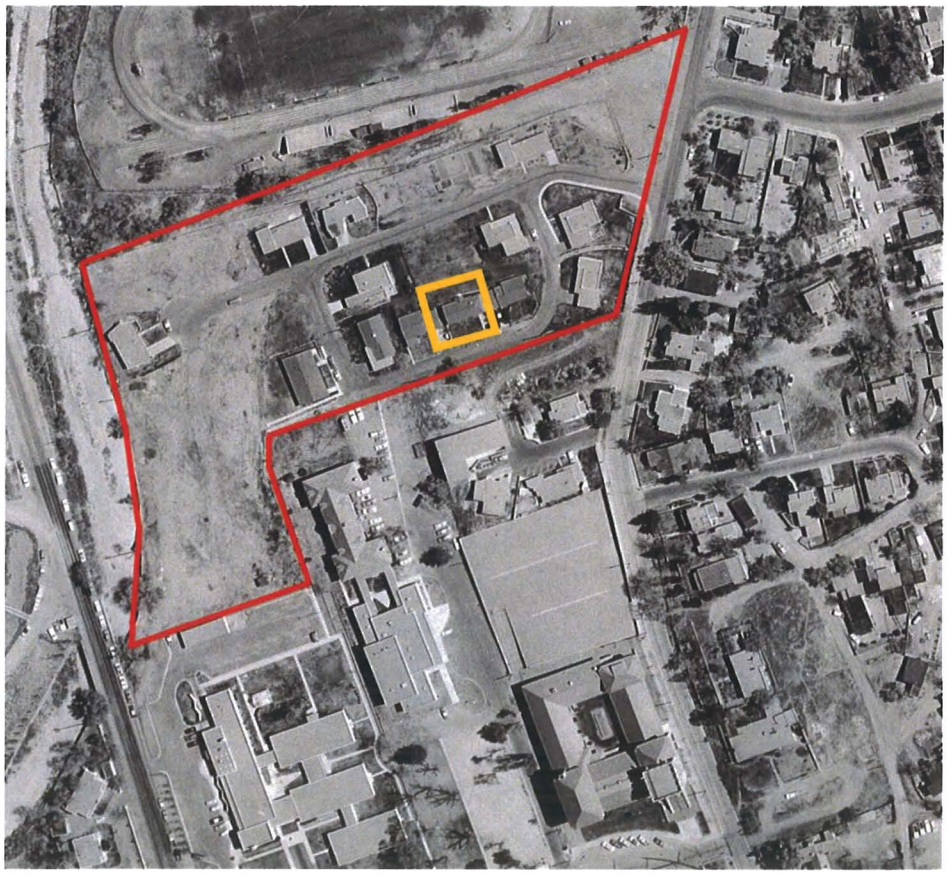


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

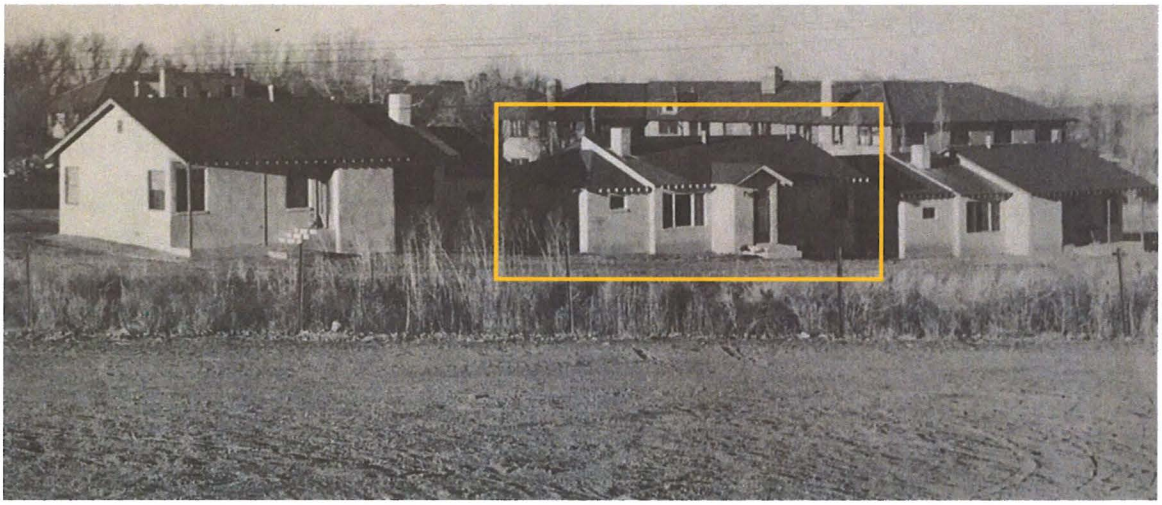


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 2: Street and east elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 9**	**2. Location:** **107 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

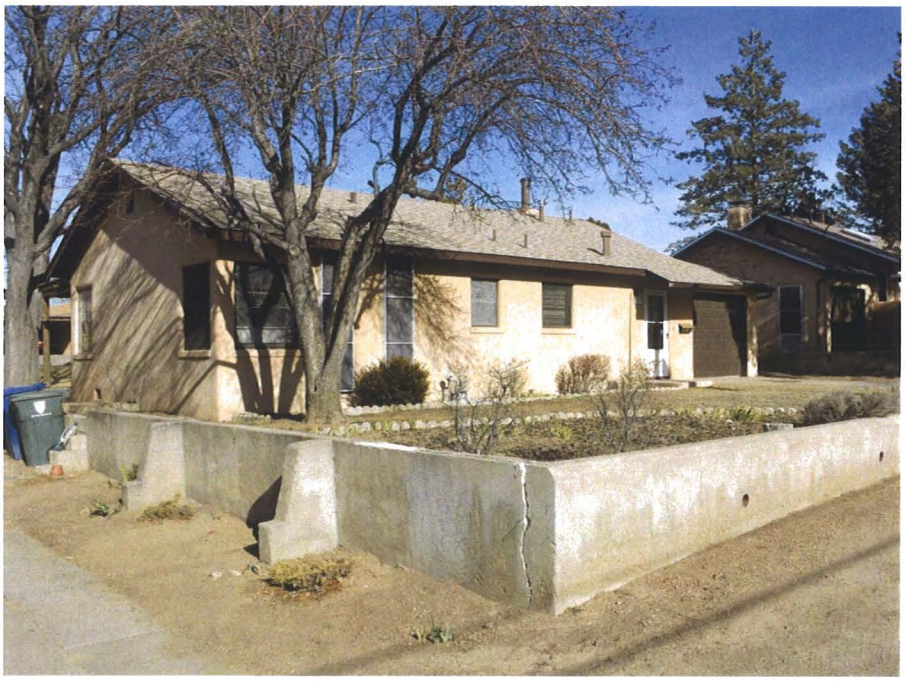


Photo 2: Street west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018



Photo 2: North elevation, facing south.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693343, -105.936001



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

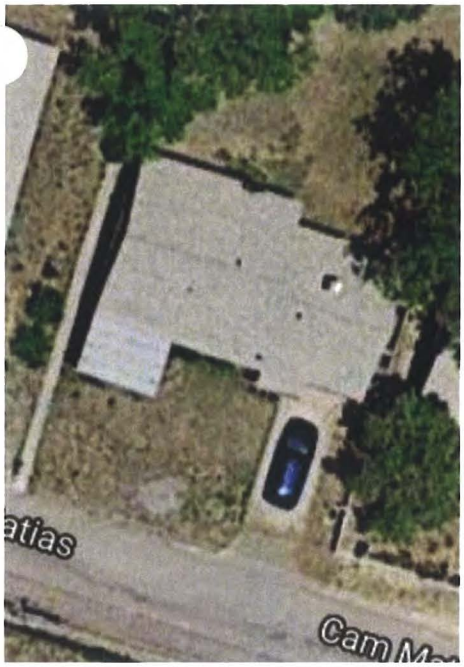
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe	__ Brick	__ Composition	__ Concrete: Block
__ Concrete: Cast Stone	__ Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
_x_Stucco:	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	***Please complete HCPI FORM 1 before completing FORM 2***	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Plaza del Monte Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory**
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 109 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 8	2. Location: 109 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

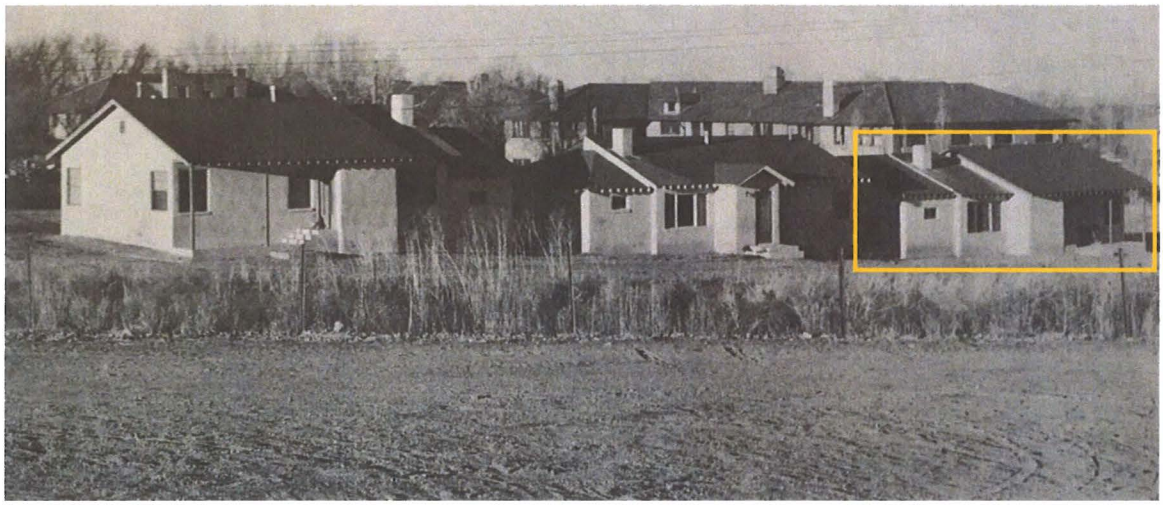


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: Street and east elevations, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte Residence 8**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: Street and west elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **109 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: North elevation, facing southwest.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

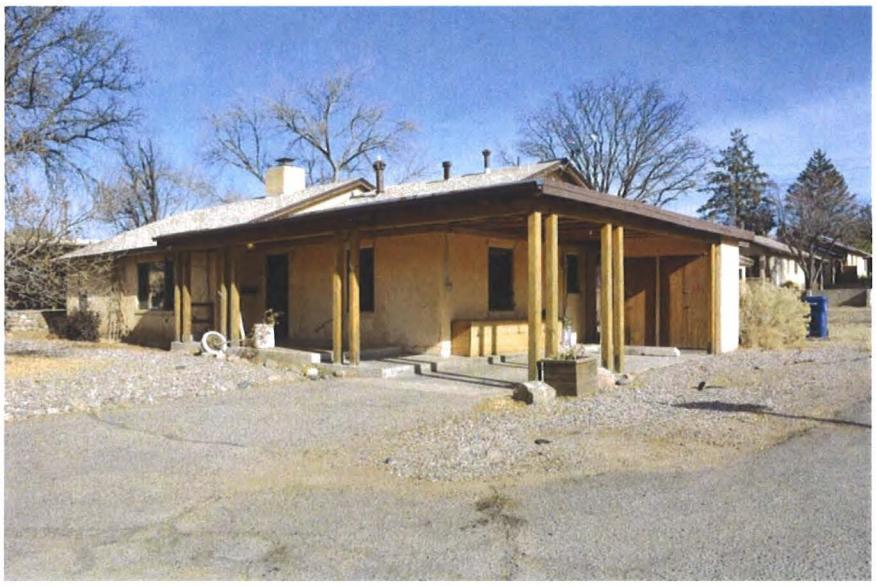
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693391, -105.936212



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast

11. Brief Description of the Property:

Moved to the site prior to 1960, 111 Camino Matias is an altered three-bedroom house. The house is arranged on a north-south axis, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extend with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gable ends. The house is fenestrated with an array of original and non-historic windows. The windows — mostly double-hung sash — are arranged for interior functions. Windows are recessed from the wall and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712-square-foot frame house is finished with textured cementitious stucco in a light buckskin color.

12. Who uses the property? Residence

13. Construction Date: Pre-1960; moved to site c.1960; portal and carport added c.1966
_x_Known _x_ Source: aerial photographs

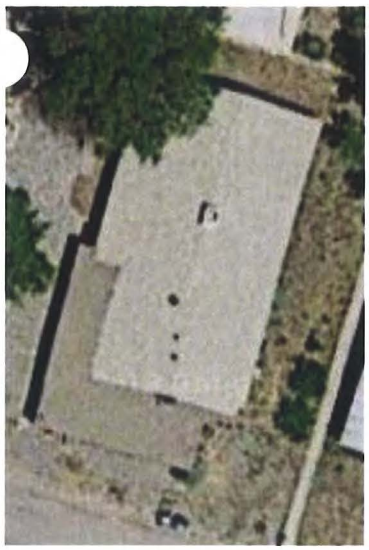
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

). Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first resident identified with the house during the Plaza del Monte period is Daniel O. Shoop, who is listed as a tenant in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa: Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Double-Hung	Metal	2/2	11
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Panel	Wood	1
Single-Leaf	Flush	Wood	1
Double	Carport Storage	Wood	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry-portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1960; house moved to site; primary source material and aerial photograph.
#2 Date: Pre-1966; introduction of portal and carport; layout plan and aerial photograph.
#3 Date: Pre-1966 (assumed); introduction of metal windows; visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
		4. County: Santa Fe
		5. Date of Survey: January 18, 2018

Evaluation of Historical Status

Moved to this location before 1960, and modified in the mid-1960s with the addition of the portal and carport, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 111 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*Please complete HCPI FORM 1 before completing FORM 2*	
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	**2. Location:** 111 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: East elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 6**	**2. Location:** **111 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: North and west elevations, facing southeast.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.693448, -105.936542



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest

11. Brief Description of the Property:

The vernacular, two-unit residence was erected before 1957, and modified nearly 30 years later with the addition of a cross gable entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross gable appended to its northeast corner. The north unit (120) holds about 1,256 square-feet, with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Philippe Register's shop.

12. Who uses the property? Residence

13. Construction Date: pre-1958, with alterations and cross-gable entry added on front façade in c.1984
_x_Known _x_ Source: aerial photograph

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North ⬆ **Box Indicates Post-1968 Addition**

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

). Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The first residents identified with the house during the Plaza del Monte period are Margaret D. Becker (116) and Minnie C. Wither (120). Both are identified as tenants in the 1966 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing _x_ Non-contributing __ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	8-8	2
Sliding	Aluminum	1-1	8
Fixed	Wood	Single	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Flush	Wood	4
Single	Full-Glass	Wood	1
Sliding	Patio	Aluminum	3

12. Chimneys
N/A

13. Porches _x_ N/A
Type: __ Entry-portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of modern fenestration; material and visual evidence.
#2 Date: c.1984; introduction of cross-gable entry across front, east, façade; drawings, aerial photographs and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: No style – side-gable vernacular form with Ranch style elements

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Erected before 1958, and modified in the mid-1980s with a cross-gable entry and small additions, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historic character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 116/120 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Illustrations



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 7	**2. Location:** 116/120 Camino Matias *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

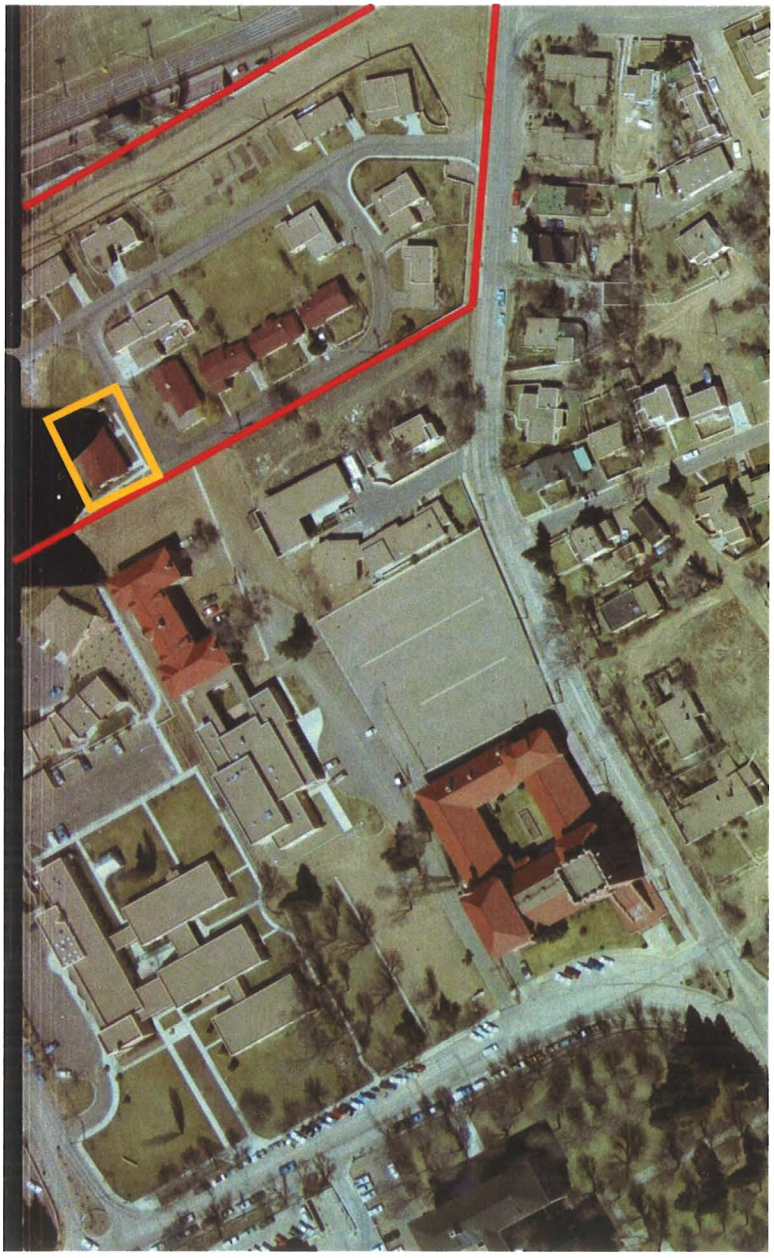


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

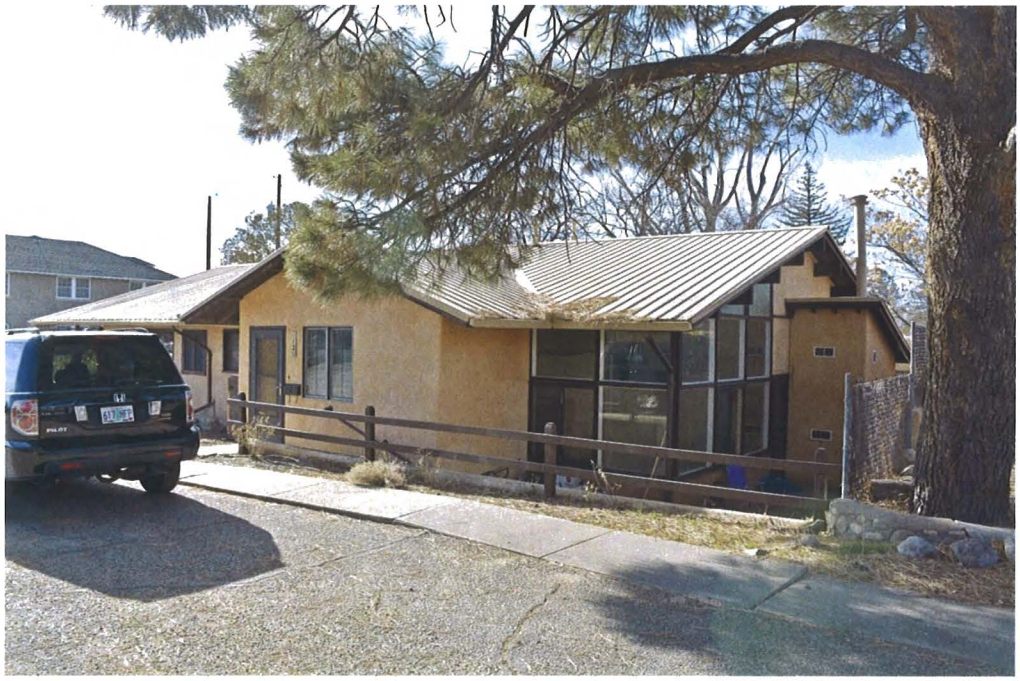


Photo 1: Street and north elevations, facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: South elevation, facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 7**	**2. Location:** **116/120 Camino Matias** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: West elevation, facing northeast.

DONNELL
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AND ASSOCIATES

April 29, 1988

Board of Pensions
Presbyterian Church (USA)
c/o Gaylan and Leona Friesenborg
417 Paseo de Peralta
P.O. Box 1888
Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
Plaza del Monte Retirement Community
417 Paseo de Peralta
Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000

GRanch

Pd Monte

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	$1,350,000
Las Placitas Tract	$1,275,000
Total Property (Plaza del Monte)	$2,625,000

Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small ampitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697± acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608± sq.ft., leaving a net usable area of 8.627± acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735± sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning ~~is to~~ provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:	Pueblo style, stuccoed masonry construction.
Building Area:	Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.
Floor Plan:	The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.
Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

DONNELL

IMPROVEMENT DESCRIPTION

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

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Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

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The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND ASSOCIATE

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

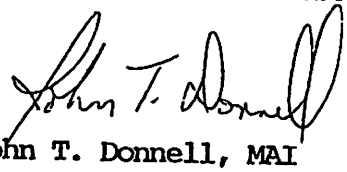
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES



John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

DONNELL DONNELL ASSOCIATES
Page 2826 of 2986

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

DONNELL DONNELL AND ASSOCIATES

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LgM

2025-011549-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- x District Standards & yard wall & fence standards.
- x Historic Inventory Form
- x Zoning Review Sheet
- x **Other**: ownership history documents

APPLICANT SUBMITTALS

- x Proposal Letter
- x Site Plan/Floor Plan
- x Elevations
- x Photographs
- x **Other:** 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as significant for its association with events or persons that are important on a local level and the historic integrity of the building, with all facades as primary, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

One motion for the status and primary façade designation is required.

a. In case 2025-011549-HDRB, for 527 Agua Fria Units 1, 2, and 3, to maintain status of the residence, as significant, designating all facades as primary.
b. In case 2025-011549-HDRB, for 527 Agua Fria Units 1, 2, and 3, designate/downgrade the main residence as contributing and designate facades (South (R13, R1 (including/excluding the portal, and R3 (including/excluding the east portal and R2 east façade), East (R2 (including/excluding the portal), R4, R5, R6, R8 (on the north elevation), and/or R10 (on the north elevation)), North (R7, R9, and/or R11), West (R12 (garage wall), R14 (residence wall)) as primary façade(s).
c. In case 2025-011549-HDRB, for 527 Agua Fria Units 1, 2, and 3, downgrade/designate the main residence to non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for this property runs along Agua Fria from just east of De Fouri Street to Romero Street. The street is lined with sidewalks with properties having low stucco yard walls and a couple of rock yard walls. Some of the yard walls are topped with metal fencing. There is a single chain link fence, and to the west of Closson Street, there are some coyote fences. The yard walls and

fences often feature wooden pedestrian gates. There are no vehicle gates. The average is forty-three inches in height, which is the maximum allowable height.

The properties tend to be narrow and long, with multiple buildings on most sites. The buildings vary in distance from the street, with some right up to the sidewalk and others set back twenty to thirty feet from the street. The buildings are a combination of residential and commercial spaces.

The buildings are a variety of Spanish Pueblo Revival, Territorial, and Vernacular style flat roof homes, as well as a variety of pitched roof homes. The homes are in lighter brown stuccos with white, brown, and blue trims and natural wood elements. There are several properties with metal elements as well.



Figure 2: Street View of Residence

Site Description:
The 3,017 sq. ft. multi-family residence at 527 Agua Fria units 1, 2, and 3 sits on a 0.418-acre lot and was constructed between 1908 and 1912. While the GIS map shows the residence as significant to the Westside-Guadalupe Historic District, the Historic Cultural Properties Inventory from 1997 states that the HCPI was not adopted, and there is no case for status on this property since then. If the property was not reviewed for status in 1997 or since, the property would be listed as contributing, as it was before 1997. Therefore, the residence is coming forward for clarification of status.

According to the 1997 HCPI, the residence has been listed on the national register since 1997 and as a contributing resource to the Guadalupe Neighborhood in the National Register of Historic Places nomination of the district in 1999. The accessory dwelling unit at the rear of the lot is listed as non-contributing, but is not subject to this case. According to the 2025 HCPI, the structure is located on a 1908 Sanborn Fire Insurance Map and is not listed on the state register or the national register.

Per the 1997 HCPI, the residence is constructed in a Mediterranean-style architecture with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living. The 2025 HCPI calls this a New Mexico

Vernacular style; otherwise, the descriptions of the existing residence are the same. However, there are differences in the history of the structure's construction.

The roof is a red metal tile roof with gables of various heights, gable horns, and exposed rafters. The roof heights vary, with the lowest at 7'-10" and the highest at just under 20'-0". According to the 1997 HCPI, the roof was changed to the existing tile roof in 1920-1925. According to the 2025 HCPI, *"the original roof was a flat roof with drainage to the north. At some point, a gabled roof was added, raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross-gable roof is offset. The lower metal roofs covering the front porches and side and back additions have a combination of metal tile and standing seam. The roof over the garage and connector is a low-slope standing-seam metal roof."*

The walls are concrete and stucco in light tan, most windows are 8-lite wood casements in pairs and trios, and a few picture windows. The doors are wood, with the front south door being curved to match the curve in the portal. The south portal has a gable roof with a round arched opening. The southeast corner portal has a shed roof and stucco piers. The yard wall along the street is low stucco with a wood pedestrian gate, and the rear fencing is a 6'-0" high plank wood fence.

According to the 1997 HCPI, the structure has had few alterations since its construction in 1912. The roof was changed in 1920-1925. The diamond vents had glass installed behind them at an unknown time. The previous garage was connected to the main structure with an addition, which is understood to be the 1984 northeast addition under case H-84-343, though the file is no longer available for verification. However, it does show in the 1998 Sanborn map provided in the 2025 HCPI. The roof was approved to be replaced in 2024.

According to the 2025 HCPI, *"The original house was built sometime before 1908. An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913. A much larger addition was constructed on the west side of the house sometime after 1913 and before 1921. The new southwest corner of the house is constructed of adobe. A covered front porch was added at the southeast corner of the house. Another large addition was added to the back of the house, possibly an enclosed back porch with a lower roof. A separate garage was added to the west and access to a cellar on the east side of the house sometime after 1921 and before 1930. It is estimated that the double gable roof was added after 1930, and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house."*

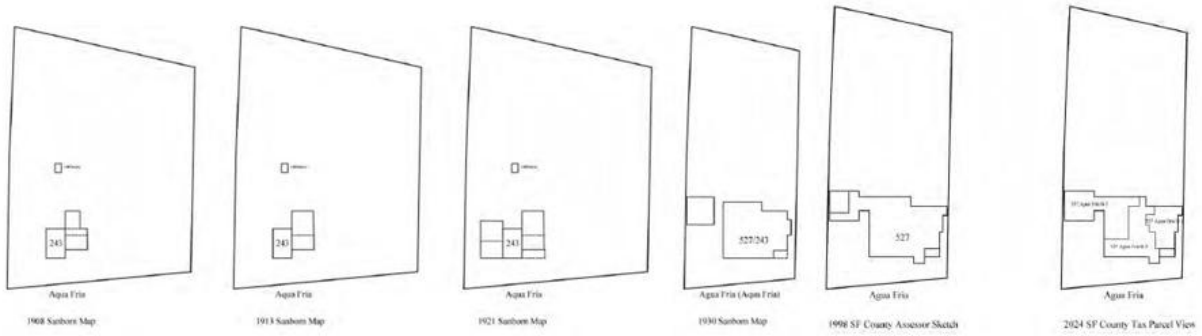


Figure 3: Sanborn Maps from the 2025 HCPI

While the HCPIs do not match, they do both conclude that the residence is listed in the Santa Fe Historic District State Register from September 29, 1972 (State Register #260) and to the National Register from July 23, 1973 (National Register # 73001150), and is a contributing structure to the Westside-Guadalupe Historic listing and the additions to the structure are all historic save the connection between the garage and residence. The maps do not provide proof of a flat or pitched roof, but if the roof began as a flat roof, it was historically altered to a pitched roof historically.

Mrs. C. W. Dudrow is listed as the owner of the property on the 1912 Kings Map. The 1985 HCPI shows the residence was purchased by A. C. Koch in 1912 from the Dudrow Estate. A. C. Koch or a Koch family member is listed as the owner of the property from 1928 through 1964. Mrs. Dorothea K Dunakin, a nurse, was associated with the property from 1944 through 1951. No further information on these residents is provided by the HCPIs.

Staff researched both C.W. Dudrow and A. C. Koch to determine their contributions to the city of Santa Fe. Charles W. Dudrow came to Santa Fe between 1869 and 1872 and was involved in the lumber, coal, and transfer business in Santa Fe. He was part-owner with his wife's father of the Dudrow and Bear Ice, Transfer, and Livery in 1881. The business was located near the train depot and Our Lady of Guadalupe Church and was part of the beginning of the development of the area. The Dudrow warehouse became the Santa Fe Builders Supply Company (Sanbuso) in 1916 and is now the New Mexico School for the Arts and Sciences. Dudrow is buried in Fairview Cemetery.

Staff found that Adolphe Christian Koch (died in 1939) resided in Santa Fe with his wife Alice Broche Koch (died in 1982 at 106 years old) and their son Ferdinand Adolph Koch. Both are buried in Fairview Cemetery. Ferdinand A Koch was a prominent figure in Santa Fe's history, active in the dry cleaning business, land sales, including the Santa Fe Ski Basin, and various civic associations. He is listed in the New Mexico Ski Hall of Fame for his negotiation of the deal for the Ski Basin. He died in 1982. Jamie Koch is the son of Ferdinand Koch and is a native of the City of Santa Fe. Jamie Koch served as finance chairman for Governors Bruce King and Bill Richardson, was State Chair of the Democratic Party, and is a former state representative.

These two families were important to the establishment of Santa Fe and still represent Santa Fe with their community efforts.

The residential building is currently a three-unit structure that is being converted to a main residence with a guest house. It currently has an interior-only construction permit for the conversion work that is in progress. The addressing from multi-family to single-family will be changed after the conversion is complete.

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:

In case H-84-343, the residence was approved for the construction of an addition on the northeast side of the structure. There are no documents on file in the Historic Preservation Division.

ADMINISTRATIVE:
In case 2024-009160-ADMIN, the residence was approved for a reroof.

APPLICANT'S REQUEST:
The applicant requests:

1. Status review with primary façade designation, if applicable for the residence.

The 2025 HCPI recommends a contributing status, while the 1997 HCPI recommends a significant status for the residence. In 1997, the residence was found to be a listed property. However, in 2025, it no longer holds that listing. The provided HCPIs do not address the people who resided in the structure. Staff did short research on the residents of the structure and found that they are of importance to Santa Fe enough that section 14-12(A) "for its association with events or persons that are important on a local, regional, national, or global level" is met. Since the residence has not been altered since 1997, when it was on the register, staff believe that it could still be listed if the listing for the residence had been maintained. All the additions and alterations to the structure are historic outside of the small addition that connects the residence to the garage. Therefore, the staff disagrees with the contributing recommendation and finds that this structure meets the requirement to be listed as significant.

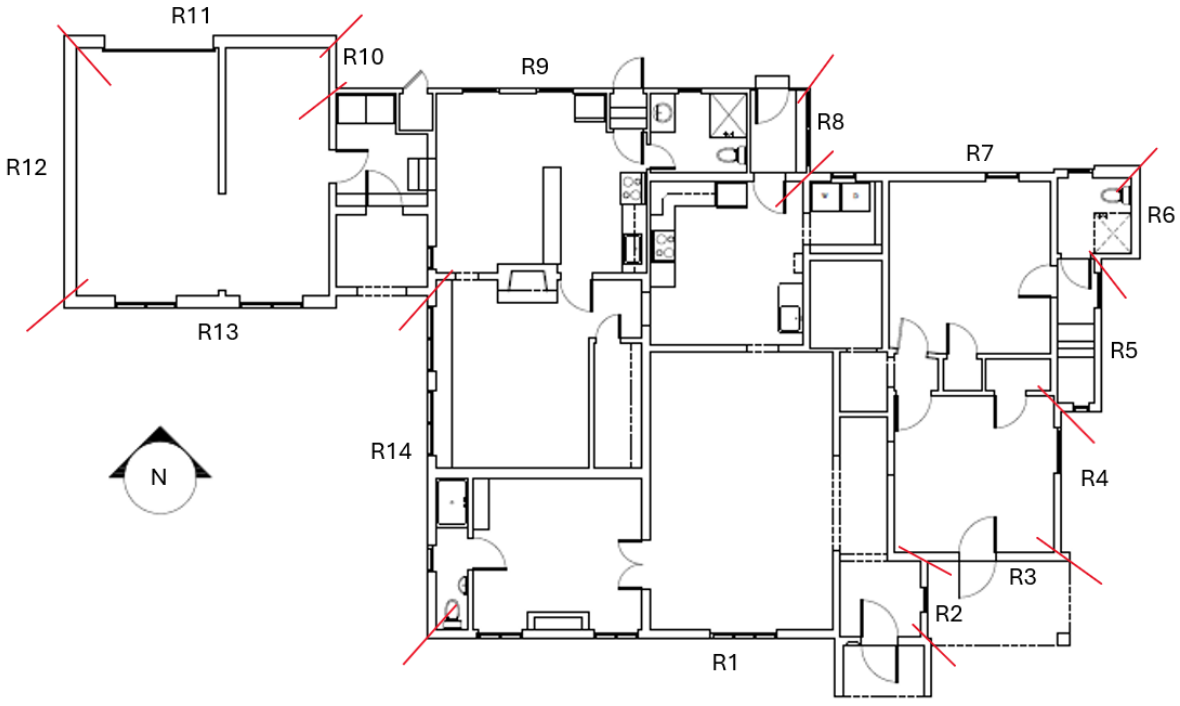


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* is to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Step backs

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Step backs

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation.

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.

(d) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

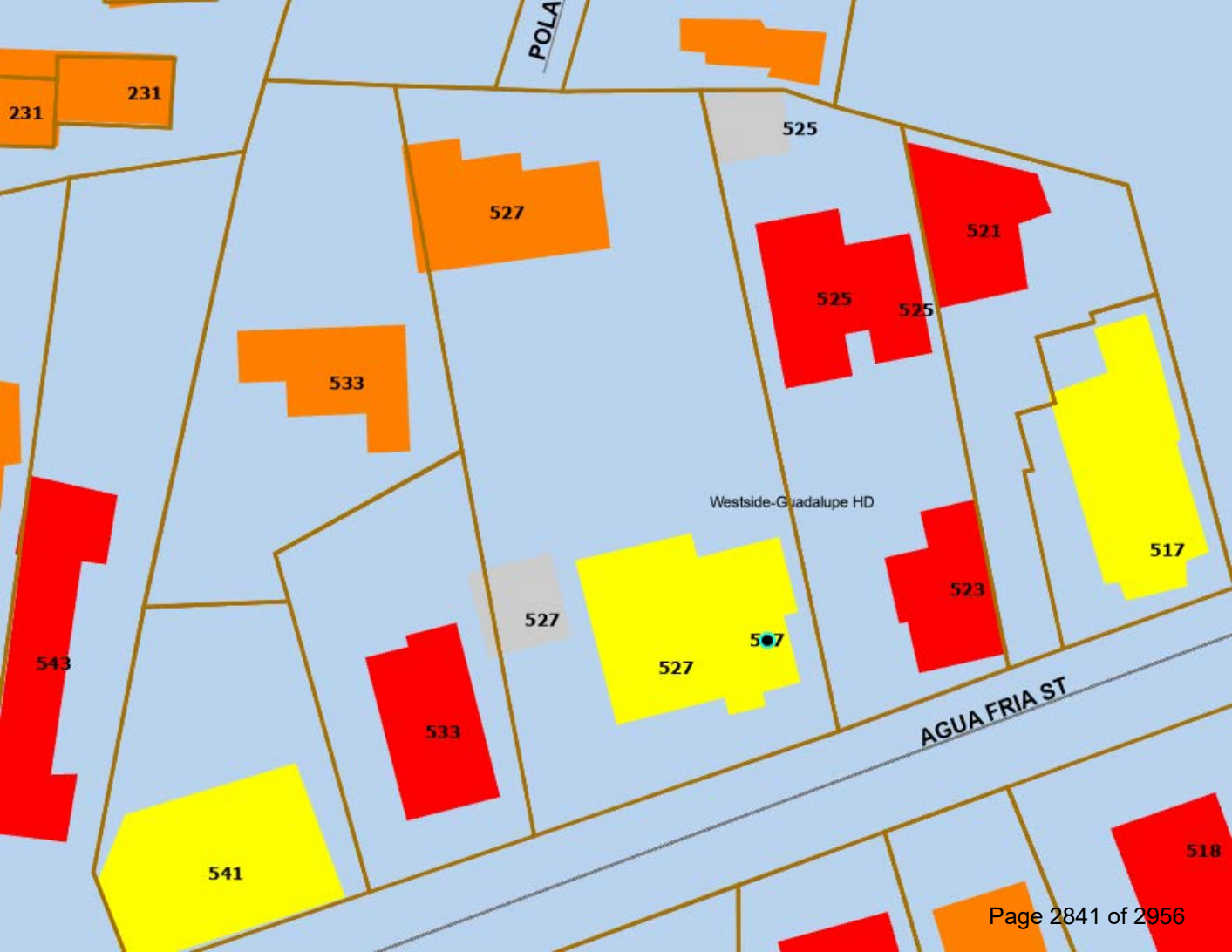
(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)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Westside-Guadalupe HD
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AGUA FRIA ST
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518

527 AGUA ~~FRIA~~

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 527 Agua Fria

OLD ID NUMBER: 0516 13581

SANTA FE ID NUMBER: H1510

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

BUILDING NAME:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NW 1/4

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
by 1928 ESTIMATE city directory A C Koch ©
by 1930 ACTUAL Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
Mediterranean

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

H1511

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR none evident

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

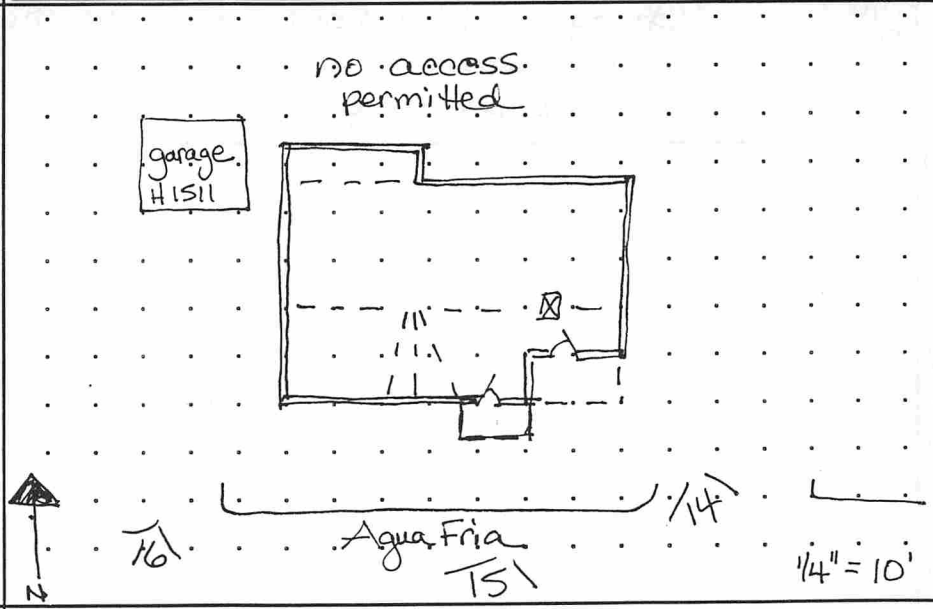
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown-Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/97 BY DB

NEGATIVES WITH NMHPD ROLL # D69 NEG # 14 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	red (metal) tile roof with gables of various heights, gable horns, exposed rafters	
BUILDING WALLS	tan stucco/concrete	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20
DOORS	wood french	
WINDOWS	8 light wood casements in pairs and trios; picture windows	
PORCHES OR PORTALES	SE corner - shed roof, stucco piers S - gable roof, round arched opening	
ARCHITECTURAL DETAILS		
FENCES/WALLS	low stucco wall, S; wd plank fence SE	
SITE FEATURES		
OTHER/ COMMENTS	Garage - flat roof, one overhead door, one filled w/ window, wd wall. Connected to house by arched stucco gateway.	

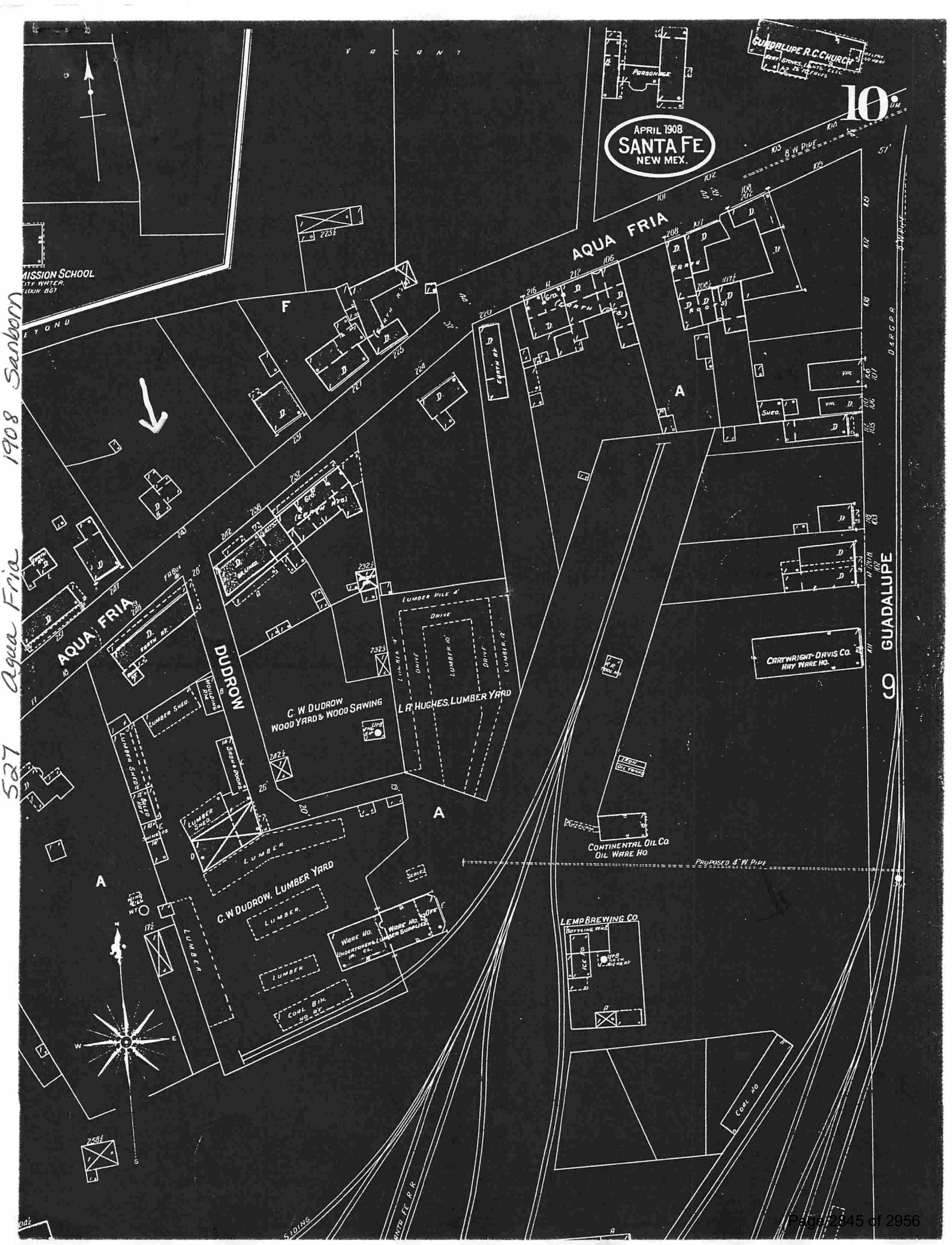
ADDITIONAL PHOTOGRAPHS

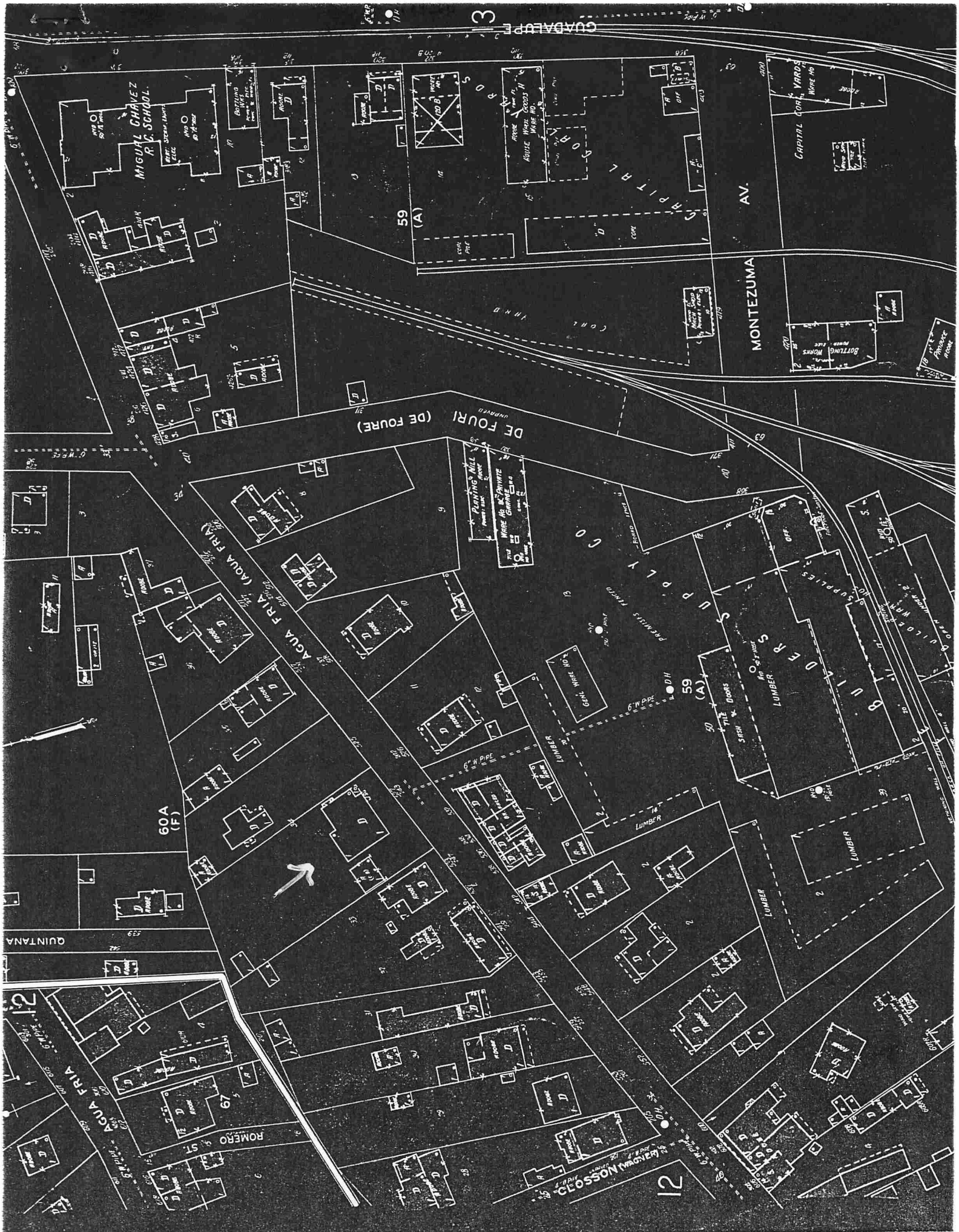


#16 SW



#17 SE


10
APRIL 1908
SANTA FE
NEW MEX.
GUADALUPE R.C. CHURCH
PARSONAGE
VACANT
MISSION SCHOOL
AQUA FRIA
8" W. PIPE
D.&R.G.R.R.
GUADALUPE
DUDROW
C. W. DUDROW
WOOD YARD & WOOD SAWING
L. A. HUGHES, LUMBER YARD
C. W. DUDROW, LUMBER YARD
LUMBER SHED
LUMBER PILE 4'
DRIVE
LUMBER 10'
LUMBER 12'
EARTH RD.
CARTWRIGHT-DAVIS CO.
HAY WARE HO.
CONTINENTAL OIL CO.
OIL WARE HO.
PROPOSED 4" W. PIPE
LEMP BREWING CO.
BOTTLING WKS.
ICE HO.
COAL HO.
WARE HO.
UNDERTAKER & LUMBER SUPPLIES
COAL BIN
SIDING
SANTA FE R.R.
1908 Sanborn
Aqua Fria
527



1930 Sanborn 527 Agua Fria

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting	northing

location description: 527 AGUA FRIA

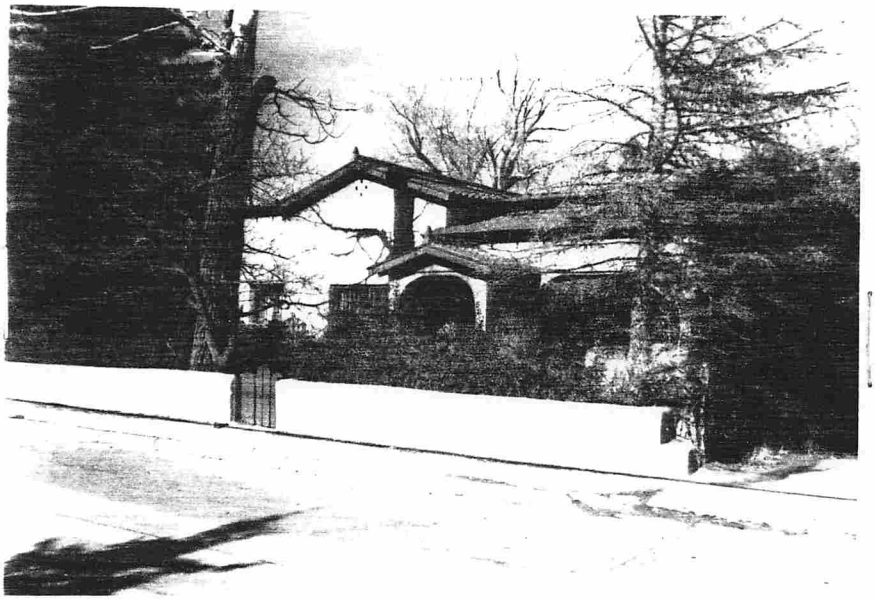
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

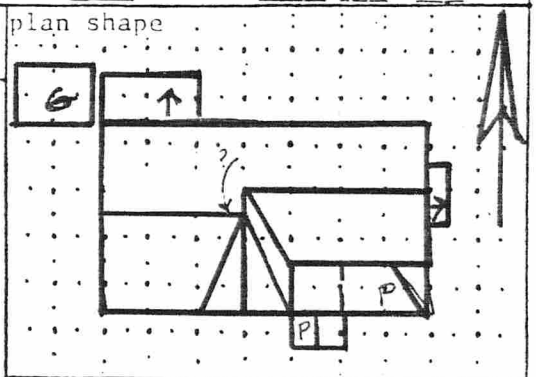
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by SL no. SFHD #20	negative nos. 35	loc. of neg. HPB



plan shape



date of construction: PRE 1912 + estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe: REAR ADDS, PORCH CHANGED.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features
MFR MISSION TILE REF/ GABLE HORNS, EXP'D RAFTER ENDS, DIAMOND VENTS.
CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SOLID DOOR. IN SMALLER FRONT PORCH ENTRY.
8 LIGHT WD. CASM'TS., TRANS, TRIMS.
2 LARGE PIC WINDS ON W.
N.V. SHED ADDS @ REAR.

comments
A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE. HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V.
IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER CORE.
(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLACO).

associated buildings? ___ yes
what type? STUCCO 2 CAR GARAGE.
if inventoried, list ID nos.

see back? ___ yes

H151

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting northing	

location description: 527 AGUA FRIA

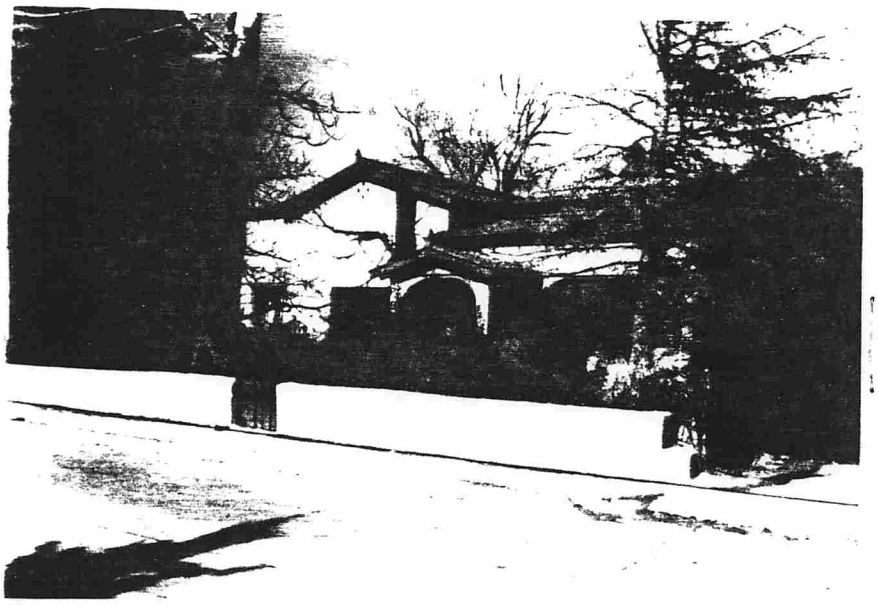
city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

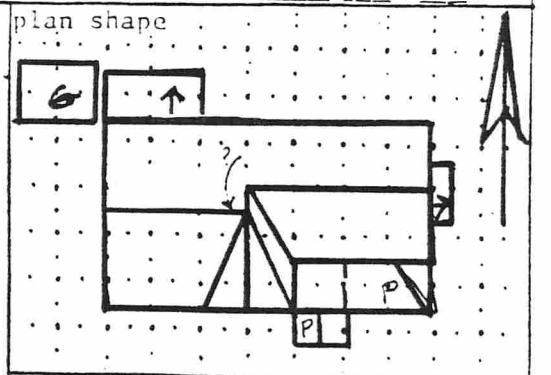
building name:

legal description: tnsp___ N S range___ E W sec___ ¼ ¼

film roll by SL no. SFHD #20	negative nos. 35	loc. of neg. HPB



plan shape



date of construction: PRE 1912 + estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe: REAR ADDS, PORCH CHANGED.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type?
STUCCO 2 CAR GARAGE.
if inventoried, list ID nos.

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features
MTL MISSION TILE ROOF/ STABLE HORNS, EXP'D RAFTER ENDS, DIAMOND VENTS.
CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SKYLT DOOR IN SMALLER FRONT PORCH ENTRY.
5 LIGHT WD. CASM'TS., TRANS, TRANS.
2 LARGE PIC WINDOWS ON W.
N.V. SHED ADDS @ REAR.

comments
A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE. HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V.
IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER CORE.
(KOCH'S DAUGHTER LIVES IN BAR @ 229 POLK).

see back? ___ yes

Charles W. Dudrow Santa Fé County, New Mexico

Charles W. Dudrow, engaged in the lumber, coal and transfer business at. Santa Fé, was born in Frederick, Maryland, in 1841 and became a resident of Santa Fé in 1870. For several years he was employed by Barlow & Sanderson, the noted overland stage line men as express messenger. In 1880 he engaged in his present business and for several years has conducted a lumber and coal yard at Cerrillos. His business interests are capably conducted and guided by sound judgment, so that his efforts result successfully. He is widely known throughout the northern part of the Territory and is active in public affairs. He was twice elected sheriff but declined to serve, and for several terms he was a member of the board of county commissioners and chairman of that body.

Back | Santa Fe County Biographies

Source: History of New Mexico, Its Resources and People, Volume II, Pacific States Publishing Co., 1907.

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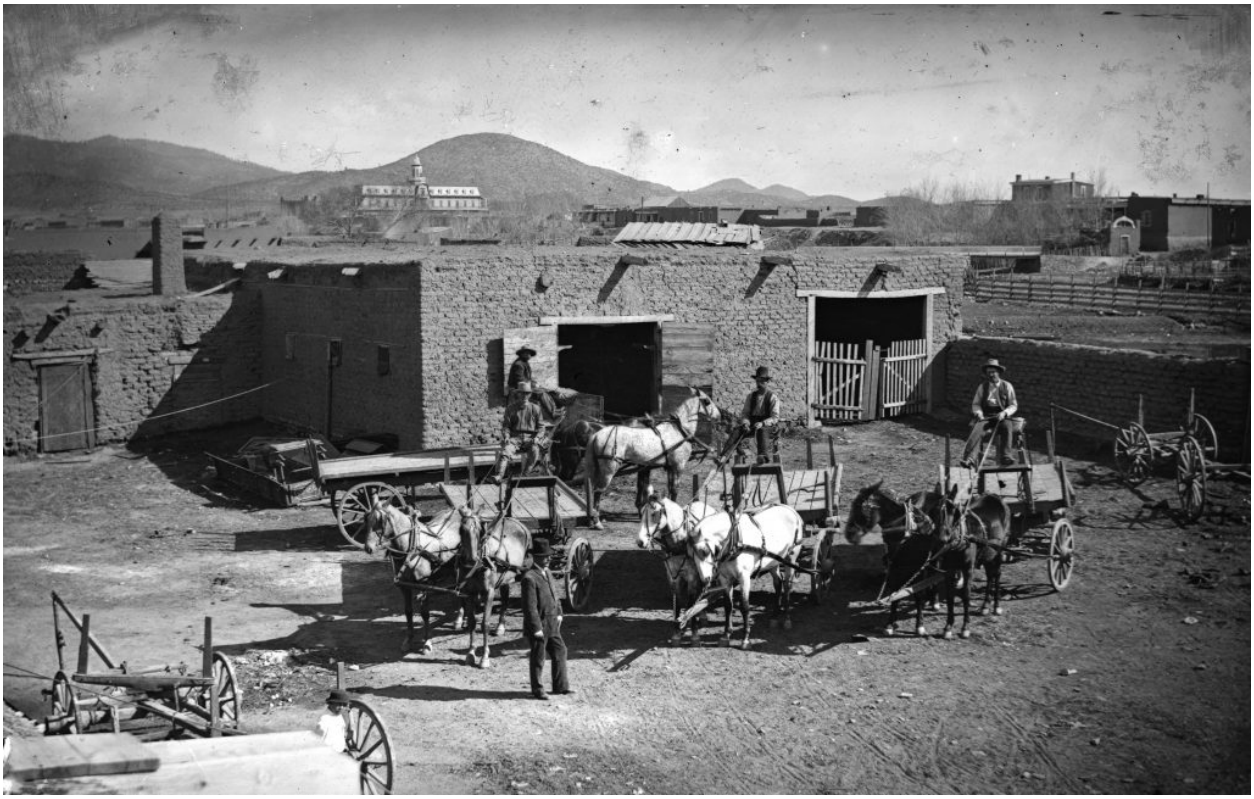
Created 1996 by Charles Barnum & 2016 by Judy White

https://historyinsantafe.com/santa-fe-railyard-history/

Dudrow & Company

- By Ana Pacheco





Dudrow & Bears Transfer station in Santa Fe in the 1881.

The Dudrow & Bears Transfer Corral in 1881 was a family-run business. Charles W. Dudrow, came to Santa Fe between 1869 and 1872. He had been a driver for the Barlow and

Sanderson stage lines that ran from Pueblo, Colorado, to Santa Fe. When he arrived in Santa Fe he married Cora Bear and became a business partner with her father, Samuel Bear. They opened Dudrow & Bear Ice, Transfer and Livery. The business was located near the train depot and Our Lady of Guadalupe Church.

Fairview Cemetery



The family tombstone of Charles Dudrow at Fairview cemetery.

Long before the Dudrow transfer station Our Lady of Guadalupe mission church dominated the area. Originally built in 1777 on the banks of the Santa Fe River, the church closed in 1826 when it fell into disrepair. A new 575-pound bell complimented the church remodel in the 1850s. The altar screen included a replica of Our Lady of Guadalupe. The painting came to Santa Fe by ox train in 1783. The Santuario de Guadalupe is the oldest continuously standing shrine to Our Lady of Guadalupe in the United States.



Our Lady of Guadalupe is the patron saint of Mexico.

A hundred years after the original structure was completed, the old mission-style building was radically changed. After its alteration it resembled a typical east-coast church, with a steeple painted bright orange. The spire was centered above the entry instead of at the southeast corner where the bell tower once stood. Gothic-style windows were built into the walls and a white picket fence was erected to enclose the churchyard. One reason given for these drastic changes was the arrival of many English-speaking Catholics from the east, who brought their building style with them.

Railroad Comes to Santa Fe

The eastern edge of the Santuario grounds has also withstood many changes. In 1889, the Denver and Rio Grande Railroad offered narrow-gauge rail service between Santa Fe and Denver out of a nearby depot. The line closed its service in 1941. Once it closed the train rails and ties were torn from the Santuario's property line along Guadalupe Street.

- Categories: Santa Fe History
- Tags: Dudrow & Bear Company, Fairview Cemetery, Our Lady of Guadalupe, Santa Fe Historical Walking Tour, Santa Fe railyard

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Buy Me a Coffee

Adolphe Christian Koch

8 February 1873–21 December 1939 • GMQY-XLS

Brief Life History of Adolphe Christian

When Adolphe Christian Koch was born on 8 February 1873, in Dunkirk, Chautauqua, New York, United States, his father, Karl Ernest Theodor Koch, was 37 and his mother, Dorothea Zimmerman, was 31. He had at least 1 son and 1 daughter with Alice Broche. He lived in Santa Fe, Santa Fe, New Mexico, United States for about 10 years. He died on 21 December 1939, in Albuquerque, Bernalillo, New Mexico, United States, at the age of 66.

MORE

Spouse and Children

Adolphe Christian Koch
1873–1939

Alice Broche
1875–1982

Children (2)

Ferdinand Adolph Koch Sr
1898–1982

Dorthea Koch

Photos and Memories (0)



Do you know Adolphe Christian? Do you have a story about him that you would like to share? Sign In or Create a FREE Account

Parents and Siblings

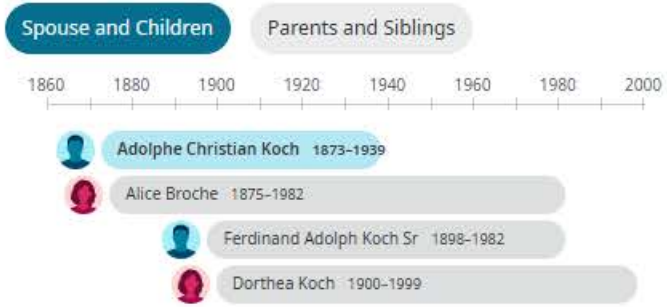
Karl Ernest Theodor Koch
1835–1913

Dorothea Zimmerman
1841–1878

Siblings (6)

August Albert Cook
1862–1941

Family Time Line



Sources (3)



Adolph Koch, "United States Census, 1920"

Adolph Christian Koch, "Find A Grave Index"



A C Koch, "United States Census, 1930"

VIEW ALL

Alice Broche

12 December 1875–September 1982 • GS7L-6JP

Brief Life History of Alice

When Alice Broche was born on 12 December 1875, in District of Columbia, United States, her father, Gustave Broche, was 26 and her mother, Judith Villroy, was 15. She had at least 1 son and 1 daughter with Adolphe Christian Koch. She lived in Washington, District of Columbia, United States in 1880. She died in September 1982, in Santa Fe, Santa Fe, New Mexico, United States, at the age of 106, and was buried in Santa Fe, Santa Fe, New Mexico, United States.

MORE

Parents and Siblings

Gustave Broche
1849–1900

Judith Villroy
1860–1879

Siblings (2)

Alice Broche
1875–1982

Gustave Broche Jr

Photos and Memories (0)



Do you know Alice? Do you have a story about her that you would like to share? Sign In or Create a FREE Account

Spouse and Children

Adolphe Christian Koch
1873–1939

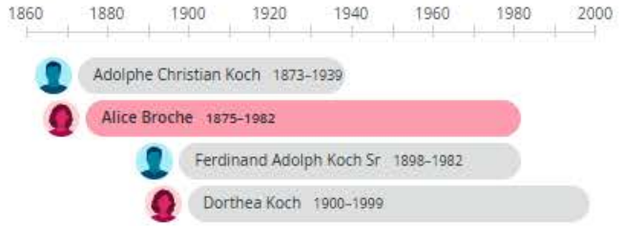
Alice Broche
1875–1982

Children (2)

Ferdinand Adolph Koch Sr
1898–1982

Family Time Line

Spouse and Children | Parents and Siblings



Sources (4)



Alice Koch in household of Adolph Koch, "United States Census, 1920"

Alice Broche Koch, "Find A Grave Index"



Alice Koch in household of A C Koch, "United States Census, 1930"

VIEW ALL

STATE New Mexico
COUNTY Santa Fe

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

SUPERVISOR'S DISTRICT NO. 211 | SHEET NO. 7 B
ENUMERATION DISTRICT NO. 129

* TOWNSHIP OR OTHER DIVISION OF COUNTY Precinct 4 | NAME OF INCORPORATED PLACE Santa Fe City | WARD OF CITY 2 Precinct 4 (Part of)

NAME OF INSTITUTION | ENUMERATED BY ME ON THE 6 DAY OF Jan 1920. | Lula B. Hinder ENUMERATOR.

PLACE OF ABODE.			NAME of each person whose place of abode on January 1, 1920, was in this family.	RELATION.	HOME.	PERSONAL DESCRIPTION.				CITIZENSHIP.			EDUCATION.			NATIVITY AND MOTHER TONGUE. Place of birth of each person and parents of each person enumerated. If born in the United States, give the State or territory. If of foreign birth, give the place of birth. (If in doubt, give mother tongue.)					OCCUPATION.			
																PERSON.		FATHER.		MOTHER.					
Dwelling-house numbered in order of visitation.	Number of family in order of visitation.	Number of inhabitants in order of the dwelling-house.			Whether owned or rented.	Sex.	Color or race.	Age at last birthday.	Whether single, married, widowed, or divorced.	Year of immigration to the U. S.	Whether naturalized or alien.	If naturalized, whether naturalization papers have been taken out.	Whether able to read.	Whether able to write.	Attended school any time since Sept. 1, 1919.	Place of birth.	Mother tongue.	Place of birth.	Mother tongue.	Place of birth.	Mother tongue.	Whether able to speak English.	Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, shoe factory, farm, etc.	Employer, salary or wage worker, or working on own account.	Number of years this person has been in the United States.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
31	306	118		Probst Elda	wife			F	W	32	M					Yes	Yes	Colorado		Missouri		Colorado		Yes	None			
32	306	118	139	Otis, Cecilia	Head	1	R	F	W	66	Wd					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Seamstress	At Home	OA	
33				— Filipi	son			M	W	22	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Painter	Newspaper	W	
34				— Herman	son			M	W	28	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Cook	Hotel	W	
35				— Amelia	daughter			F	W	20	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Clerk	Drygoods Store	W	
36	304	119	140	Cantana Alejandro	Head	1	R	M	W	35	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Jeweler	Store	Employer	OA
37				— Josefita	wife			F	W	30	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
38				— Flora	daughter			F	W	13	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
39				— Pete	son			M	W	9	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
40				— Carleton	daughter			F	W	7	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes				
41				— Joe	son			M	W	4	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes				
42				— Anany	daughter			F	W	2	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes				
43	2	120	141	Martinez Pedro	Head	1	R	M	W	45	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Butcher	meat market	W	
44				— Sharon	wife			F	W	45	M					No	No	New Mexico		New Mexico		New Mexico		No	None			
45				Candelaria Maggie	daughter			F	W	23	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
46				— Macario	son			M	W	38	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Clerk	Drygoods	W	
47				Martinez	son			M	W	16	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
48				— Adelada	mother			F	W	60	Wd					No	No	New Mexico		New Mexico		New Mexico		No	None			
49	2	121	142	Lujan Viviana	Head	1	R	F	W	26	S					No	No	New Mexico		New Mexico		New Mexico		No	None			
50				— Fedelia	friend			F	W	13	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
51	2	122	143	Romero Ignacio	Head	1	R	M	W	44	Wd					No	No	New Mexico		New Mexico		New Mexico		No	Works woman		W	
52	2	123	144	Muller Alfred	Head	1	R	M	W	36	M					Yes	Yes	New Mexico		Switzerland	German	New Mexico		Yes	Agent	Oil Company	W	
53				— Mary Hays	wife			F	W	28	M					Yes	Yes	New Mexico		Missouri		Virginia		Yes				
54	2	124	145	Stinger Estella M	Head	1	R	F	W	39	M					No	No	New York		New York		Indiana		Yes	Painter	Newspaper	W	
55				— Louisa	wife			F	W	28	M					Yes	Yes	Kansas		Germany	German	New York		Yes	None			
56				Burlington Mary E	sister			F	W	66	Wd					No	No	Kansas		Scotland	Scotch	New York		No	Cashier	Theatre		
57	2	125	146	Mansfield Mansfield	Head	1	R	F	W	58	Wd					No	No	Kansas		Iowa		Pennsylvania		No	None			
58				— Cloral	daughter			F	W	23	S					Yes	Yes	New Mexico		Missouri		Kansas		Yes	None			
59				— Norman	son			M	W	22	S					Yes	Yes	New Mexico		Missouri		Kansas		Yes	Real Estate	Agent	W	
60				— Theresa	daughter			F	W	14	S					Yes	Yes	New Mexico		Missouri		Kansas		Yes	None			
61	2	126	147	Hogle Fred	Head	1	W	M	W	38	M					Yes	Yes	New Mexico		Iowa		Iowa		Yes	Plumber	Hardware Store	W	
62				— Emma	wife			F	W	37	M					Yes	Yes	New Mexico		Pennsylvania		Wales		Yes	None			
63				— Adaline	daughter			F	W	11	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes				
64				— Owen	son			M	W	9	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes				
65				— William B	son			M	W	1	S					No	No	New Mexico		New Mexico		New Mexico		No				
66	2	127	148	Smith G. E.	Head	1	R	M	W	60	M					Yes	Yes	Pennsylvania		Pennsylvania		Pennsylvania		Yes	Contractor	House building	W	
67				— Alice	wife			F	W	52	M					Yes	Yes	Iowa		Pennsylvania		Pennsylvania		Yes	None			
68				— G. W.	son			M	W	26	Sep					Yes	Yes	Iowa		Pennsylvania		Iowa		Yes	Carpenter	House building		
69	2	128	149	Koch Adolph	Head	1	R	M	W	44	M					Yes	Yes	New York		Germany	German	Germany	German	Yes	Owns	Laundry	Own	
70				— Alice	wife			F	W	44	M					Yes	Yes	Switzerland		Switzerland	German	France	French	Yes	None			
71				— Ferdinand	son			M	W	23	S					Yes	Yes	Colorado		Washington		New York		Yes	Laundryman	Laundry	W	
72				— Gladys	daughter			F	W	19	S					Yes	Yes	Colorado		Washington		New York		Yes	None			
73	2	129	150	Orphal Pete Jr.	Head	1	R	M	W	24	Wd					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Jeweler	Repairer	W	
74				— Ruby	daughter			F	W	3	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Teacher	School	W	
75				— Ruth	son			M	W	21	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
76				— Clotilda	daughter			F	W	17	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
77	2	131	151	— J. B.	Head	1	R	M	W	77	M					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	None			
78				— Nicholas	wife			F	W	73	M					No	No	New Mexico		New Mexico		New Mexico		No	None			
79				Prather James P	Head			M	W	19	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Carpenter	House building	W	
80				— Sirid	Head daughter			F	W	16	S					Yes	Yes	New Mexico		New Mexico		New Mexico		Yes	Clerk			

Form 15-6

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State: New Mexico | Incorporated place: City of Santa Fe | Enumeration District No. 26-6 | Sheet No. 10 B

County: Santa Fe | Ward of city: 2 (pt.) | Block No. | Supervisor's District No. 1

Township or other division of county: | Unincorporated place: | Institution:

Enumerated by me on April 10th, 1930, Rafael A. Ortiz, Enumerator.

Line	House no.	Dwelling no.	Family no.	Name	Relation	Home owned or rented	Value or rent	Radio	Farm	Sex	Color or race	Age	Marital condition	Age at first marriage	School	Read/write	Birthplace: Person	Birthplace: Father	Birthplace: Mother	Mother tongue	Code A	Code B	Code C	Year of immigration	Naturalization	Speaks English	Occupation	Industry	Code	Class of worker	Employed	Line no. if not	Veteran	War
51	506		224	Jones, William C.	Head	R	20		no	M	W	25	M	24	no	yes	Florida	Florida	Florida		79					yes	Brick layer	Buildings	0381	W	yes		no	
52				— Florida	Wife H				V	F	W	20	M	19	no	yes	New Mexico	Germany	New Mexico		92	13	1			yes	None							
53	507	216	225	Lopez, E. G.	Head	R	30	R	no	M	W	37	M	26	no	yes	Old Mexico	Old Mexico	Old Mexico	Mexican Spanish	90	45	V	1917	Na	yes	Draftsman	Engineer office	3498	W	yes		no	
54				— Dometila	Wife H				V	F	W	27	M	16	no	yes	Texas	Texas	Texas		87					yes	None							
55				— Eva	Daughter				V	F	W	9	S		yes		New Mexico	Old Mexico	Texas		92	45	1				None							
56				— Laura	Daughter				V	F	W	8	S		yes		New Mexico	Old Mexico	Texas		92	45	1				None							
57				— Helen	Daughter				V	F	W	6	S		yes		New Mexico	Old Mexico	Texas		92	45	1				None							
58				— Virginia T.	Daughter				V	F	W	4	S		no		New Mexico	Old Mexico	Texas		92	45	1				None							
59	511	217	226	McCrimmon, Stuart	Head	R	25	R	no	M	W	44	M	22	no	yes	Missouri	Scotland	Scotland		66	01	0			yes	Bookkeeper	Garage	6773	W	yes		no	
60				— Florence M.	Wife H				V	F	W	45	M	23	no	yes	New Mexico	Missouri	Kansas		92					yes	None							
61	517	218	227	Hogle, Fred B.	Head	O	3000	R	no	M	W	47	M	24	no	yes	New Mexico	Pennsylvania	Iowa		92					yes	Plumber	Plumbing shop	30X1	O	yes		no	
62				— Emma B.	Wife H				V	F	W	48	M	25	no	yes	New Mexico	Pennsylvania	Wales		92	02	2			yes	None							
63				— William B.	Son				V	M	W	11	S		yes	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
64	525	219	228	Healy, Thomas A.	Head	O	3500	R	no	M	W	64	M	54	no	yes	Illinois	Indiana	Indiana		61					yes	Proprietor	Taxidermy	7384	E	yes		no	
65				— Alice	Wife H				V	F	W	39	M	30	no	yes	England	Scotland	Scotland	English	00	00	V	1918	Na	yes	None							
66				— Alice P.	Daughter				V	F	W	3	S		no		New Mexico	Illinois	England		92	00	2				None							
67				— Josephine	Daughter				V	F	W	2 4/12	S		no		New Mexico	Illinois	England		92	00	2				None							
68	526	220	228	Stout, James A.	Head	R	30	R	no	M	W	38	M	28	no	yes	Pennsylvania	United States	Pennsylvania		53					yes	Bottling man	Coca Cola	7720	W	yes		yes	WW
69				— Wilvine	Wife H				V	F	W	38	M	28	no	yes	New Mexico	France	Germany		92	12	0			yes	None							
70				— Albert E.	Son				V	M	W	6	S		yes		New Mexico	Pennsylvania	New Mexico		92						None							
71				— Bobbie R.	Son				V	M	W	1 3/12	S		no		New Mexico	Pennsylvania	New Mexico		92						None							
72	527	221	230	Koch, A. C.	Head	O	4500	R	no	M	W	57	M	28	no	yes	New York	Germany	Germany		56	13	0			yes	Laundry	Proprietor	7297	E	yes		no	
73				— Alice	Wife H				V	F	W	55	M	31	no	yes	Washington D.C.	France	France		73	12	0			yes	None							
74				— Dorothea	Daughter				V	F	W	30	D		no	yes	Colorado	New York	Washington D.C.		91					yes	None							
75	534	222	231	Vanderhoven, August L.	Head	R	25	R	no	M	W	34	M	31	no	yes	Michigan	Belgium	Belgium		62	09	0			yes	Tile Layer	Buildings	0381	W	yes		yes	WW
76				— Helen E.	Wife H				V	F	W	29	M	26	no	yes	New Mexico	New York	Illinois		56					yes	None							
77	538	223	232	Bowker, George	Head	R	33		no	M	W	26	S		no	yes	Missouri	Kansas	Kansas		64					yes	Bell shop	Hotel	9594	W	yes		no	
78				Hensinger, Francis	Roomer				V	F	W	43	Wd	21	no	yes	Texas	Texas	Arkansas		57					yes	None							
79	541	224	233	Gooch, Ramona M.	Head	R	15		no	F	W	48	D	16	no	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
80				Gorman, Johnny	Son				V	M	W	24	S		no	yes	New Mexico	New Mexico	New Mexico		92					yes	Clerk	Shoe Store	8390	W	yes		no	
81				Sandoval, Adelina	Niece				V	F	W	5 7/12	S		no		New Mexico	New Mexico	New Mexico		92						None							
82	544	225	234	Pino, Apolonio	Head	O	2500	R	no	M	W	46	M	20	no	yes	New Mexico	New Mexico	New Mexico		92					yes	Dealer	Groceries	9791	O	yes		no	
83				— Manuelita R.	Wife H				V	F	W	42	M	19	no	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
84				— Lizzie	Daughter				V	F	W	19	S		no	yes	New Mexico	New Mexico	New Mexico		92					yes	Clerk	Grocery Store	8390	W	yes		no	
85				— Mary	Daughter				V	F	W	12	S		yes	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
86				— Apolonio Jr.	Son				V	M	W	10	S		yes		New Mexico	New Mexico	New Mexico		92						None							
87	542	226	235	Lucero, Abel E.	Head	R	20		no	M	W	51	M	20	no	yes	New Mexico	New Mexico	New Mexico		92					yes	Weaver	Blanket Make	7759	O	yes	7753	no	
88				— Ursula G.	Wife H				V	F	W	48	M	16	no	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
89				— Emilio	Son				V	M	W	20	S		no	yes	New Mexico	New Mexico	New Mexico		92					yes	Miner	Gypsum Works	7848	W	yes		no	
90				— Alfredo	Son				V	M	W	18	S		no	yes	New Mexico	New Mexico	New Mexico		92					yes	Shoe Shop	Shoemaker	9964	W	yes			
91				— Elcido	Son				V	M	W	16	S		yes	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
92				— Luis	Son				V	M	W	12	S		yes	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
93				— Ursula	Daughter				V	F	W	10	S		yes		New Mexico	New Mexico	New Mexico		92						None							
94				— Hortensia	Daughter				V	F	W	7	S		yes		New Mexico	New Mexico	New Mexico		92						None							
95				— Alicia	Daughter				V	F	W	6	S		no		New Mexico	New Mexico	New Mexico		92						None							
96	543		236	Rodriguez, Gilberto	Head	R	15		no	M	W	37	M	20	no	yes	New Mexico	New Mexico	New Mexico		92					yes	Laborer	General Work	7599	W	yes		yes	WW
97				— Luisa	Wife H				V	F	W	32	M	16	no	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
98				— Eliseo	Son				V	M	W	11	S		yes	yes	New Mexico	New Mexico	New Mexico		92					yes	None							
99				— Librada	Daughter				V	F	W	8	S		yes		New Mexico	New Mexico	New Mexico		92						None							
100				— Rosa	Son				V	M	W	7	S		yes		New Mexico	New Mexico	New Mexico		92						None							

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED:

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS:

Ferdinand Adolph Koch Sr

28 January 1898–11 October 1982 • GSVD-3L5

Brief Life History of Ferdinand Adolph

When Ferdinand Adolph Koch Sr was born on 28 January 1898, in Denver, Colorado, United States, his father, Adolphe Christian Koch, was 24 and his mother, Alice Broche, was 22. He had at least 5 sons with Annie Kathleen Long. He lived in Election Precinct 28 Santa Fe, Santa Fe, New Mexico, United States in 1940. He died on 11 October 1982, in Santa Fe, Santa Fe, New Mexico, United States, at the age of 84, and was buried in Santa Fe, Santa Fe, New Mexico, United States.

MORE

Spouse and Children

Ferdinand Adolph Koch Sr
1898–1982

Annie Kathleen Long
1896–1982

Children (5)

Ferdinand Adolph Koch Jr
1924–2001

Robert Koch

Photos and Memories (0)



Do you know Ferdinand Adolph? Do you have a story about him that you would like to share? Sign In or Create a FREE Account

Sources (11)



Ferdinand A Koch, "United States, Census, 1950"



Ferdinand Adolph Koch, "New Mexico, World War II Draft Registration Cards, 1940-1945"

Ferdinand A Koch, "United States, Obituary

Family Time Line

Spouse and Children | Parents and Siblings



Parents and Siblings

Adolphe Christian Koch
1873–1939

Alice Broche
1875–1982

Siblings (2)

Ferdinand Adolph Koch Sr

4-17

REGISTRATION CARD—(Men born on or after February 17, 1897 and on or before December 31, 1921)

SERIAL NUMBER T 601 | 1. NAME (Print) FERDINAND (First) ADOLPH (Middle) KOCH. (Last) | ORDER NUMBER T 10248.

2. PLACE OF RESIDENCE (Print)
326 CORONADO RD. (Number and street) SANTA FE (Town, township, village, or city) SANTA FE (County) N.MEX. (State)

[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS
P.O. BOX 129 SANTA FE, N.MEX.
[Mailing address if other than place indicated on line 2. If same insert word same]

4. TELEPHONE (Exchange) 743 (Number)

5. AGE IN YEARS 44
DATE OF BIRTH (Mo.) 1 (Day) 28 (Yr.) 1898

6. PLACE OF BIRTH DENVER (Town or county) COLORADO (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS
MRS ALICE KOCH. 527 AGUA FRIA. SANTA FE.

8. EMPLOYER'S NAME AND ADDRESS
SELF.

9. PLACE OF EMPLOYMENT OR BUSINESS
SANTA FE ELECTRIC LAUNDRY. (Number and street or R. F. D. number) SANTA FE (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.
Ferdinand Adolph Koch (Registrant's signature)

D. S. S. Form 1 (Revised 1-1-42) (over) ☆ GPO 16—21630-2

REGISTRAR'S REPORT

DESCRIPTION OF REGISTRANT

RACE		HEIGHT (Approx.)		WEIGHT (Approx.)		COMPLEXION	
White	✓	6-		200		Sallow	
		EYES		HAIR		Light	✓
Negro		Blue		Blonde		Ruddy	
		Gray	✓	Red		Dark	
Oriental		Hazel		Brown		Freckled	
		Brown		Black		Light brown	
Indian		Black		Gray		Dark brown	
				Bald		Black	
Filipino				MIXED-			

Other obvious physical characteristics that will aid in identification
SCAR R. ARM P.I.

I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark and that all of his answers of which I have knowledge are true, except as follows:

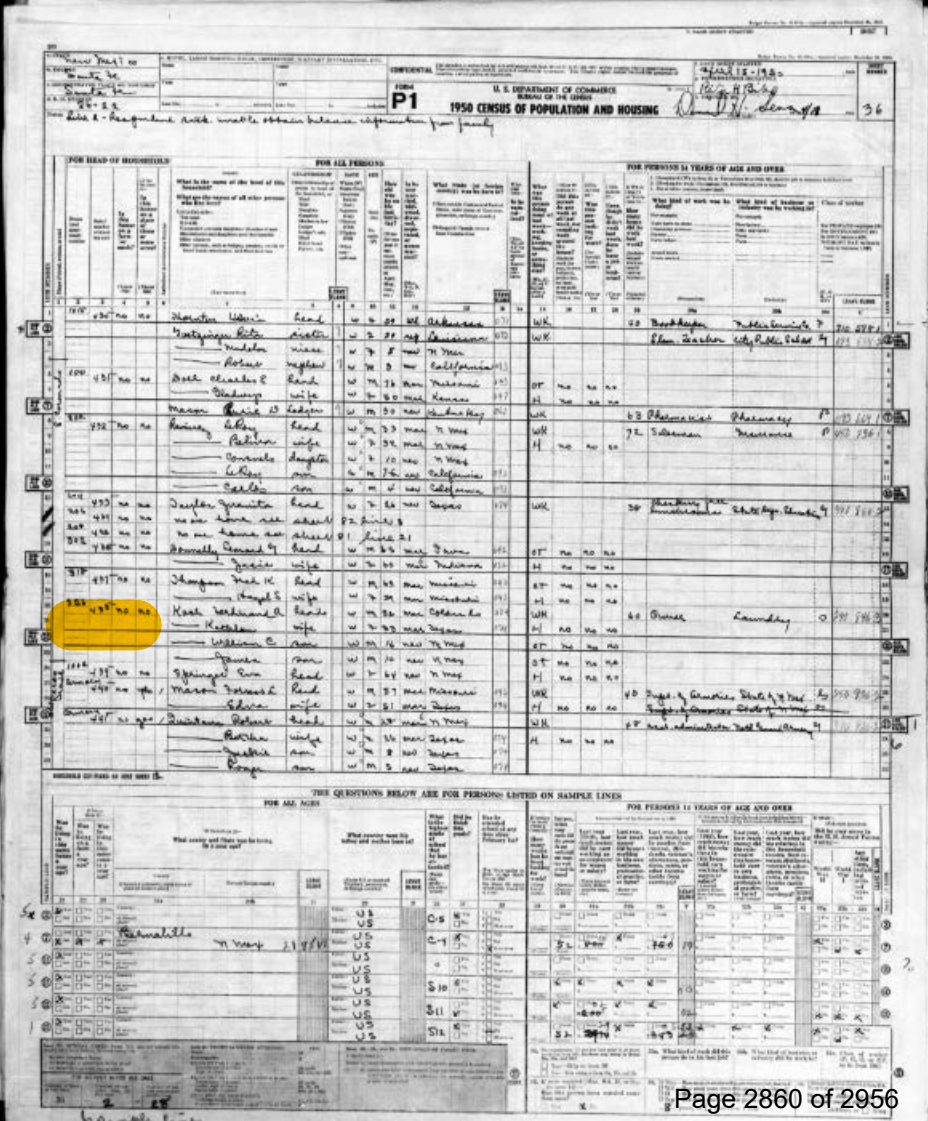
J. E. Doak (Signature of registrar)

Registrar for Local Board 2. (Number) SANTA FE. (City or county) N. M. (State)

Date of registration 2-16-1942

Local Board No. 2 Santa Fe County 83 049
FEB 16 1942 002
Supreme Court Bldg. Santa Fe, New Mexico
(STAMP OF LOCAL BOARD)
(The stamp of the Local Board having jurisdiction of the registrant shall be placed in the above space)

16—21630-2



Osage Design Studio
Richard Woodbury
1216 Vitalia Street
Santa Fe, NM 87505
505.629.5948
osagedesignstudio@yahoo.com

November 7, 2025

Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Address:	527 Agua Fria Street, Santa Fe NM 87501
Owners:	NEIRIKA LLC
Building Status:	Significant – To be determined
UPC:	1-053-099-521-161
Parcel No.:	11266176

On behalf of the applicant NEIRIKA LLC, I am submitting a **Request for Status Review** for 527 Agua Fria Street. The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a duplex located at the front of the property facing Agua Fria Street. The rear structure is not part of the scope of this request; no work planned on the rear structure.

The project was originally submitted July 15, 2025 with an October 14, 2025 HDRB hearing scheduled. However, your division determined that the status of the subject building required a new review. I am requesting that the status review be placed on the December 9, 2025 HDRB hearing.

In addition, the most current Historic Cultural Properties Inventory (HCPI) dates from 1997. We were informed by your division that a new HCPI is required. A new HCPI is being prepared.

Per your email 11/6/25, you stated that if your division received this status request letter by 11/10/25 and the new HCPI by 11/30/25, the status review can be placed on the December 9, 2025 HDRB hearing agenda.

Please contact me if you have any questions or require additional information.

Sincerely,

Richard Woodbury

Richard Woodbury
Osage Design Studio

Attachments: 24x36 drawing set, existing site plan, floor plan & exterior elevations
Existing Building Photographs

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
BASE FORM

1. IDENTIFICATION

HCPI # NMCRIS # Project Name:527 Agua Fria Street Survey Date: November 25, 2025	Agency Number: Other #Old ID# 051613581; Santa Fe ID Number H1510 ☒Update
NAME OF PROPERTY Historic Name:243 Aqua Fria, 243/527 Agua Fria (Aqua Fria) Current Name:527 Agua Fria Street	OWNER and contact information:
SURVEYOR and contact information:Tina Reames; CSR Architects; 220 Gold Avenue SW; Albuquerque, NM 87102	
PROPERTY TYPE Category: ☒Building ☐Structure ☐Object ☐District ☐Site Subcategory: ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☐ State ☐ Local ☒ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:527 Agua Fria Street CITY:Santa Fe, NM 87501 COUNTY:Santa Fe If no street address, describe how to locate the property:	UTM Coordinates:Hemisphere N Map-datum: NAD 83 Zone:13 E:414338.4 N:3949579.4 USGS Quad Name USGS Quad Code: Assessor Parcel #11266176 Local Reference #
SETTING	
Category: ☐Urban ☐Suburban ☐Rural ☐Village	Subcategory: ☐commercial ☐industrial ☒residential ☐public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: Residence, Duplex (and for a time, a three-unit) residence CURRENT FUNCTION:Residence	CURRENT CONDITION: ☐intact ☒altered ☐deteriorated ☐other Describe:
CONSTRUCTION DATE: Before 1908 ☐Known ☒Estimated Source:1908 sanborn Fire Insurance Map ☒continuation	ARCHITECT/BUILDER:Unknown
BREIF DESCRIPTION OF PROPERTY:The property consists of a lot that is approximately 18,050 sf (.41 acres), located on the north side of Agua Fria Street, west of De Fouri Street. The house is located at the south end of the lot, along Agua Fria Street, and a small front yard, enclosed by a low adobe wall that has been stuccoed, is located between the front façade of the house and the sidewalk. North of the house is a small backyard surrounded by a wooden fence. A dirt and gravel drive runs along the east edge of the lot and to the north of the house. The house is a one-story, pitched roof, combination adobe and wood stud house that has been faced with a stucco finish. The back of the lot holds another single story smaller house (designated at 525 D Agua Fria Street).	

The front of the house entry is marked by a protruding front porch with arched screened front entry door. The front porch is not very visible from the street as the landscape is overgrown with evergreen trees. The rest of the south façade includes three sets of wood windows: central and nearest the front door is an 8/8/8 triple casement window, next to the west are two 8/8 double casement windows. All windows are trimmed with wood and painted a dark red/burgundy.

☐continuation

ACEQUIA/HISTORIC IRRIGATION DITCH:
Name of Acequia/Ditch Association:

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☒ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:
Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Register? ☐ Yes ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☒ Contributing ☐ Non-contributing
If not mentioned, in your opinion is the property: ☐ Contributing ☐ Non-contributing
District Name:Santa Fe Historic District District SR #260; District NR #73001150 in Santa Fe, the house is located within the "Westside-Guadalupe Historic District"
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☐ No ☒ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:
Name:Tina Reames Date:11/25/2025
National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☒ criteria consideration: A) and B)
Research into the history of the building reveals that the house does not hold any special significance for its association with events or individuals on a local, regional, national, or global level. C) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction. Because there were so many changes to this house over the course of close to 50 years, there is not a high level of historic integrity to any specific historic period or type. D) It is unlikely that information important in history or prehistory will be yielded from this building or site.
Level of significance: ☒ local ☐ state ☐ national
Area of significance: subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss:The building is already considered to be contributing to the Santa Fe Historic District, listed on both the State and National Registers, and it is included in the Santa Fe Historic Preservation Divisions Westside-Guadalupe Historic District. If another district containing the site were defined, the building could be considered contributing.

B. Agency Determination:
Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☒Adobe	☐Metal: Corrugated	☒Stucco
☐Brick	☐Masonry: Simulated	☐Tile: Clay
☐Composition Board	☐Metal: Structural Siding	☐Vinyl or Aluminum Siding
☒Concrete: Block	☐Metal: V-Crimp	☐Wood: Board & Batten
☐Concrete: Cast Stone	☐Stone: Random Ashlar	☐Wood: Horizontal Siding
☐Concrete: Poured	☐Stone: Random Coursed	☐Wood: Jacal
☐Concrete: Pre-cast	☐Stone: River Rock	☐Wood: Log
☐Curtain Wall	☐Stone: Rock Faced	☐Wood: Shingle
☐Earth Plaster	☐Stone: Tabular	☐Wood: Tongue and Groove

☒Other, describe:Wood stud, lath and plaster. Metal roofing.

B. Number of Stories

☐N/A ☒1 ☐1 ½ ☐2 ☐2 ½ ☐Other, describe:

C. Foundation

☐N/A ☒Not visible ☐None ☐At Grade ☐Raised

Materials: ☐Concrete: Poured ☐CMU ☐Stone ☐Other, describe:

Notes:

D. Roof

☐N/A Features: ☒Eave ☐Parapet

Shape: ☐Barrel ☐Butterfly ☐Flat ☒Cross Gable ☐Gable ☐Hipped ☐Pyramidal ☐Shed ☐Other, describe:

Pitch: ☐None ☒Low ☒Medium ☐Steep

Materials:

☐Asphalt	☐Metal: Corrugated	☒Tile: Metal
☐Composition Roll	☐Metal: Pressed	☐Tile:Terra Cotta
☐Composition Shingle	☒Metal: Standing Seam	☐Wood: Shingle
☐Earth	☐Metal: V-Crimp	

☒Other, describe:The original roof was a flat roof with drainage to the north. At some point, a gabled roof was added raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross gable roof is offset. The lower metal roofs covering the front porches and side and back additions has a combination of metal tile and standing seam. The roof over the garage and connector is a low slope standing seam metal roof.

E. Chimneys

☐N/A Number Interior: Number Exterior:1

Construction Material: ☐Brick ☐Adobe ☐Stone ☒Stucco ☐Terra Cotta Tile ☒Metal Flue ☐Other, describe

F. Porches

☐N/A

Type: ☒Entry ☐Incised ☒Partial Width ☐Full-Width ☐Wrap ☐With a Gazebo

Other Details, describeAt the front entry, an extended covered area shields the front door to Suites 1 and 2. A later addition added a back enclosed porch with a low roof and large skylight.

HCPI #	NMCRIS #
Address of Property:527 Agua Fria Street	

G. Doorways

☐N/A Number of Doorways:7

Type: ☒One-leaf ☐Two-leaf

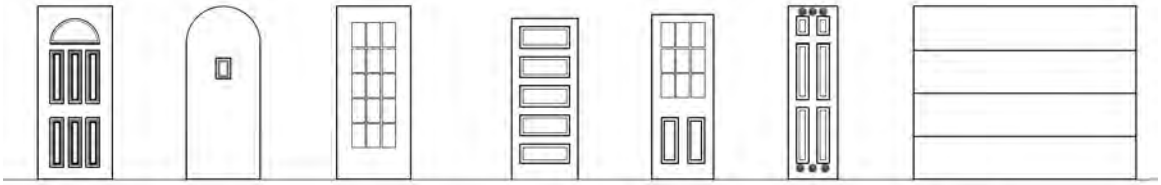
Style: ☐Diagonal Plank ☐Dutch ☐French ☐Plain ☒Panel ☐Vertical Plank ☒Other, describe:See sketches below

Components: Panels/Lights-Number and configuration ☐Sidelights - number and configuration ☐Transom

Material: ☐Aluminum ☐Fiberglass ☐Metal ☐Steel ☐Vinyl ☒Wood ☐Other, describe

Depth of Reveal:varies

Notes:



South Elevation Doors #1, #2, and #3 North Elevation Doors #4, #5, #6, and #7

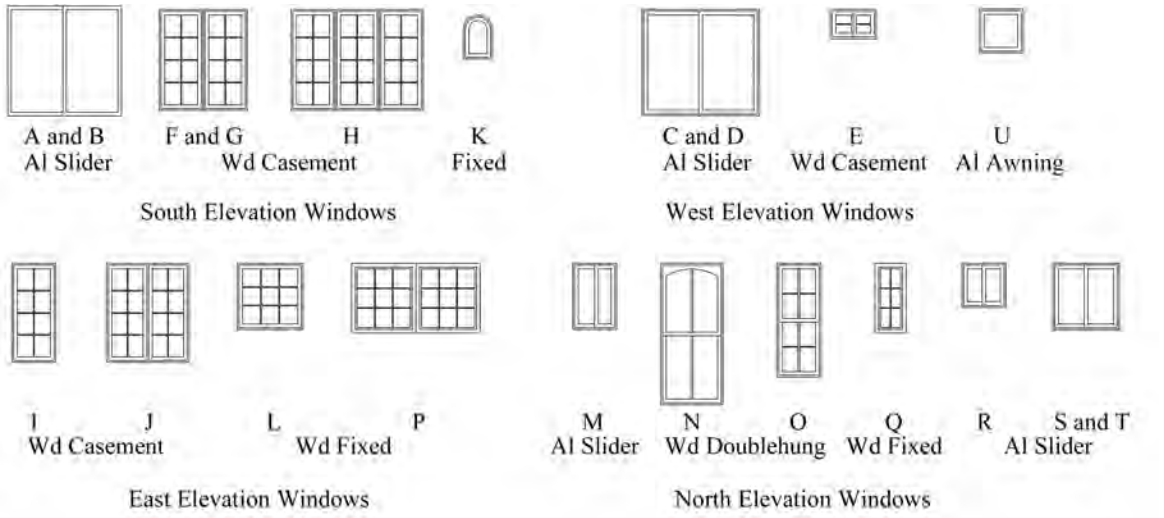
H. Window Openings

☐N/A Number of Window Openings:21

Operation:	Material:	Glazing:		
☐Awning	☒Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☐6/6	☒Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☐Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe:The configuration of the windows varies. See elevations below.		
☒Sliding t				

Depth of Reveal: varies among the different window types

Notes:



I. Other Significant Features

Describe: On the north side of the house there is a thickened wall with decorative tile where a fountain may have been.

7. Associated Properties

Discuss:N/A
Are associated properties eligible for listing?No

8. Documents Available and Their Locations

Discuss: Sanborn Fire Insurance Maps attached (April 1908, June 1913, June 1921, January 1930); King's Official Map of the City of Santa Fe (1912); 1997 NM Historic Building Inventory forms; 2024 Santa Fe County Tax Parcel Viewer

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

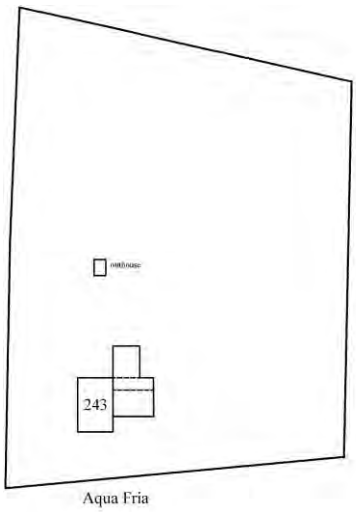
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number: 4. County Santa Fe 5. Date of Survey November 25, 2025

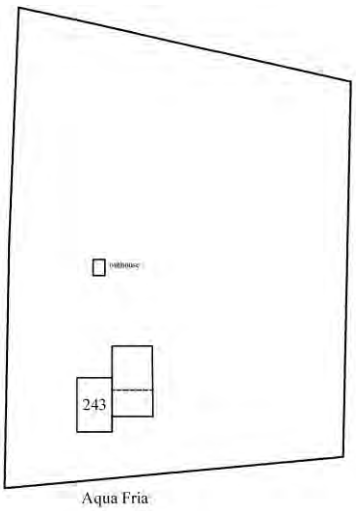
Construction Date, Timeline of House, and Inferred Evolution of House Graphic:

There have been several additions and renovations to this building over time. Based on historic maps and the previous Historic Building Inventory forms (1997), it is estimated that there have been at least four additions to the original house.

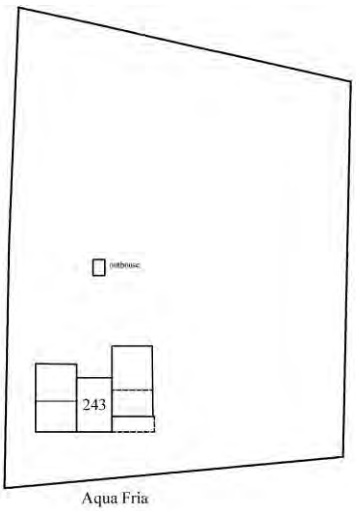
- The original house was built sometime before 1908.
- It is estimated that the outhouse at the rear of the lot was constructed during the same timeframe (before 1908).
- An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913.
- A much larger addition was constructed at the west side of the house sometime after 1913 and before 1921. (Note: the new southwest corner of the house is constructed of adobe.) A covered front porch was added at the southeast corner of the house.
- Another large addition was added to the back of the house, possibly an enclosed back porch with lower roof. A separate garage was added to the west and access to a cellar on the east side of the house sometime after 1921 and before 1930. (Note: the location of the house appears to be further east.)



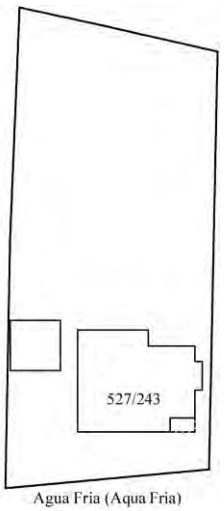
1908 Sanborn Map



1913 Sanborn Map

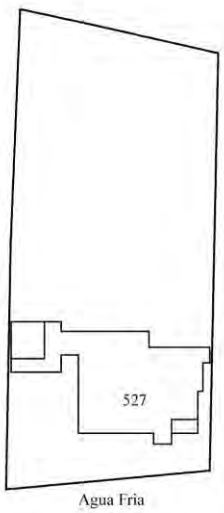


1921 Sanborn Map

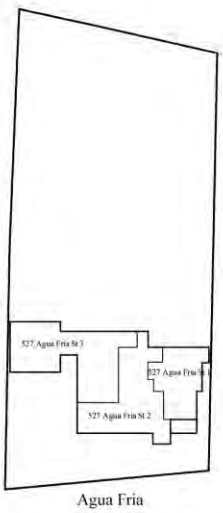


1930 Sanborn Map

- It is estimated that the double gable roof was added after 1930 and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house.
- The 2024 Santa Fe County Tax Parcel Viewer shows the property divided into three units.



1998 SF County Assessor Sketch



2024 SF County Tax Parcel View

- The image below is an enlarged image of the 1912 King's Official Map of the City of Santa Fe, NM indicating property ownership - Mrs. C. W. Dudrow

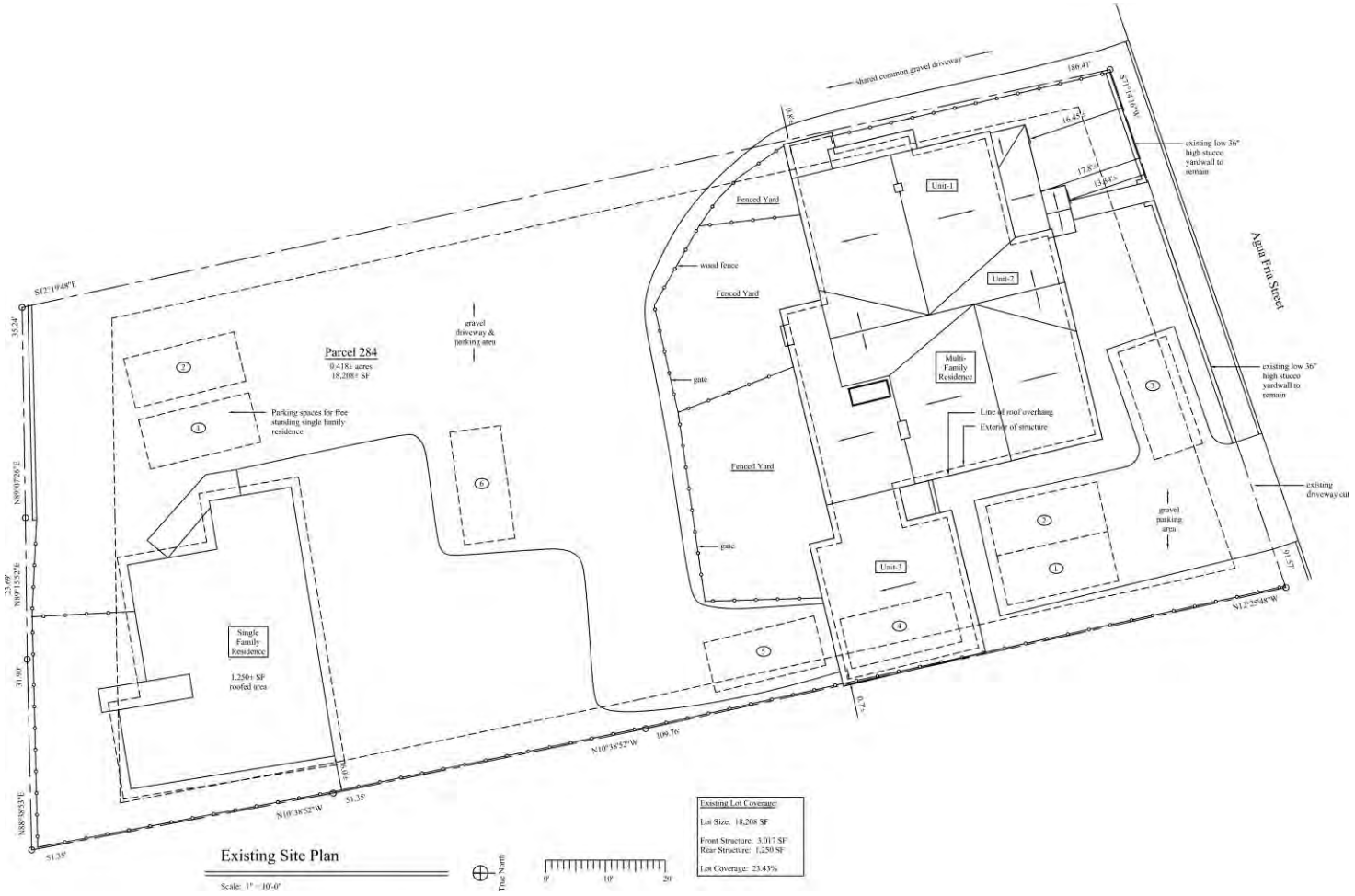


Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number: 4. County Santa Fe 5. Date of Survey November 25, 2025

Site Plan:



527 Agua Fria Site Plan, Drawn by Osage Design Studio, 9/1/25

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Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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Photographs of Building and Site:

See 7 pages of exterior building photographs by Osage Design Studio; 45 pages of window assessment by RPA & Associates, LLC that follow.



North Elevation - northeast corner of house - thickened wall at exterior with decorative tile and broken spigot (remnants of a fountain)



527 Agua Fria Street
Existing Exterior Photographs
6/30/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Facade



9 - North Facade



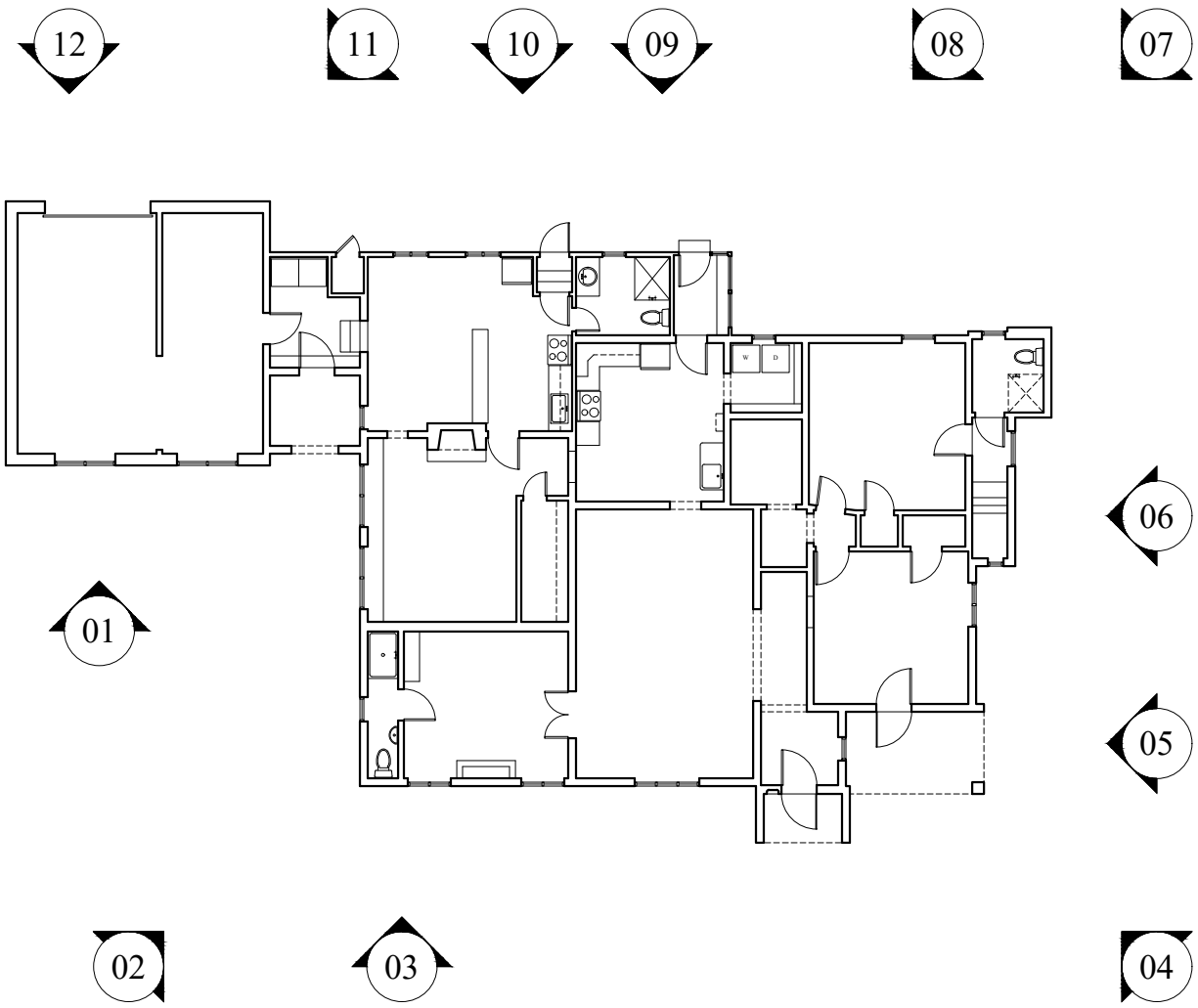
10 - North Façade



11 - North Façade



12 - North Façade (northwest corner)



Agua Fria Street

Photo Key Plan

Plan
North

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial Photograph:



Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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527 Agua Fria House Historic Research Synopses, Timeline of House, and Bibliography

See 12 pages of research synopses, etc. that follow.

527 Agua Fria House Research Synopses

Per King's and Sanborn Fire Insurance Maps:

243 Aqua Fria was built sometime before 1908. Based on the historic maps, the original portion of the existing building is the middle portion of the front rectangular façade that faces the street today. (Refer to building footprint graphic for more information.) The original building underwent a renovation and addition to the east and rear of the house sometime after 1912 and before 1913. An addition was added to the west sometime after 1913 and before 1921. A front porch was also added. Between 1921 and 1930, the footprint of the building moves to allow more space between the lot line and the main house. (There appears to have been an error in the original location of the dwelling.) On the 1930 Sanborn Map, the footprint of the building was changed from three simple rectangles to a blocky almost square footprint with the addition of a garage and the outhouse was removed. The address label for the building was changed from 243 Aqua Fria to 527 Agua Fria and the lot line had changed, reducing the lot size from east to west. The footprint of the building remained the same on the 1948 revision to the 1930 Sanborn Map. The current footprint of the building, which adds a restroom to the northeast corner and a connector from the main house to the garage, shows that one or more additions were constructed onto the building after 1985 but before 1998. Based on the research materials available, it is not entirely clear when the other additions were constructed, but it is inferred that all additions to the building and the garage were completed prior to 1998. Refer to the 1985 and 1997 Historic Building Inventory Forms section below.

Per the 1985 and 1997 Historic Building Inventory Forms:

The building was described in previous Historic Building Inventory forms – in 1985 and then resurveyed in 1997. There are some inconsistencies between the 1985 form and the 1997 and the Sanborn maps indicating the development of the house.

On the 1985 form, 527 Agua Fria (ID No. 051613581) is drawn with the main house separate from the garage that matches the 1930 and 1948 Sanborn Maps but with a protruding front porch addition. In addition, the surveyor of the 1997 form included a comment about the garage: "connected to the house by arched stucco gateway."[1] This gateway was not shown on either survey site plans. Based on the former survey, it is assumed that the addition joining the garage to the main house was constructed after 1985 but before 1998.

Both 1985 and 1997 forms note the “Mediterranean” style, but do not note that the original building was flat roofed. The 1985 form notes that the significance of the building is "of interest," and that the building should be eligible because it is "contributing."[2] It is to be noted that this 1985 survey form was the survey used to determine whether or not the building should be considered "contributing" in the Santa Fe Historic District (refer to the Santa Fe Historic District Section that follows).

On the 1997 form, the building is noted as being listed on the National Register of Historic Places, as being a contributing property, and as being listed on the State Register of Cultural Properties. While it is

[1] DB, “New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria,” August, 1997.
[2] HMW, “527 Agua Fria Building Survey Form,” June, 1985.

true that the building is contributing to the Santa Fe Historic District (See Santa Fe Historic District section that follows), the building is not listed individually on either the State Register of Cultural Properties or on the National Register of Historic Places. (Refer to SR-NR-Excel-Database-through-June-2016.xlsx file provided by the NM HPD for a list of individual properties and districts included on the State and National Registers).

On the 1985 form, the building is also noted as having had moderate remodeling and the 1997 form lists the degree of remodeling as minor.

Santa Fe Historic District

Per the 1973 National Register of Historic Places Inventory – Nomination Form:

The Santa Fe Historic District was added to the State Register on September 29, 1972 (State Register #260) and to the National Register on July 23, 1973 (National Register # 73001150). 527 Agua Fria is included as a contributing property in the Santa Fe Historic District, based on the 1997 survey of the property (mentioned above).

Ownership of the House:

On the 1912 King's Map, the building is marked as Block 60, Lot 34, and is attributed to Mrs. C. W. Dudrow.

From the 1985 Historic Building Inventory Form, included a comment: "A. C. Koch bought this in 1912 from C.W. Dudrow Estate. He added tile Rf in 1920-25. House has grown @ rear – N.V." [3]

Between 1913 and 1927, no information regarding the ownership of the house was found.

From 1928 through 1964, A.C. Koch or a Koch family member is listed as the owner of the property (per Santa Fe City Directories). There is also a Mrs. Dorothea K Dunakin (nurse) associated with the property either as a tenant or owner from 1944 through 1951.

- Between 1928 and 1938, the owner is listed as Koch, A. C.
- Between 1940 and 1944, the owner is listed as Koch, A. C. Mrs.
- Between 1944 and 1947, the owner is listed as Koch, A. C. Mrs. and Dunakin D. K. Mrs. nurse
- Between 1947 and 1949, the owner is listed as Koch, Alice Mrs. and Dunakin D. K. Mrs. nurse
- Between 1949 and 1951, the owner is listed as Koch, Alice Mrs. and Dunakin Dorothea K. Mrs. nurse
- Between 1951 and 1964, the owner is listed as Koch, Alice A. and Dunakin Dorothea K. Mrs. nurse
- In 1964, the owner is listed as Koch, Alice C. Mrs.

It is unknown when the Koch family sold the house.

On December 19, 2024, the house was sold.[4]

[3] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[4] https://www.zillow.com/homedetails/527-Agua-Fria-St-Santa-Fe-NM-87501/6826806_zpid/

According to the Santa Fe County Tax Parcel Viewer, Neirika LLC is the owner of the house.

Review of Architectural Features and Styles of the House and Site:

The existing house is a compilation of pieces that were added on and renovated over the course of approximately ninety years. The various additions and renovations add different styles to the house.

Original Portion of the House: The original portion (pre-1908) may have followed many of the stylistic patterns of a New Mexico vernacular house. Whether Spanish Colonial or Territorial Style which was primarily in use in New Mexico during the mid to late nineteenth century, and featured flat roofs, adobe construction, new milled lumber elements and fired brick detailing, along with the inclusion of provincial Greek Revival Style elements, the original portion of the house is constructed of wood stud framed walls, which have been faced with stucco. A small outhouse was added in the rear. It is unknown when the north thickened wall and fountain were added to the house. This appears to be more Mediterranean in style. It is also unknown when the low adobe wall that wraps the front yard was added to the house.

Minor Addition #1: Between 1908 and 1913, a small addition was added to the northeast corner of the house.

Major Renovation/Addition #2: A significant renovation and addition was done at the house prior to 1921. It is assumed that part of the work of this project was completed in adobe construction, as the front southwest corner remains an 8" thick adobe constructed wall. Another part of the renovation of the house is thought to have included a front porch at the main entry. The windows and doors are typically wood units painted red. It appears that many of these units are the original ones installed when the main house and addition were built. The majority of the windows and doors have divided lites, square red wood trim, and the windows have square sills. All windows appear to be operable, inward swinging casement windows with a few double hung on the north side of the building.

Major Addition #3: It is possible that the third addition actually included more than one addition and interior remodeling over the course of approximately ten years including the addition of the pitched Mediterranean style tile roof. From what we can deduce, the third addition (post-1921) included the portion added onto the north and east side stair to a cellar, as well as the separate garage building. The rear porch addition may have been open to air or screened. The roof was a low slope. It is unknown whether the garage and porch had windows as it is apparent that the aluminum slider windows were added later.

The Garage: The garage is constructed of rusticated or split face narrow and long concrete masonry units. The roof is a flat roof and has a very low slope. It is unknown what the original material was but now is covered with a standing seam metal roof.

Major Renovation/Addition #4: It is possible that the fourth addition and renovation included the subdivision of the house into three separate dwelling units. The garage was connected to the main house and the back porch was enclosed. A small restroom was added to the northeast corner to serve

another tenant. Exterior entry doors were added for three separate entries. Metal roofs replaced the tile roofs, but simulated the look with red metal. The smaller additions have standing seam red metal roofs, while the main house and upper roofs have simulated metal tile red roofing.

Fences and Walls: There is little to no information regarding the existing fences and walls around the site. A low adobe wall (+/- 3' to 4' high) wraps the front yard. The low wall is not connected to the house on either edge, and has a break in the middle through which the front doors can be accessed. It is likely that the low adobe wall was added during either the first or the second addition to the house. On the east side of the building, the lot line is defined by a low wooden picket fence supported by square wood posts (approximately 4" x 4"). This fence was added sometime after the lot line was changed to its current position in 1930. It is adorned with a growing vine. A low adobe wall turning into a wooden coyote fence runs along much of the west edge of the site, but appears to be associated with the neighboring building. At the north side, individual back yards for the tenants are defined by a 6'-0" tall wooden picket fence. This fence was likely added much later on to provide privacy and security from vehicles parking in the rear of the lot.

Santa Fe Historic Preservation Division Definitions of Noncontributing, Contributing, and Significant Structures in a Historic District: [5]

- **NONCONTRIBUTING STRUCTURE:** A structure, located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District. (Ord. No. 2004-26 §6)

- **CONTRIBUTING STRUCTURE:** A structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)

- **SIGNIFICANT STRUCTURE:** A structure, located in an Historic District, that is approximately 50 years old or older, and (1) embodies distinctive characteristics of a type, period or method of construction. A structure may also be designated as significant (2) for its association with events or individuals that are important on a local, regional, national, or global level. In order for a structure to be designated as significant, (3) it must retain a high level of historic integrity. A structure may also be significant (4) if it is listed in or is eligible to be listed in the State Register of Cultural Properties or the National Register of Historic Places. (Ord. No. 2004-26 §5)[6]

[5] Santa Fe Historic Preservation Division, "Historic Preservation Definitions," City of Santa Fe Website, accessed May 5, 2017, http://www.santafenm.gov/historic_preservation_definitions.
[6] (x) Numbers in gray added for clarity of response. See "Architectural Historian Opinion" section that follows.

National Register Criteria for Evaluation (For Determination of Building's Eligibility):[7]

Per Santa Fe Historic Preservation Division definition of "Significant Structure" above, listing on either the State or National Registers is one criteria by which a structure can be considered significant within a historic district for the Santa Fe Historic Preservation Division. For that reason, we include the US Department of the Interior's Criteria for Evaluation of a historic property, along with the Criteria Considerations.

- **Criteria for Evaluation:** The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
    A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
    B. That are associated with the lives of significant persons in our past; or
    C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
    D. That have yielded or may be likely to yield, information important in history or prehistory.

- **Criteria Considerations:** Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
    a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
    b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
    c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
    d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
    e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
    f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

[7] Rebecca H. Shrimpton, ed., "How to Apply the National Register Criteria for Evaluation" (U.S. Department of the Interior, National Park Service, Cultural Resources, 1995), https://www.nps.gov/nr/publications/bulletins/nrb15/Index.htm.

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Historic Architect's Opinion:

In response to criteria for a "Significant Structure," – see numbers in gray added to definition above:

(1) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction.

(2) Based on the research into the history of the building, including past owners, and residents of the house, the house was owned by Charles W. Dudrow, a 19th century entrepreneur in Santa Fe, who was engaged in the lumber, coal, ice, transfer and livery business. His legacy is connected to several historic locations, including the Dudrow House at 548 Agua Fria Street and an old warehouse that was later part of the Sanbusco Market, now part of the New Mexico School for the Arts complex. The house at 527 Agua Fria was part of the Dudrow Estate, but its significance is unknown for the Westside-Guadalupe Historic District "for its association with events or individuals that are important on a local, regional, national, or global level." The house was owned primarily by C. W. Dudrow for a short period of time before sold to A. C Koch in 1912.

(3) Because there were so many changes to this house over time, there is not a high level of historic integrity to any specific historic period or type.

(4) The building is not individually listed on either the State Register of Cultural Properties or on the National Register of Historic Places. While it is included as a contributing property in the Santa Fe Historic District, it is our opinion, for similar reasons to those listed in items (1) through (3) above, that the building would not be eligible for inclusion on either the State or National Registries.

Based on our findings, and on the Santa Fe Historic Preservation Division definitions included above, we recommend that the building continue to be designated as "Contributing."

Timeline for 512 Agua Fria House:

1846-1880 **Territorial Style** first appears in NM; features include traditional flat-roofed buildings, adobe construction, new milled lumber elements and fired bricks, and provincial Greek Revival style elements.

1869-1872 **Charles W. Dudrow,** came to Santa Fe. He had been a driver for the Barlow and Sanderson stage lines that ran from Pueblo, Colorado, to Santa Fe. [8]

1881 **Dudrow & Bear Ice, Transfer and Livery.** When Charles W. Dudrow arrived in Santa Fe he married Cora Bear and became a business partner with her father, Samuel Bear. The business was located near the train depot and Our Lady of Guadalupe Church. [9]

1908 The house appears on the April, 1908 Sanborn Map as three small rectangles with a smaller rectangle to the north. The house has the following markings: 1'2, D, and a small x in the right hand corners of each rectangle. The address is 243 Aqua Fria.[10]

1910 **Charles W. Dudrow – Kerr's Plaza Barber Shop** advertisement in the Santa Fe New Mexican, page 2, Tuesday, October 11, 1910. [11]

1911 **C. W. Dudrow** appears on the Fairview Cemetery Santa Fe history under Pioneer Merchants and Other Notable Businesspeople. (Approximate birth year is 1849).[12]

1912 The house appears on the 1912 Kings Map as the same three small rectangles (only shown as a polygon) with a smaller rectangle to the north. The property is listed as Block 60, Lot 34. A name is written on the lot. (Mrs. C. W. Dudrow)[13]

1913 The house appears on the June, 1913 Sanborn Map as the same three small rectangles only the top northeast corner of the third rectangle has an addition. The smaller rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the two larger rectangles. The address is 243 Aqua Fria.[14]

1921 The house appears on the June, 1921 Sanborn Map as the same three small rectangles now with another larger rectangle added to the west. The smallest rectangle is still located to the north. The house has the following markings: 1, D, Stucco, and a small black dot in the lower right of the three large rectangles. A smaller dashed rectangle runs horizontally at the front of the house facing the street. The address is 243 Aqua Fria.[15]

[8] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[9] "Dudrow & Company" by Ana Pacheco, https://historyinsantafe.com/santa-fe-railyard-history/
[10] "Sanborn Fire Insurance Map, April 1908" (Santa Fe County, NM: Sanborn Map Company, 1908).
[11] "Santa Fe New Mexican", advertisement, https://files.core.ac.uk/download/pdf/217579931.pdf
[12] Fairview Cemetery Santa Fe website, https://www.fairviewcemeterysantafe.org/history/
[13] "King's Official Map of the City of Santa Fe, New Mexico" (Santa Fe, NM, 1912).
[14] "Sanborn Fire Insurance Map, June 1913" (Santa Fe County, NM: Sanborn Map Company, 1913).
[15] "Sanborn Fire Insurance Map, June 1921" (Santa Fe County, NM: Sanborn Map Company, 1921).

1928-1929 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). (o) following the name shows the occupant is owner of the home. This is given as an indication of permanency, but have not been checked by the official records. [16]

1930 The house appears on the January, 1930 Sanborn Map.[17]

- The house is now a large polygon appearing to have had a smaller rectangular addition to the east and larger area filled in to the northwest. The front dashed area has decreased at the southeast corner and an additional dashed protruding rectangle has been added. A large rectangle has been added to the west separate from the main polygon.
- The address is listed as 243, and also 527 Agua Fria (Aqua Fria).
- The markings say 1, D, small black circle in each of the small rectangular spaces. The separate rectangle has a 1, A (C.B) and three small black dots. There are black X's on the south, east, and north walls.
- The smallest rectangle to the north is now removed.
- A new lot line to the east has been drawn. There is a small adobe building and larger "r" shaped dwelling in the adjacent lot to the east.

1930-1931 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence. [18]

1932-1933 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[19]

1934-1935 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following the name indicates the householder is the owner of the residence.[20]

1936-1937 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[21]

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[16] *Hudspeth Directory Company's Santa Fe City Directory, 1928-1929* (El Paso, TX: Hudspeth Directory Company, Inc., 1928).
[17] "Sanborn Fire Insurance Map, January 1930" (Santa Fe County, NM: Sanborn Map Company, 1930).
[18] *Hudspeth Directory Company's Santa Fe City Directory, 1930-1931* (El Paso, TX: Hudspeth Directory Company, Inc., 1930).
[19] *Hudspeth Directory Company's Santa Fe City Directory, 1932-1933* (El Paso, TX: Hudspeth Directory Company, Inc., 1932).
[20] *Hudspeth Directory Company's Santa Fe City Directory, 1934-1935* (El Paso, TX: Hudspeth Directory Company, Inc., 1934).
[21] *Hudspeth Directory Company's Santa Fe City Directory, 1936-1937* (El Paso, TX: Hudspeth Directory Company, Inc., 1936).

1938 **Koch A C** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[22]

1940 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[23]

1942 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[24]

1944 **Koch A C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[25]

1947 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin D K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[26]

[22] *Hudspeth Directory Company's Santa Fe City Directory, 1938* (El Paso, TX: Hudspeth Directory Company, Inc., 1938).
[23] *Hudspeth Directory Company's Santa Fe City Directory, 1940* (El Paso, TX: Hudspeth Directory Company, Inc., 1940).
[24] *Hudspeth Directory Company's Santa Fe City Directory, 1942* (El Paso, TX: Hudspeth Directory Company, Inc., 1942).
[25] *Hudspeth Directory Company's Santa Fe City Directory, 1944* (El Paso, TX: Hudspeth Directory Company, Inc., 1944).

1949 **Koch Alice Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[27]

1951 **Koch Alice A** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.

An additional name is also listed - **Dunakin Dorothea K Mrs nurse**. It is unknown if this person is a tenant or someone living in the main residence.[28]

1964 **Koch Alice C Mrs** is listed as owning the house (address marked as 527 Agua Fria). An (o within an O) following a householder's name indicates that we have received information during the canvass that the house is owned by some member of the family, but as the publisher cannot and does not guarantee the correctness of the information furnished, nor the complete absence of mistakes no responsibility for errors can be or is assumed, nor can the publisher furnish further information than that shown.[29]

1972-1973 **Santa Fe Historic District**, which includes 527 Agua Fria as a contributing property, was added to the State Register of Cultural Properties and National Register of Historic Places.[30]

1985 NM Historic Preservation Division survey for 527 Agua Fria.[31]

1997 NM Historic Building Inventory – Santa Fe Resurvey form for 527 Agua Fria completed.[32]

2024 House listed and sold.

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[26] *Hudspeth Directory Company's Santa Fe City Directory, 1947* (El Paso, TX: Hudspeth Directory Company, Inc., 1947).
[27] *Hudspeth Directory Company's Santa Fe City Directory, 1949* (El Paso, TX: Hudspeth Directory Company, Inc., 1949).
[28] *Hudspeth Directory Company's Santa Fe City Directory, 1951* (El Paso, TX: Hudspeth Directory Company, Inc., 1951).
[29] *Hudspeth Directory Company's Santa Fe City Directory, 1964* (El Paso, TX: Hudspeth Directory Company, Inc., 1964).
[30] James H. Purdy, "National Register of Historic Places Inventory - Nomination Form, Santa Fe Historic District" (NM Historic Preservation Division, July 23, 1973).
[31] HMW, "527 Agua Fria Building Survey Form," June, 1985.
[32] DB, "New Mexico Historic Building Inventory - Santa Fe Resurvey 1997, 527 Agua Fria," August, 1997.

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"Sanborn Fire Insurance Map, January 1930." Santa Fe County, NM: Sanborn Map Company, 1930.

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"Sanborn Fire Insurance Map, June 1913." Santa Fe County, NM: Sanborn Map Company, 1913.

"Sanborn Fire Insurance Map, June 1921." Santa Fe County, NM: Sanborn Map Company, 1921.

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Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) 527 Agua Fria Street Previously 243 Aqua Fria Street; 243/527 Agua Fria (Aqua Fria) Street	2. Location: 527 Agua Fria Street Santa Fe, NM 87501	3. Local Reference Number: 4. County Santa Fe 5. Date of Survey November 25, 2025

Historic Sanborn Maps:

See 8 pages of Sanborn Maps that follow.
Sanborn Maps includes:

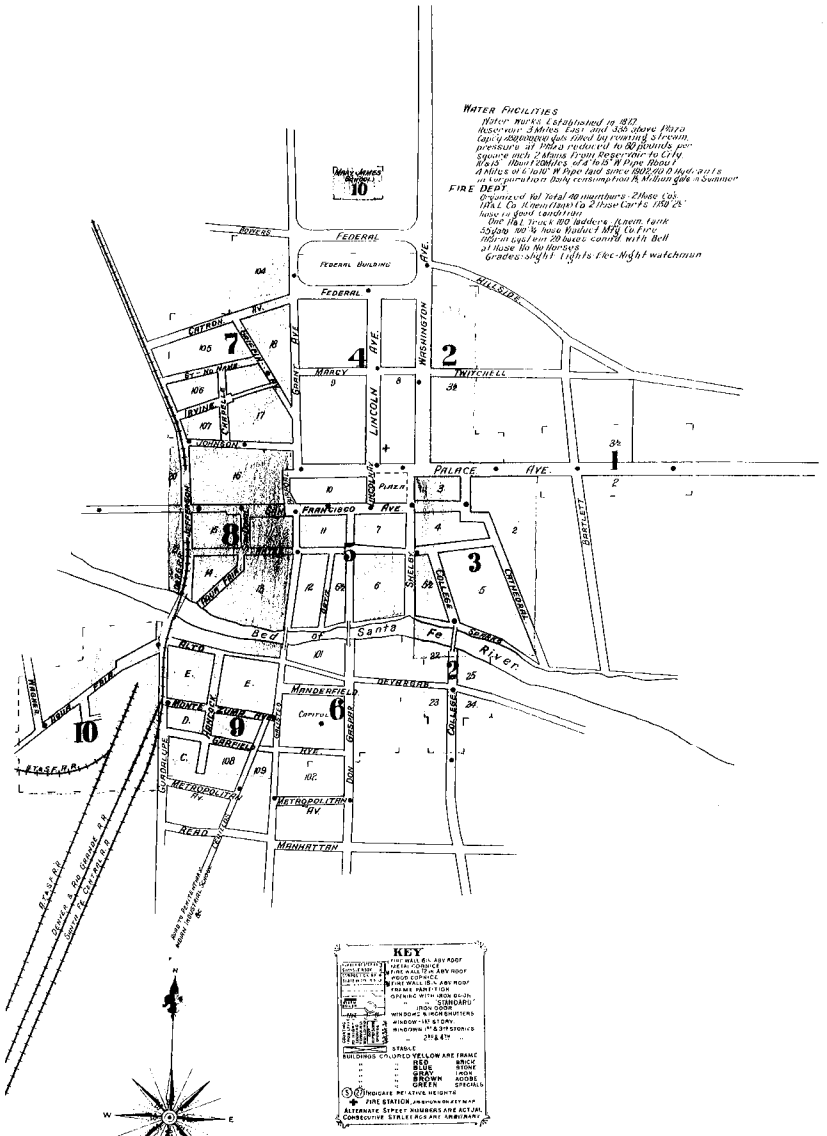
- April 1908
- June 1913
- June 1921
- January 1930
- August 1948 Revision to January 1930 Map

SANBORN MAP COMPANY
POPULATION 8000
PREVAILING WINDS N & N W
WATER FACILITIES SEE NOTE
INCHAM & RO HAND ENGINE
2 UNDERWRITERS HOSE CARTS
1 HOOK & LADDER TRUCK
SANTA FE.
SANTA FE COUNTY
NEW MEXICO.
SCALE 200 FT. = 1 INCH
APRIL 1908
11 BROADWAY, NEW YORK.

COPYRIGHTED 1908 BY THE SANBORN MAP COMPANY

WATER FACILITIES
Water Works Established in 1882
Reservoir 24Miles East and 350 above Plaza
Capacity 2500000 Gals filled by running Stream
pressure at Plaza reduced to 60 Pounds per
Square inch 2 Mains from Reservoir to City
No 13 Main 6 Miles of 6 to 15 W Pipe About
4 Miles of 6 to 10 W Pipe laid since 1902 250 D Hyd. Suits
as to Location Daily consumption 1½ Million Gals in Summer

FIRE DEPT
Organized Vol Total 40 members 2 Hose Cos
1 & L Co 1 Chem Engine to 2 Hose Carts 1050 ft
hose 1 good Lantern
Dept Hd 1 Truck 100 ladders 1 chem tank
55 gals 100 ft hose Reduct MFG Co Fire
1100 at Gallons 20 bases cannot with Bell
at Hose No No Horses
Grades-night Lights Elec-Night watchmen



INDEX

STREETS

A
Alto 102-228 9
" Don Gaspar to Galisteo 6
Aqua Fria ..... S, 9, 10

B
Bartlett 1
Bowers 1
Burro Alley 5, 8

C
Cathedral 100-210 3
Catron Ave 102-129 7
Cerrillos 100-129 7
" Road 7
Chapelle 102-206 7
College ..... 101-111 arbitrary 3
" 104 257 2

D
De Vargas 102-125 6
" ..... 138-164 arbitrary 2
Don Gaspar 5, 6
Dudrow 10

F
Federal 4

G
Galisteo, N 100-128 *8
" " 101-127 *9
" S 108-240 *9
" " 109-239 *6
Garfield Ave 201-228 9
" " Don Gaspar to Galisteo 6
Grant Ave 101-209 *4
" " 104-114 *8
" " 116-224 *7
Griffin Ave 5
Guadalupe 100-12 *10
" 101-121 *9

H
Hancock 8

I
Irving 135-214 7

J
Jefferson 8
Johnson 100-221 *8
" 101 224 *7

L
Lincoln Ave ..... 50 104 arbitrary 1
" " 103-119 5

M
Manderfield 6
Marcy 4
Metropolitan Ave 4, 6, 9
Montezuma Ave 101-217 8

O
Ortiz 105-126 5

P
Palace Ave., E 100 128 *3
" " " 101-137 *4
" " " 178-238 4
" " W 100-242 *5
" " " 101-243 *4

S
Sandoval 8
San Francisco Ave 100-122 3
" " 200-205 5
" " 300-305 *6
" " 304-309 *5
" " 310-407 8
Shelby 100-226 *3
" 101-213 *4
Sparks 5

T
Twitchell 2

W
Wagner 10
Washington Ave 100-220 *4
" 101-347 *3
" 300-318 *6
" 301-317 *3
Water, E 100-111 3
" W 100-211 5
" 301-338 8

SPECIALS

A
Allison Presbyterian Mission School 7
Armory 4

B
Blunt, G., Cement Block M'f'g 8

C
Capital Coal Co 10
Capitol Building 7
Cartwright-Davis Co. Hay Warehouse 10
Catholic Cathedral 3
Church (Negro) 8
" of the Holy Faith 1
Claire Hotel 5
Continental Oil Co 10
Cornado Hotel 5
County Court House 7
County Jail 8

D
Diaz, Dr., Sanitarium 5
D. & R. G. & S. F. R. R. Depot 10
Dudrow, C. W., Lumber Yard 10

F
Federal Building 4
Fire Department 4

G
Guadalupe Catholic Church 10

H
High School 4
Hughes, L. A., Hides & Wool 8
" Lumber Yard 8, 10

J
Janey, Mary E., Presb. School 10

L
Lemp Brewing Co. Depot 10

N
National Guard Commissary 9
New Mexico Asylum for the Deaf & Dumb 2
New Mexico Historical Society & Museum 3
New Mexico Penitentiary 11
Normandie Hotel 5

O
Opera House 5

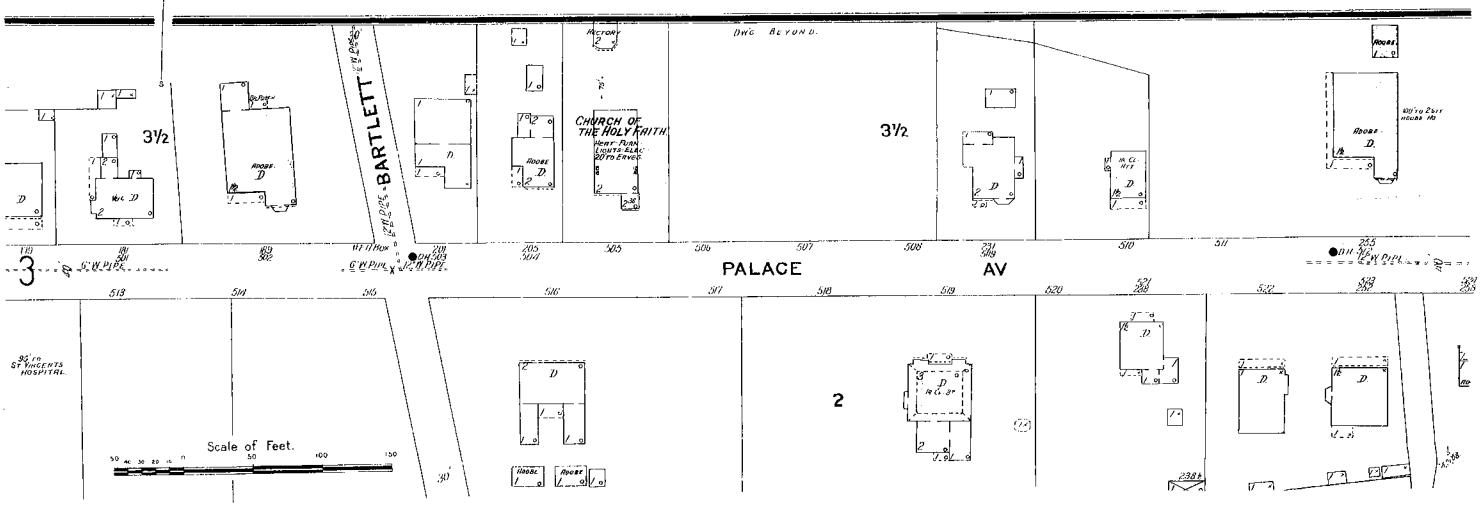
P
Palace Hotel 2
Parochial Schools 3
Presbyterian Church 7
" Mission 3
Public School 9

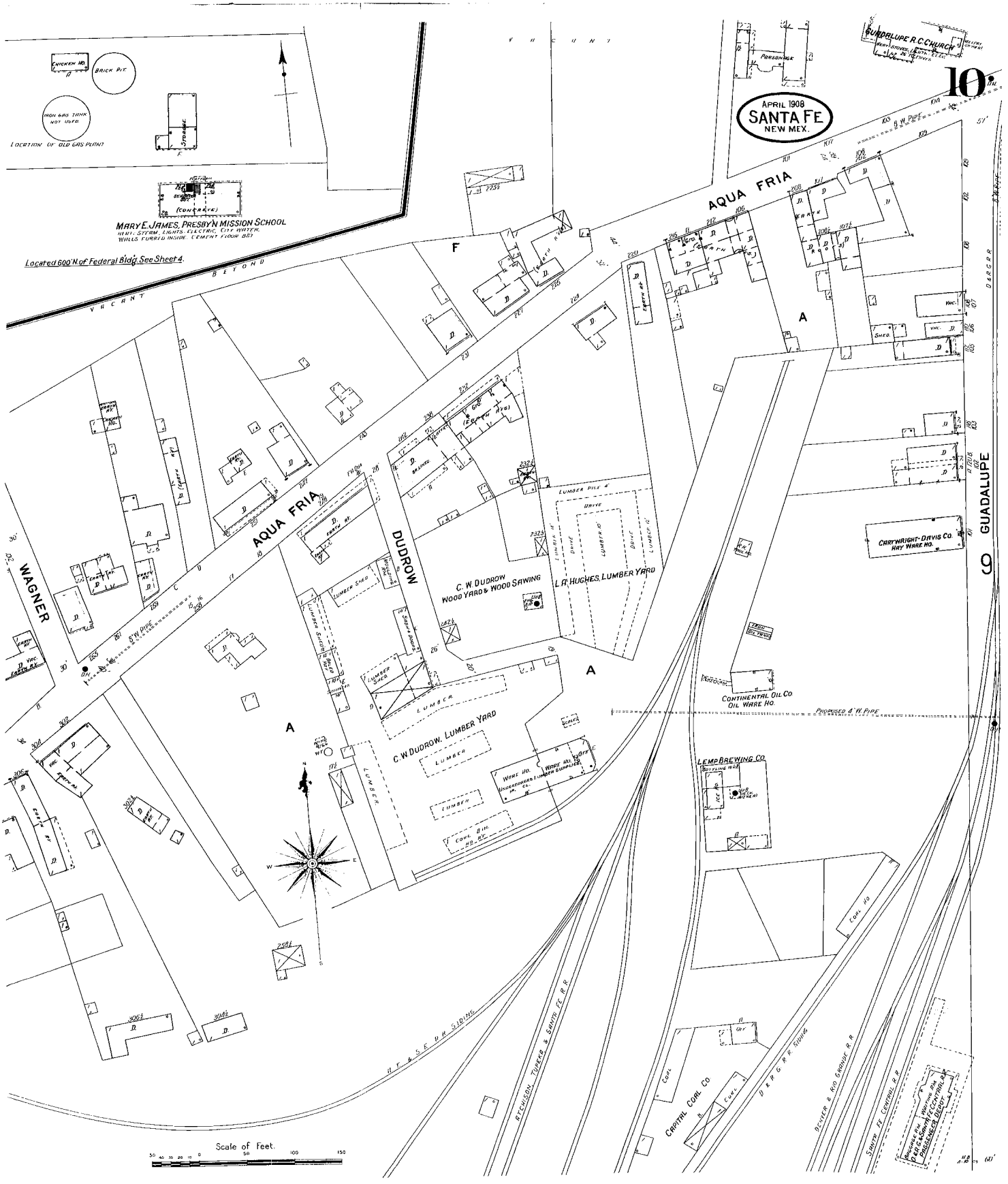
S
St. John's M. E. Church 5
" Katherine's Indust'l Indian School 7
" Michael's College 3
" Vincent's Hospital 3
" " Orphanage 3
" " Sanitarium 3
Santa Fe New Mexican Printing 5
" " " Planing Mill 9
" " " Water & Light Co 6
San Miguel Church 2
Sisters of Loretto Convent 3
Skating Rink 4

U
U. S. Indian Industrial School 11

W
Womens Board of Trade Library B'T'd'g 4

NOTE— Indicates only one side of street shown.





APRIL 1908
SANTA FE
NEW MEX.
10
GUADALUPE R.C. CHURCH
PARSONAGE
CHICKEN HO.
BRICK PIT
IRON GAS TANK NOT USED.
LOCATION OF OLD GAS PLANT
STORAGE
MARY E. JAMES, PRESBY'N MISSION SCHOOL
HEAT, STEAM, LIGHTS, ELECTRIC, CITY WATER, WALLS FURRED INSIDE. CEMENT FLOOR BDT
Located 600' N. of Federal Bldg. See Sheet 4.
VACANT BEYOND
AQUA FRIA
AQUA FRIA
WAGNER
DUDROW
C. W. DUDROW WOOD YARD & WOOD SAWING
L. A. HUGHES, LUMBER YARD
C. W. DUDROW, LUMBER YARD
LUMBER
LUMBER SHED
LUMBER PILE
DRIVE
CARTWRIGHT-DAVIS CO. HAY WARE HO.
GUADALUPE
CONTINENTAL OIL CO. OIL WARE HO.
PROPOSED 4" W. PIPE
LEMP BREWING CO.
BOTTLING WKS.
ICE HO.
COAL HO.
CAPITAL COAL CO.
COAL
ATCHISON, TOPEKA & SANTA FE R.R.
D. & R. G. R.R. SIDING
DENVER & RIO GRANDE R.R.
SANTA FE CENTRAL R.R.
Scale of Feet.

WATER FACILITIES :–
Water Works established in 1884 - Reservoir 3 Miles E. & 390' above Plaza - capcty 450,000,000 Gals. filled by running stream - Pressure at Plaza reduced to 80 lbs. per sq. in - One 10" & One 15" main from reservoir to city - About 12 Miles 4" to 15" W. Pipe - About 4 Miles 6" to 10" W. Pipe laid since 1902 - 40 O.Hyds in corporation - Daily Consumption 1 Million gals. in summer -

FIRE DEPT. :–
Organized - Volunteer - Total 40 Members - 1 Carter Auto Hose Wagon, 1600' 2½" Hose - 1 60 Gal. Chemical on wheels - 200' Chemical Hose. Small amount of Ladders - Bell & Whistle Alarm - No fire Limits

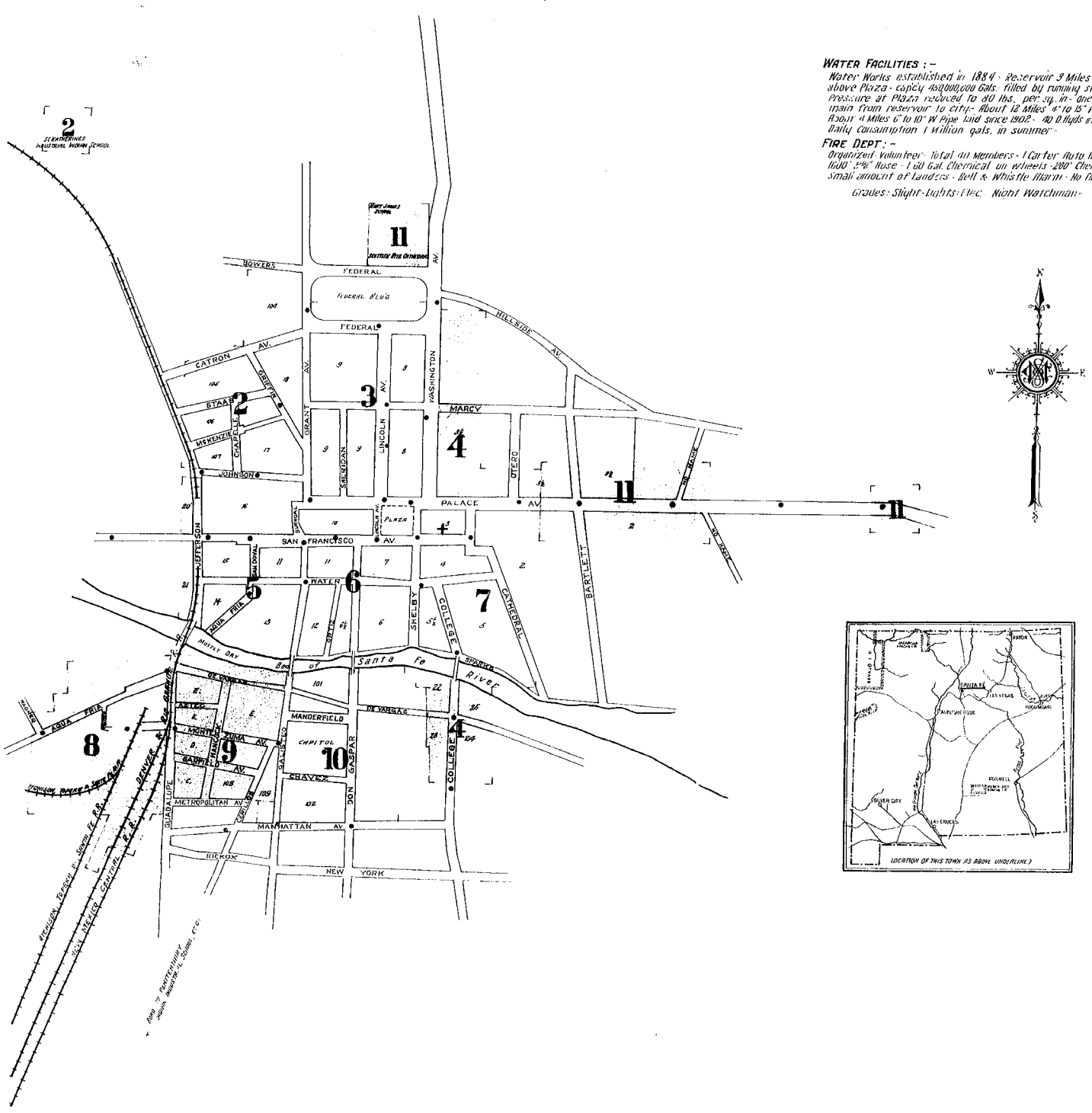
Grades: Slight - Lights: Elec. Night Watchman -

SANBORN MAP COMPANY.
POPULATION 8000
PREVAILING WINDS S.W. & N.W.
WATER FACILITIES SEE NOTE
NO STEAM & ONE GAS ENGINE
ONE AUTO HOSE WAGON
NO HOOK & LADDER TRUCK
SANTA FE
SANTA FE COUNTY
NEW MEXICO
SCALE 50 FT. TO AN INCH
JUNE 1913
11 BROADWAY, NEW YORK.

COPYRIGHT 1913 BY THE SANBORN MAP COMPANY

1931 (12 SHEETS)

1





INDEX

STREETS

A

		SHEET
Aqua Fria,	S. of Water	5
" "	N. of De Vargas	9
" "	200-307	8
Aztec,	100-121	9

B

Bartlett,		11
Bowers,		2
Burro Alley,		5 & 6

C

Cathedral,		7
Catron Ave.,	100-131	2
" "	200-232	*2
Cerrillos,	100-129	9
" Road,		11 & 12
Chapelle,	100-209	2
Chavez,		10
College,		4 & 7

D

De Vargas, E. of Don Gaspar,	100-125	10
" " "	138-154, arb.	4
" W. of Don Gaspar,	100-233	9
Don Gaspar,		6 & 10
Dudrow,		8

F

Federal,		3 & 11

G

Galisteo, N. of De Vargas,	100-220	*5
" " "	101-221	*6
" S. of De Vargas,	100-224	*9
" " "	101-225	*10
" " "	226-245	10
Garfield Ave.,		9
Grant,	100-108	*5
"	101-221	*3
"	104-222	*2
"	301-311, arbitrary	3
Griffin,	100-219	2
Guadalupe,	100-230	*8
"	101-405	*9

H

Hancock,	100-409	9

I

Irvine, see McKenzie.		

J

Jefferson,		5
Johnson,	100-224	*5
"	101-225	*2
"	115-127, arbitrary	5

L

Lincoln Ave.,		3 & 6

M

McKenzie,	100-233	2
Manderfield,		10
Manhattan Ave.,		10
Marcy,		3 & 4
Metropolitan Ave.,		9
Minden (arbitrary),		11
Montezuma Ave.,		8 & 9

O

Ortiz,		6
Otero,		4

P

Palace Ave., E. of Wash'n Ave.,	100-178	*7
" " " " "	101-177	*4
" " " " "	179-264	11
" " " " "	317-334, arb.	4
" " " " "	590-603	11
" " W. of Wash. Ave.,	100-250	*6
" " " " "	101-251	*3
" " " " "	293-304½, arb.	3
Sandoval,		5
San Francisco Ave.,	100-133	7
" " "	200-265	6
" " "	300-308	*5
" " "	301-309	*6
" " "	310-409	5
Shelby,		6 & 7
Sheridan,		3
Sparks,		6 & 7
Staab,		2

T

Twitchell, see Marcy.		

W

Wagner,		8
Washington Ave.,	13-20, arbitrary	3
" " "	100-110	*6
" " "	101-247	*4
" " "	112-246	*3
" " "	112-114, arbitrary	3
" " "	301-317	*7
" " "	W.S., n. r. Scottish Rite Cath.	*11
Water, E. of Shelby,		7
" W. of Shelby,	100-245	6
" " "	120-223, arbitrary	6
" " "	300-361	5

SPECIALS

A

Allison Presbyterian Mission School,		2
Armory,		3
A. T. & S. F. R. R. Depot,		8

B

B. P. O. E. Building,		3

C

Capitol Building of New Mexico,		10
" Coal Co.,		8
" Hotel,		9
Cartwright-Davis Co., Hay Warehouse,		8
Chamber of Commerce,		3
Church of the Holy Faith,		11
Continental Oil Co.,		8
Coronado Hotel,		6
County Court House,		4
" Jail,		5
Cross-Kelly Co., Wholesale Grocery,		8

D

D. & R. G. R. R. Passenger Depot,		8
De Vargas Hotel,		4
Diaz, Dr., Sanitarium,		6

E

Elks' Theatre,		3

F

Federal Building,		3
Fire Department,		7
First Presbyterian Church,		2

G

Grade School, Lincoln Ave.,		3
Guadalupe Roman Catholic Church,		8

H

High School,		3
Hughes, L. A., Hides and Wool,		5

I

I. O. O. F. Hall,		6

J

James, M. E., Presbyterian Mission School,		11

L

Lemp Brewing Co., Bottling Works,		8

M

Mary E. James Presbyterian Mission School,		11
Montezuma Hotel,		6

N

National Guard Commissary,		9
New Mexican Printing Co.,		3
" Mexico Asylum for Deaf and Dumb,		11
" " Central R. R. Pass. Depot & Fy't (Ho.		8
" " " Historical Society and Museum,		3
" " " Penitentiary,		12
" " " State Capitol Building,		10
" State Lumber Co.,		8

P

Parochial Schools,		7
Post Office,		7
Presbyterian Mission,		7
Public School, Hancock Street,		9

R

Rice Chapel, A. M. E. Church,		5
Roman Catholic Cathedral,		7

S

St. John's Methodist Episcopal Church,		6
" Katherine's Industrial Indian School,		2
" Michael's College,		4
" Vincent's Sanitarium, Hospital & Orphanage		7
San Miguel Church,		4
Santa Fe Club House,		3
" Laundry,		5
" Lumber and Transfer Co.,		8
" Planing Mill,		9
" Water & Light Co., Electric Light Pl't,		6
" " " " Office,		4
Scottish Rite Cathedral,		11
Sisters of Loretto Convent of Our Lady of Light		7

T

Telephone Exchange,		6

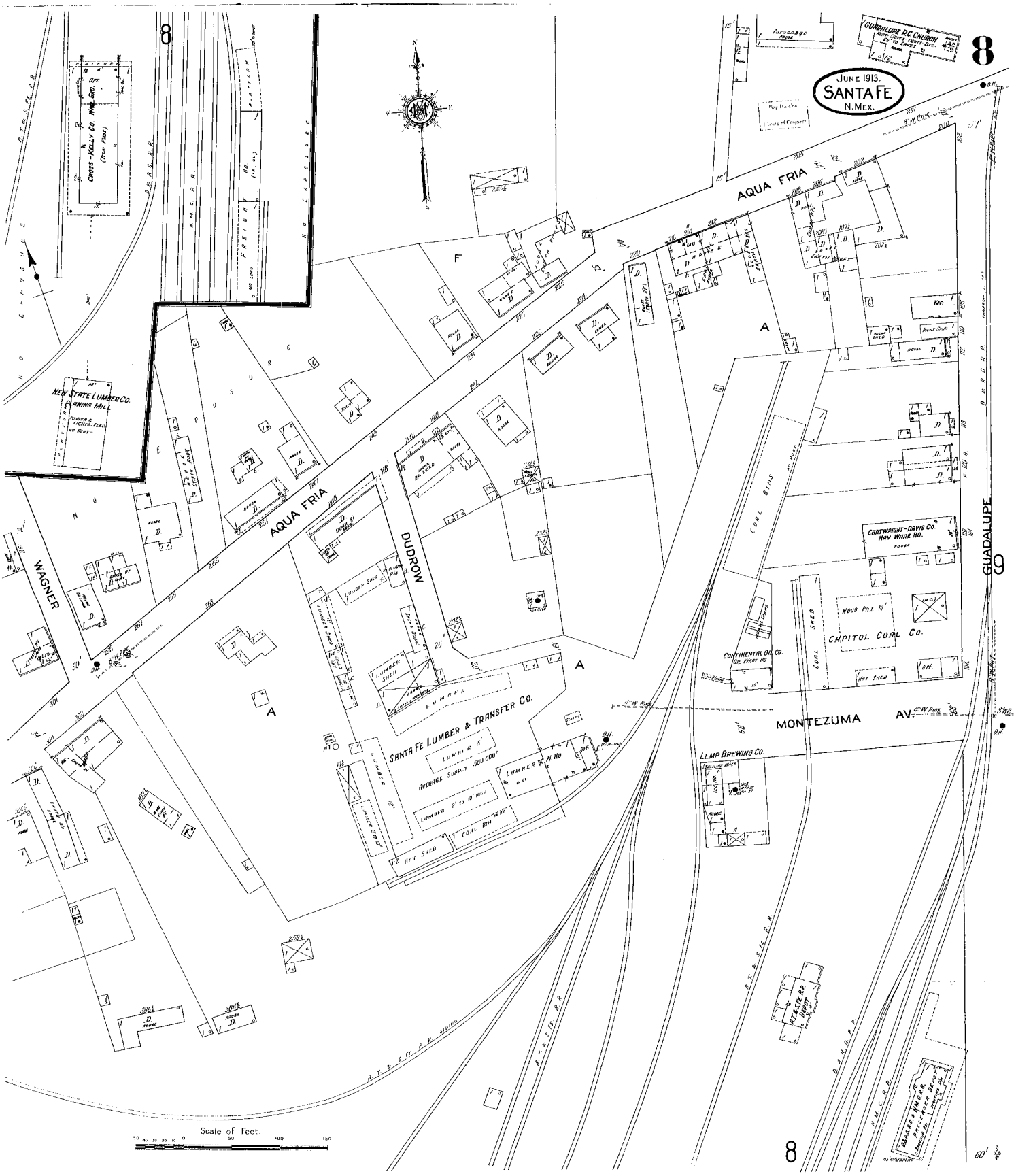
U

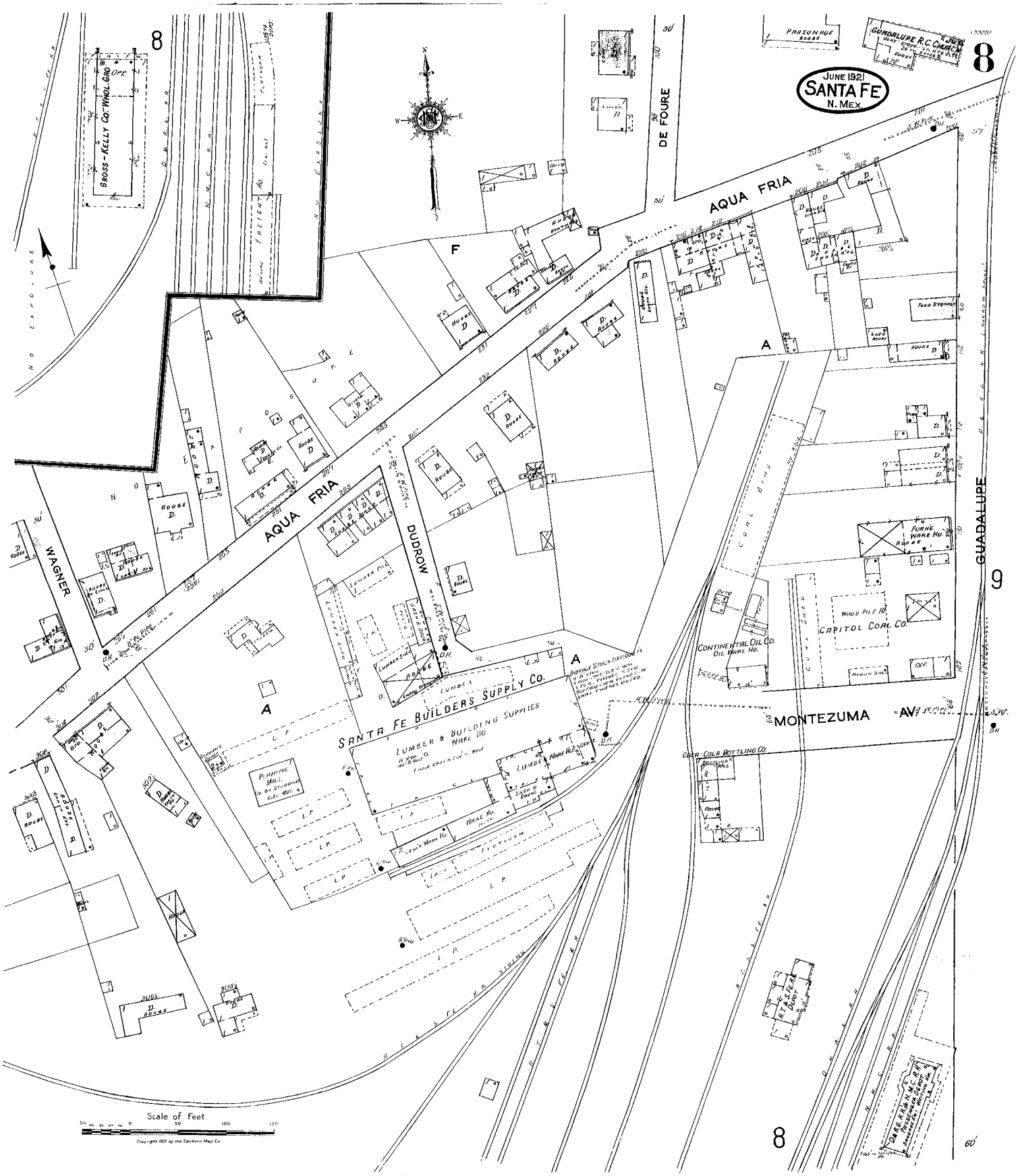
United States Indian Industrial School,		12

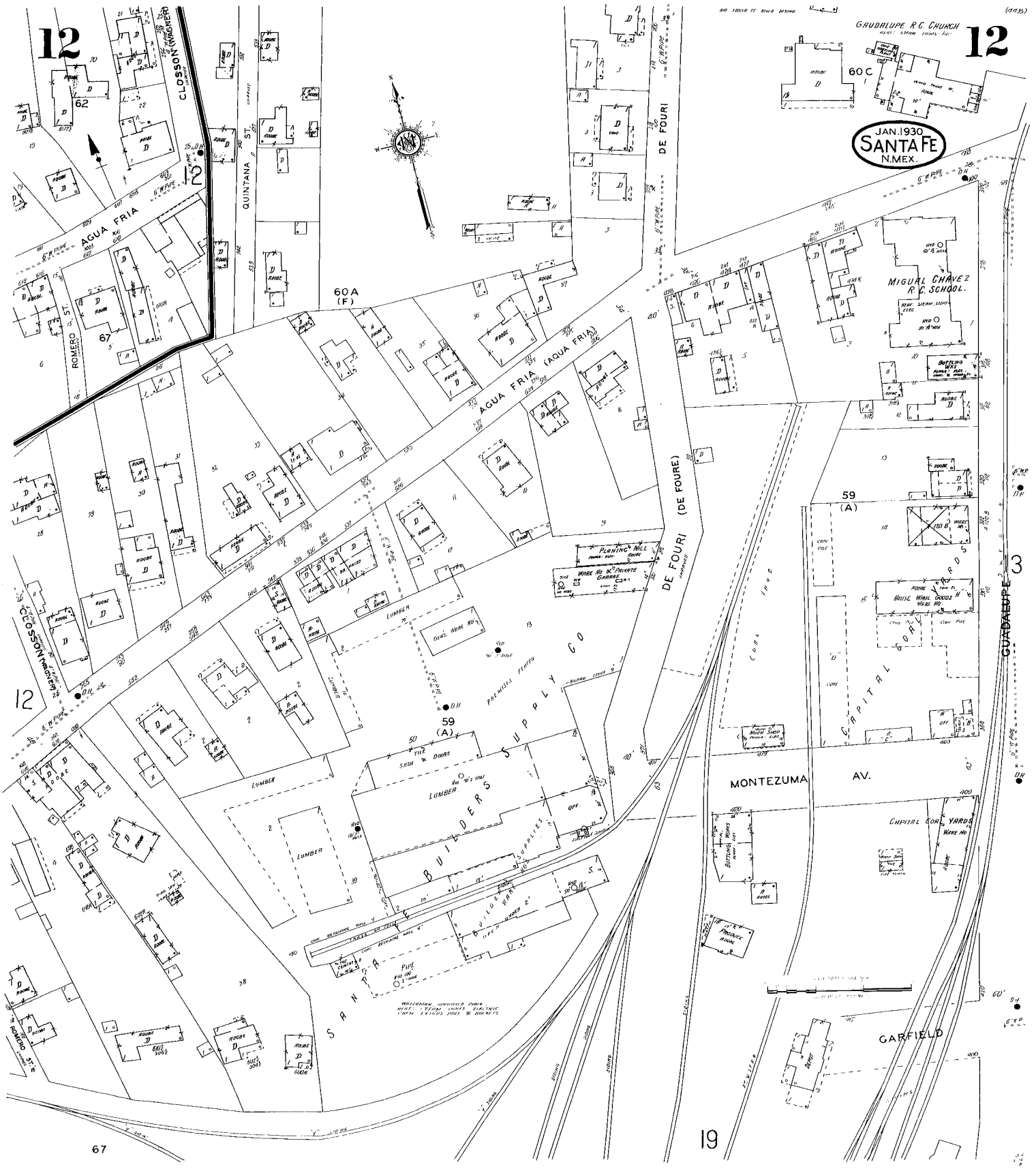
W

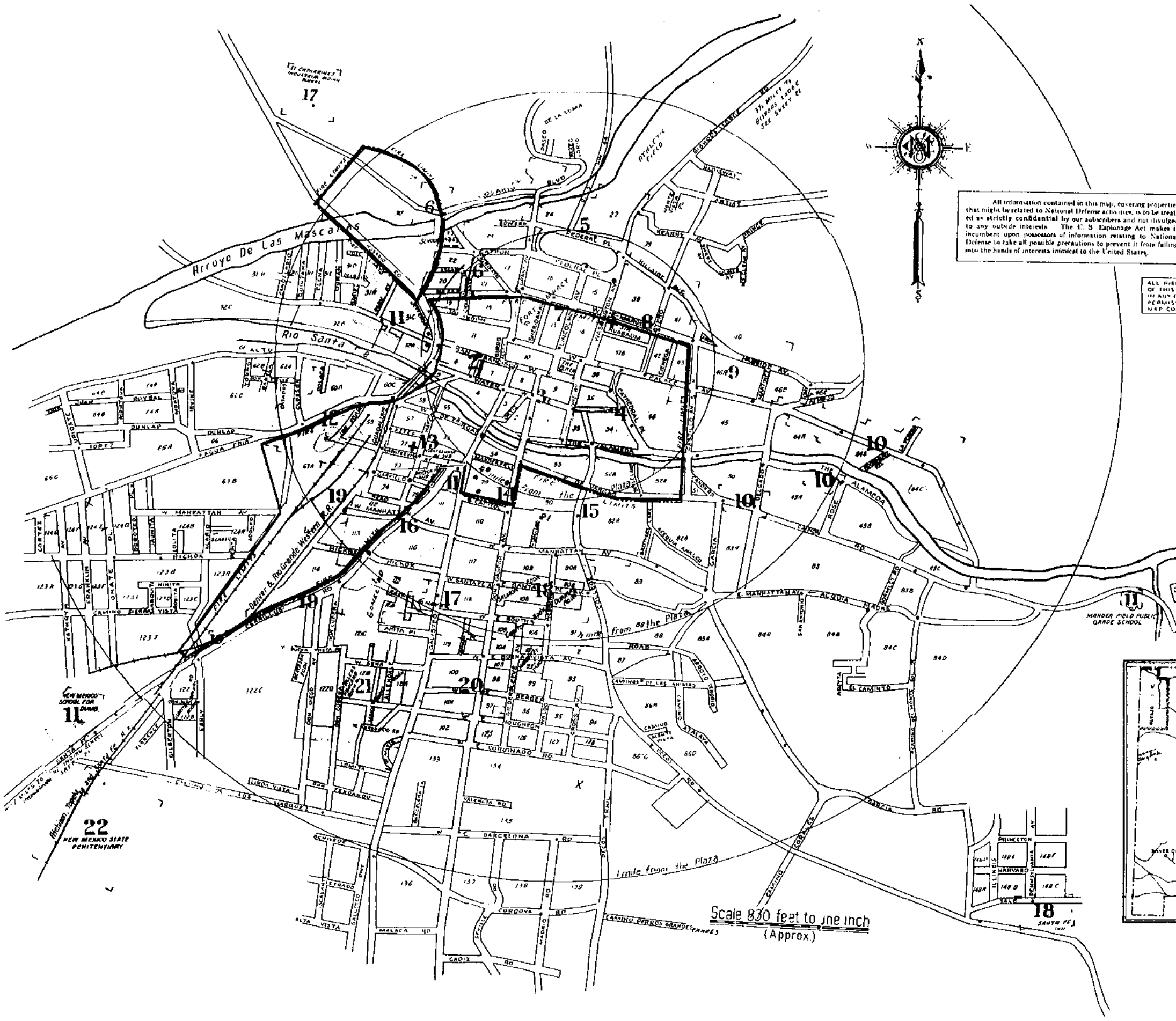
Women's Board of Trade Library Building,		3

*** Indicates only one side of Street shown.**


8
JUNE 1913.
SANTA FE
N. MEX.
AQUA FRIA
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AV.
NEW STATE LUMBER CO. PLANING MILL
SANTA FE LUMBER & TRANSFER CO.
CAPITOL COAL CO.
CARTWRIGHT-DAVIS CO. HAY WARE NO.
LEMP BREWING CO.
CONTINENTAL OIL CO.
GUADALUPE R.C. CHURCH
Parsonage
Scale of Feet


JUNE 1921
SANTA FE
N. MEX.
8
9
AQUA FRIA
DE FOURE
DUDROW
WAGNER
GUADALUPE
MONTEZUMA AV.
SANTA FE BUILDERS SUPPLY CO.
LUMBER & BUILDING SUPPLIES
CAPITOL COAL CO.
CONTINENTAL OIL CO.
COCA-COLA BOTTLING CO.
GUADALUPE R.C. CHURCH
PARSONAGE
BROSS-KELLY CO. WHOL. GRO.
Scale of Feet.


12
12
GAUDALUPE R.C. CHURCH
60 C
JAN. 1930
SANTA FE
N.MEX.
CLOSSON (WAGNER)
QUINTANA ST.
AGUA FRIA
ROMERO ST.
62
67
60 A
(F)
AGUA FRIA (AQUA FRIA)
DE FOURI
DE FOURI (DE FOURE)
MIGUAL CHAVEZ
R.C. SCHOOL.
59
(A)
PLANING MILL
WARE HO & PRIVATE GARAGE
LUMBER
PREMISES FLOATED
SANTA FE BUILDERS SUPPLY CO
CAPITAL COAL YARDS
HOUSE WHOL. GOODS WARE HO.
MONTEZUMA
AV.
CAPITAL COAL YARDS
GUADALUPE
3
12
19
GARFIELD
67



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(X8513) 12|45 20 (4435)
(22 SHEETS)

65 58

SANTA FE

Santa Fe County

NEW MEXICO

SANBORN MAP CO. NEW YORK

JAN. 1930

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Paste over New Report of March, 1935, which is now void. SANTA FE, N. MEX.

NEW REPORT, March, 1942

POPULATION: 20,237

Prevailing Winds:—North and Northwest.

PAVING:—About 10½ miles concrete.
GRADES:—Slightly rolling.

WATER FACILITIES

Private ownership. Source from 3 reservoirs located east of Town. Upper (Granite Point), capacity 580 acre feet, elevation 2,000' above Plaza; Lower, capacity 420 acre feet, elevation 850' above Plaza; Service basin, capacity 6,000,000 gallons, elevation 170' above Plaza. Gravity pressure direct into mains.

31 miles of 3" to 12" pipe. 187 double hydrants and 16 private hydrants. Average daily consumption 1,150,000 gallons. Domestic and fire pressure 80 lbs. at the Plaza.

FIRE DEPARTMENT

Volunteer. 1 chief, 1 assistant chief, 2 paid drivers and 21 volunteers. 1 station. 1 American-LaFrance 750 gallon pumper with 1,000' 2½" hose and 40' of ladders. 1 American-LaFrance, 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' ¾" hose and 45' of ladders. 1 American-LaFrance 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 200' 1½" hose, 150' ¾" hose and 40' of ladders. 1 American-LaFrance 100 gallon booster with 800' 2½" hose and 40' of ladders. 500' 1½" hose and 1,550' 2½" hose in reserve.

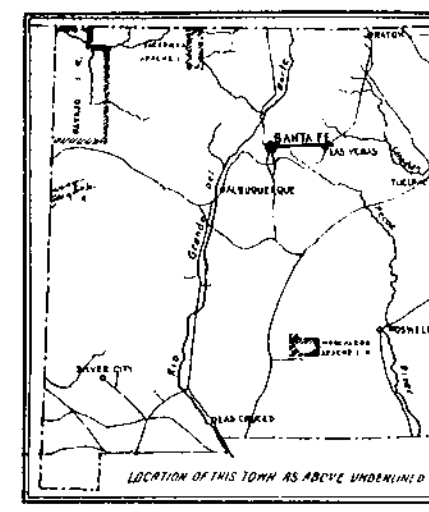
To have new fire station corner of Hancock St. and Montezuma Ave. (Sheet 13).

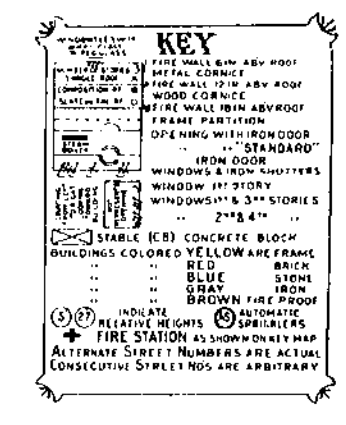
Fire alarm by telephone and siren.

FIRE-RESISTIVE ROOFING ORDINANCE.

Ordinance prohibits use of wooden shingle roofs in Fire Limits only.

City Limits 5½ miles square.





CORRECTION RECORD			
REV'N NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
4	2/45	REPRINT	
5	8/45	[illegible]	8/8/45

INDEX

STREETS SHEET

A

Agua Fria, 200-241 2
" 300-331 13
" 400-619 12
Alameda, The, 100-133 3
" " 134-273 4
" " 540-564 *10
Allandale, 716-827 21
Anita Place, 200-248 *21
" " 201-247 *17
Aqua Fria, see Agua Fria.
Armijo, 10
Aztec, 300-341 13

B

Bartlett, see N. Castillo Ave.
" " S. Castillo Ave.
Berger, E., 100-131 20
" W., 100-161 20
Booth, E., 18
" W., 100-149 17
Bowers, 5 & 6
Boyle Lane, 15
Buena Vista Ave., E., 100-213 20
" " " W., 100-161 20
" " " " 400-421 21
" " " " 422-440 *21
" " " " 423-531 *19
Burro Alley, 50-98 *2
" " 51-99 *3

C

Cannon Road, 400-503 10
" " S. S., near Manderfield Public Grade School *11
Capitol, S., 100-141 14
Castillo Ave., N., 100-221 9
" " S., 9
Cathedral, see Cathedral Place.
" Place, 50-241 4
Catron, 6
Cerrillos Road, 400-428 *13
" " 401-435 *11
" " 430-434 *16
" " 436-607 16
" " 632-771 19
" " 772-788 *19
" " 1040-1069 11
Chapelle, 100-215 6
Chaves, see S. Capitol.
Cienega, 8
Closson, 12
College, 200-237 4
" 300-463 15
" 500-506 *18
" 501-507 *15
" 508-541 18

Coronado Road, E., 20
" " W., 20 & 21

D

De Foure, see De Fouri.
De Fouri, 206-371 12
De Vargas, E., 100-135 14
" " " 136-305 15
" " W., 100-141 14
" " " 200-341 13
Delgado, 100-120 *9
" 231-248 10
Don Cubero, 700-717 19
" " 718-744 *19
" " 719-745 *21
" " 800-939 21
Don Diego Ave., 700-745 19
" " " 801-869 *21
Don Gaspar Ave., 100-237 3
" " " 300-431 14
" " " 500-648 *17
" " " 501-649 *18
" " " 650-921 20

F

Federal, 5 & 7
" Place, 100-179 5

G

Galisteo, 100-242 *2
" 101-241 *3
" 244-342 *13
" 301-459 *14
" 400-434 *11
" 436-610 *16
" 501-609 *17
" 611-650 17
" 651-921 *20
" 652-668 *17
" 700-930 *21
Garfield, 300-340 *16
" 301-341 *13
" 400-417 12
Gildersleeve, 630-801 20
Granada Place, 630-651 17
" " 652-667 20
Grant Ave., 100-116 *2
" " 101-241 *7
" " 118-326 *6
" " 301-327 *5
" " 400-521 6
Griffin, 138-241 6
" 400-431 6
Guadalupe, 300-420 *12
" 301-421 *13
" 422-440 *19
" 423-441 *16

H

Hancock, 200-209 2
" 210-423 13
" 424-503 16
Hickox, 200-335 16
" 336-351 19
Hillside Ave., 100-107 5
" " 108-241 8
" " 300-409 9
Houghton, E., 20
" W., 100-151 20
" " 200-231 21

J

Jefferson, N., 100-210 *11
" " 101-141 *2
" " 201-211 *6
" S., 100-114 *11
" " 101-211 *2
Johnson, 200-340 *2
" 201-339 *6

K

Kearny Ave., 5

L

La Vereda, 10
Lincoln Ave., 50-65 3
" " 100-225 7

M

McKenzie, 200-341 6
Manderfield, 14
Manhattan Ave., E., 100-224 *18
" " " 101-121 *14
" " " 123-223 *15
" " " 300-339 15
" " W., 100-140 *17
" " " 101-141 *14
" " " 200-347 16
" " " 348-351 19
Marcy, E., 100-229 8
" " 230-325 9
" W., 50-145 7
Martinez, 100-139 9
Metropolitan Ave., see Read.
Montezuma Ave., 200-206 *11
" " 201-207 *13
" " 208-341 13
" " 400-411 12

N

Nusbaum, 8

O

Ortiz, 200-249 3
Otero, 100-235 8

P

Palace Ave., E., 100-228 *4
" " " 101-227 *8
" " " 229-412 9
" " " 413-820 10
" " W., 50-160 *3
" " " 51-159 *7
Paloma Ave., 400-420 *14
" " 401-419 *15
Park Ave., 100-147 11
Pecos Road, 18
Public Road, Route No. 66, 21

Q

Quintana, 530-545 12

R

Read, 250-341 16
Reingardt Alley, 8 & 9
Rodriguez Road, 10
Romero, 12
Rosario, 5
" Road, 208-314 *11
Rose Ave., 10

S

San Doval, 100-123 2
San Francisco, E., 50-85 3
" " " 100-141 4
" " W., 100-131 3
" " " 200-208 *2
" " " 201-207 *3
" " " 209-348 2
" " " 400-527 11
Sante Fe Ave., E., 100-235 18
" " " W., 100-149 17
Seligman, see Shelby.
Sena, 200-333 21
Shelby, 50-230 *3
" 51-231 *4
Sheridan Ave., 7
Sparks, see The Alameda.
Staab, 200-341 6
State Highway No. 485, 5
" " Route No. 66, 21

T

Temple Place, see Federal Place.

W

Wagner, see Closson.
Washington, see Shelby.
" Ave., 100-244 *7
" " 101-245 *8
" " 300-413 5
Water, E., 100-129 3
" " 200-241 4
" W., 100-141 3
Water, W., 200-333 2
Webber, 500-619 18

SPECIALS

A

Allison-James School, 5
" " " (old), 6
Alvarado Hotel, 2
Armory, 7
" Troop "B" Stables, 19
A. T. & S. F. R. R. Freight Depot, 19
" " " " " Passenger Depot, 12

B

B. P. O. E. Building, 7
Big Jo Lumber Co., 2
Bishop's Lodge Co., Tourists Resort, 21
Boyle Floral Co., 15

C

Camp De Vargas, Tourist Camp, 16
Capital Coal Yards, 12
Capital Hotel, 13
Chavez, M., Roman Catholic School, 12
Church of the Holy Faith (Episcopal), 9
City Hall, 8
Continental Oil Co., 19
Coronado Hotel, 3
County Court House, 8
" Jail, 2

D

De Vargas Hotel, 3
D. & R. G. W. R. R. Depot, 19

F

Federal Building, 5
Fire Department, 8
First Baptist Church, 14
" Methodist Episcopal Church, 3
" Presbyterian Church, 6
Fort Marcy Camp Grounds, Tourist Camp, 19
Franciscan Hotel, 16

G

Gilliland Oil Co. of New Mexico, 19
Granley Public Grade School, 18
Gross-Kelly & Co., Wholesale Grocery, 19
Guadalupe Roman Catholic Church, 12

H

Hancock Grade School, 13
Hotel El Fidel, 2

I

Ilfeld, C., Co., Wholesale Hardware and Groceries, 3

L

La Fonda Hotel, 4
Loretto Academy, R. C. School for Girls, 4

M

Manderfield Public Grade School, 11
Migual Chavez Roman Catholic School, 12
Monero Fuel and Lumber Co., 6
Montezuma Hotel, 3

N

New Mexico Power Co., Sub-station, 3
" " School for the Deaf, 11
" " State Highway Warehouses, 19
" " " Museum, Buildings, 7
" " " Penitentiary, 22
Nuckolls Packing Co., Wholesale Meat Warehouse, 19

O

Orchard Camp, Tourist Camp, 15

P

Phillips Petroleum Co., 19
Post Office, 4

R

Railway Express Agency, Inc., 3
Renehan Apartments, 10

S

St. Catherine's Industrial Indian School, 17
" Francis R. C. Cathedral and School, 4
" Michel's College, 15
" Vincent Sanitarium, Orphans Home and Industrial School, 4
Santa Fe Builders Supply Co., 12
" " Creamery and Ice Co., 19
" " Electric Laundry, 2
" " " " Fuel Tank, 19
" " New Mexican Publish'g Corp'n, 7
" " Public Schools, 7
" " Tourist Camp, 11
" " Transportation Garage, 3
" " Women's Board of Trade and Library Ass'n, 7
Scottish Rite Cathedral, 5
Sena Plaza Offices, 8
Sinclair Oil Co., 19
State of New Mexico Capitol Buildings, 14
Summers Camp, Tourist Camp, 19
Sunmount Sanitarium, 18

T

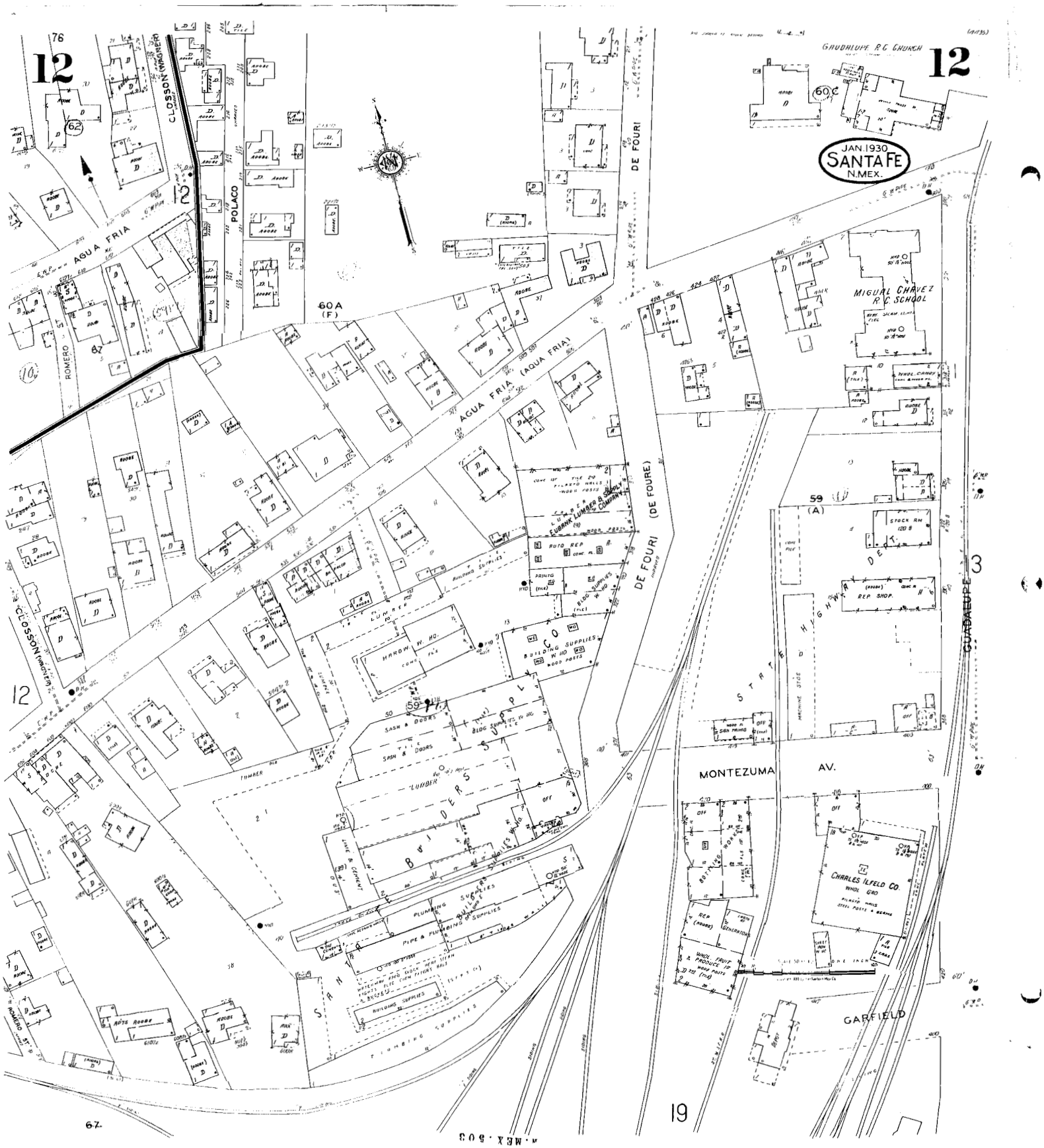
Telephone Exchange Building, 3

U

U. S. Indian Industrial School, 21

* Indicates only one side of Street shown.

N. MEX. 508


12
GUADALUPE R.C. CHURCH
JAN. 1930
SANTA FE
N. MEX.
AGUA FRIA
POLACO
CLOSSON (WAGNER)
ROMERO
DE FOURI
(DE FOURE)
60A
(F)
60C
MIGUAL CHAVEZ R.C. SCHOOL
EUBANK LUMBER & SUPPLY COMPANY
HARDW. W. HO.
BUILDING SUPPLIES
LUMBER
SASH & DOORS
PLUMBING SUPPLIES
PIPE & PLUMBING SUPPLIES
STATE HIGHWAY
MONTEZUMA AV.
CHARLES ILFELD CO.
WHOL GRO
GARFIELD
GUADALUPE
59
(A)
67
19
3

527 Agua Fria Street
Existing Exterior Photographs
9/1/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Facade



9 - North Facade



10 - North Façade



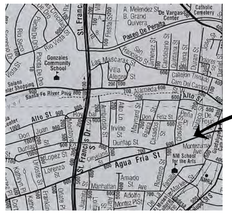
11 - North Façade



12 - North Façade (northwest corner)

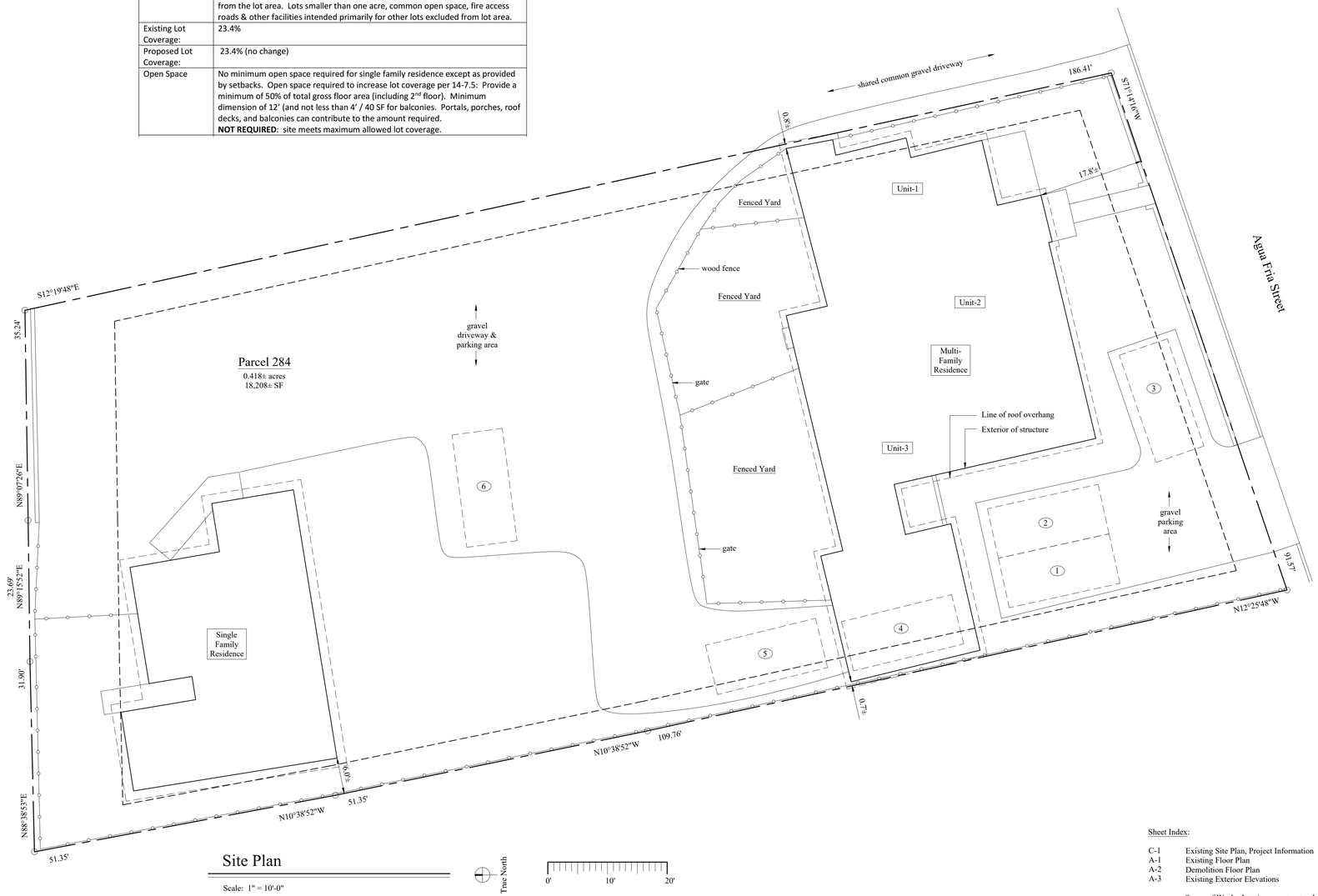
City of Santa Fe Chapter 14 Land Development Code	
Owner	NEIRIKA LLC
Address	527 Agua Fria Street, Santa Fe NM 87501
UPC	1-053-099-521-161
Tax Parcel	1126 6176
Legal	Guadalupe Neighborhood Parcel 284, T17N R9E S23
Zoning	R-21
Historic District	Westside Guadalupe Historic District
Hist. Bldg. Status	Significant (confirm with Historic Preservation Division)
Flood Plain	Not applicable
Archeological	Historic Downtown Archeological Review District
Escarpment	Not applicable
Mountain	Not applicable
Density	21 dwelling units per acre
Min. Lot Size	3,000 SF minimum, 2,000 SF with common open space
Existing Lot Size	0.418± acres
Max. Height	24' maximum height for residential structures, within 10' of side or rear property no portion of any story above ground level shall be higher than 14.0'. ***Maximum height might be superseded by historic***.
Existing Height	18'-8"± (no proposed change)
Setbacks (minimum yard requirements)	Front: 7' (20' for front facing garage) Side: 5' Rear: 15' or 20% of average lot depth, whichever is less
Maximum Lot Coverage:	40% maximum for single family or multi-family of fewer than 6 units. 40% maximum for multi-family with 6 or more units. May increase to 55% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot in relation to lot area). For residential development, the portion of a lot occupied by easements for private roads and lot access driveways is excluded from the lot area. Lots smaller than one acre, common open space, fire access roads & other facilities intended primarily for other lots excluded from lot area.
Existing Lot Coverage:	23.4%
Proposed Lot Coverage:	23.4% (no change)
Open Space	No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2nd floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required. **NOT REQUIRED**: site meets maximum allowed lot coverage.

Accessory Structures	Generally, cannot be used as an accessory dwelling – may have a half bathroom (sink & toilet) or kitchen but not both.
Parking Residential	Dwelling Unit: 2 spaces per unit Attached Dwelling Unit (2-5 units): 2 spaces per dwelling unit Attached Dwelling Unit (over 5 units, less than 800 SF): 1 assigned space and 0.25 unassigned space per DU Attached Dwelling Unit (over 5 units, 800-1200 SF): 1 assigned space and 0.5 unassigned space per DU Attached Dwelling Unit (over 5 units, over 1200 SF): 1 assigned space and 1.0 unassigned space per DU Accessory Dwelling Unit: 1 space if ADU < 1,000 SF; otherwise 2 spaces Accessory Structures: parking not required
Required Parking Spaces	6 offstreet parking spaces
Existing Parking Spaces	6 off street parking spaces provided on lot for subject lot (1 in garage).
Parking Space Size	Standard pull in: 8.5' x 19', 23' drive aisle Small car: 7.6' x 15', 20' drive aisle. Parking lots with 10 or more spaces may have up to 20% of total req'd spaces designated as small car. Parallel: 8.5' x 23' Parking lots with less than 40 spaces may be gravel.



Vicinity Map

North



Site Plan

Scale: 1" = 10'-0"

True North

0' 10' 20'

Sheet Index:

C-1 Existing Site Plan, Project Information
A-1 Existing Floor Plan
A-2 Demolition Floor Plan
A-3 Existing Exterior Elevations

Scope of Work: Interior non-structural demolition.

Note: no work to building exterior.

Issued for Building Permit and Construction

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NEIRIKA LLC

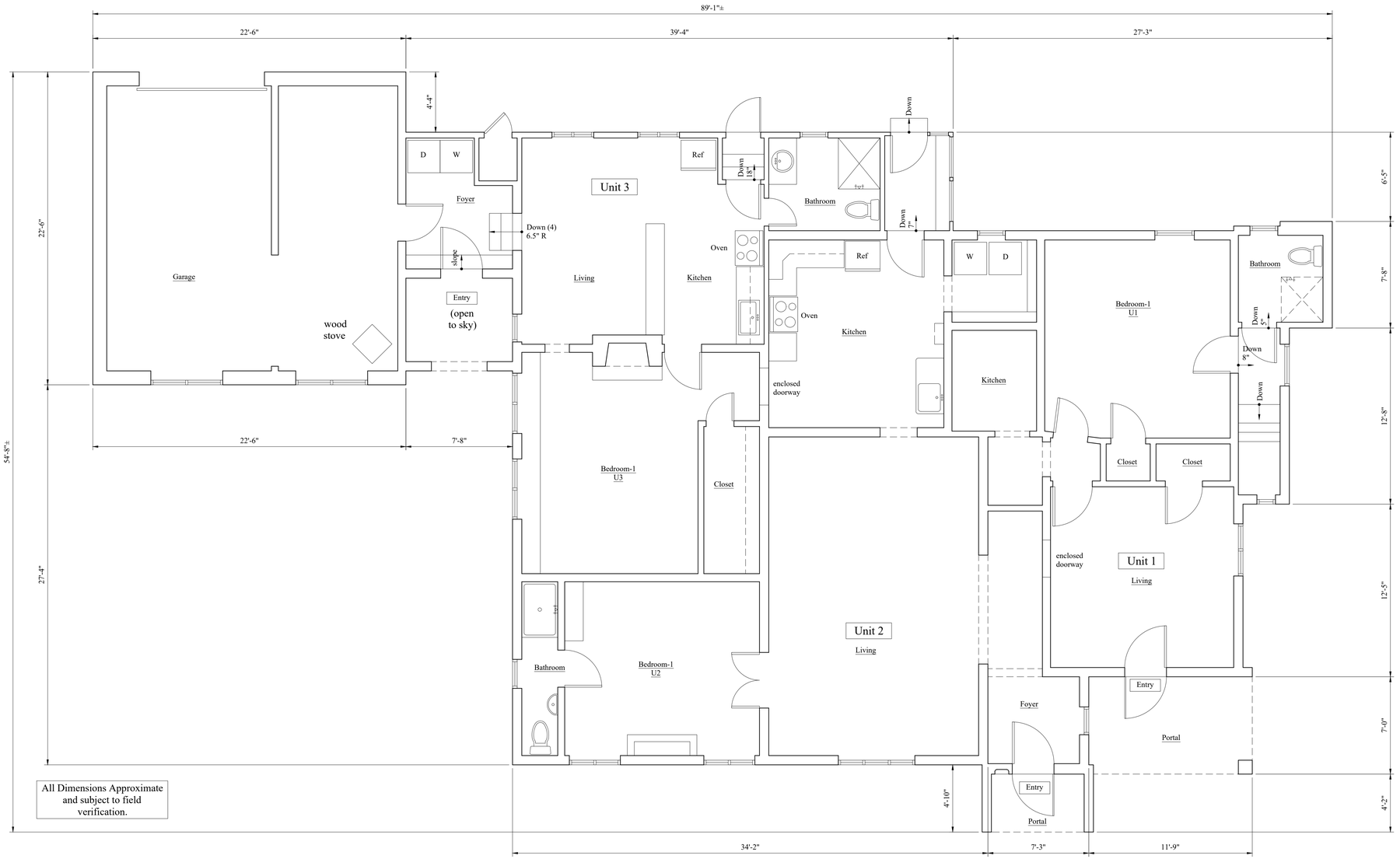
527 Agua Fria Street, Santa Fe NM 87501

Site Plan
Project Information

11/7/25

C-1

Sheet 1 of 3



Existing Floor Areas - Unit 3:

Heated:	727 SF
Non-heated (garage):	506 SF
Portals:	51 SF
Total Heated:	727 SF
Total Roofed:	1,284 SF

Existing Floor Areas - Unit 2:

Heated:	993 SF
Non-heated (garage):	0 SF
Portals:	33 SF
Total Heated:	993 SF
Total Roofed:	1,026 SF

Existing Floor Areas - Unit 1:

Heated:	625 SF
Non-heated (garage):	0 SF
Portals:	82 SF
Total Heated:	625 SF
Total Roofed:	707 SF

Total Existing Floor Areas:

Heated:	2,345 SF
Non-heated (garage):	506 SF
Portals:	166 SF
Total Heated:	2,345 SF
Total Roofed:	3,017 SF

Existing Floor Plan

Scale: 1/4" = 1'-0"

0' 5' 10'

Plan North

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NIERIKA LLC

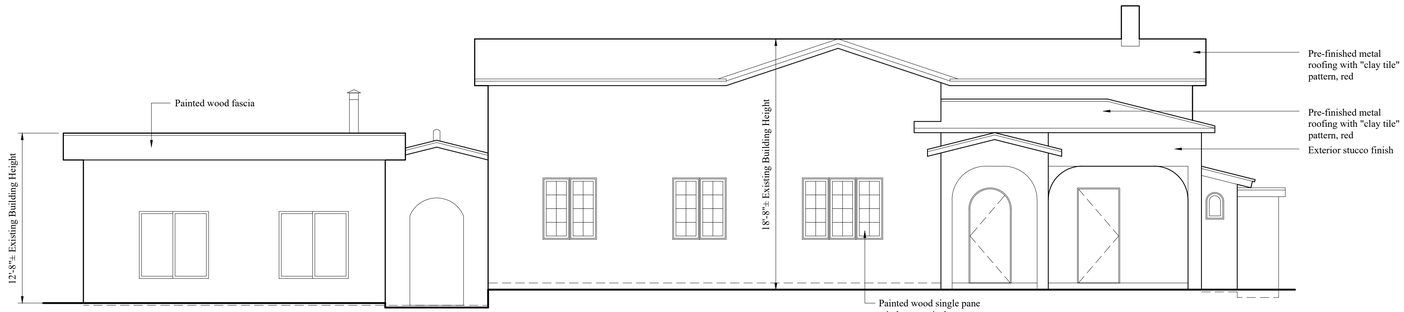
527 Agua Fria Street, Santa Fe NM 87501

Existing Floor Plan

11/7/25

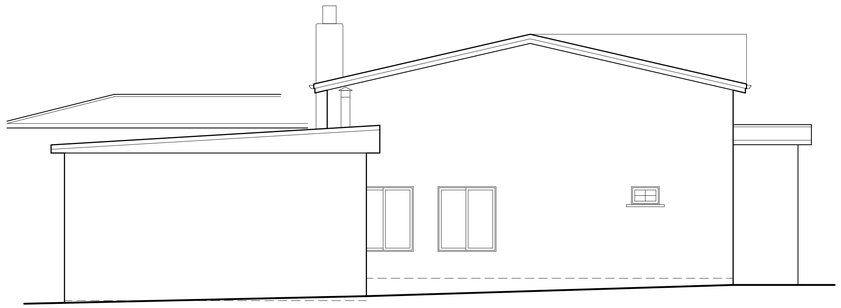
A-1

Sheet 2 of 3



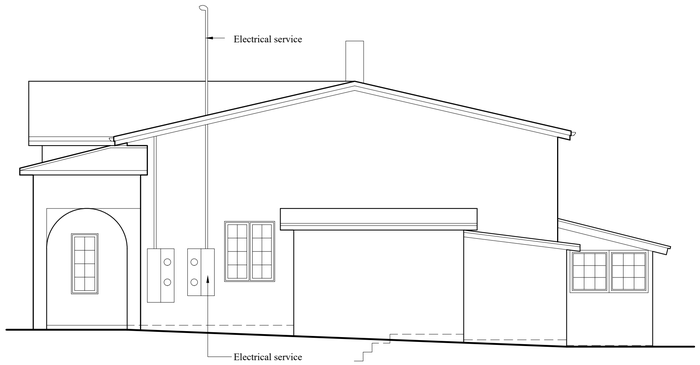
Existing Front (South) Elevation

Scale: 3/16" = 1'-0"



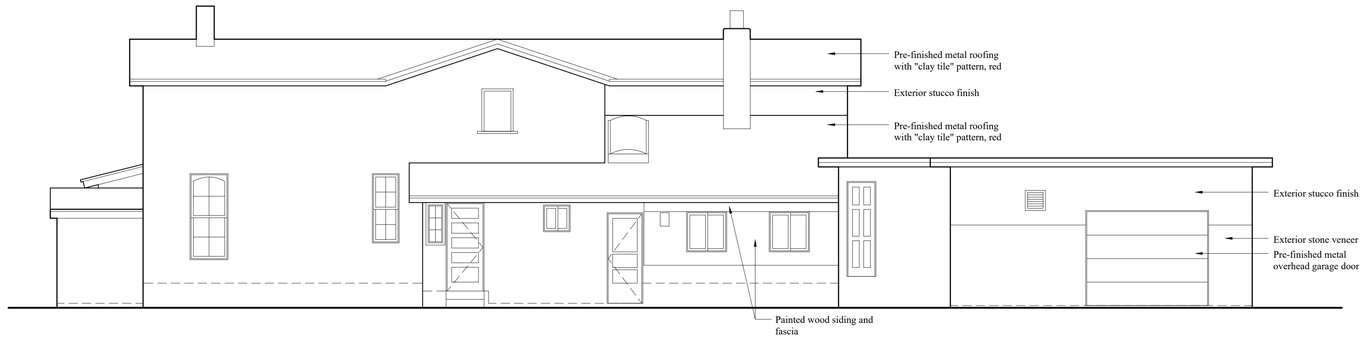
Existing Left Side (West) Elevation

Scale: 3/16" = 1'-0"



Existing Right Side (East) Elevation

Scale: 3/16" = 1'-0"



Existing Rear (North) Elevation

Scale: 3/16" = 1'-0"

Osage Design Studio
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Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

Exterior Elevations

11/7/25

A-3

Sheet 3 of 3

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
SOUTH	
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
DR #1	36 x 80 LH – FG HC/6-PANEL 2018
WEST	
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
E	33 x 26 – 2 LR 1W2H WOOD NON-HISTORIC/WIDER DIVIDED LITE BAR
SOUTH	
F	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
G	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
H	75 x 59 – 3 LSR 2W4H INSWING CASEMENT WOOD HISTORIC (3-25”)
DR #2	36 x 81 LH ARCH 1-GLASS FLASH 1 ¾ SC BIRCH
EAST	
I	23 x 55 RH 2W4H INSWING CASEMENT WOOD HISTORIC
SOUTH	
DR #3	36 x 82 ½ RH 3W5H 15” BOTTOM RAIL WOOD BEAD SIMPSON DOOR

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
EAST	
J	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
SOUTH	
K	11 x 20 1-LT FIXED STOPPED IN GLASS
EAST	
L	38 x 38 LH 3W3H INSWING CASEMENT WOOD HISTORIC
NORTH	
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED OBSCURE
N	34 x 81 DOUBLE HUNG 2W1H/2W1H IN SEGMENT HEAD WOOD HISTORIC
O	28 x 64 DOUBLE HUNG 2W2H/2W2H WOOD – WIDER MUTTON
EAST	
P	67 x 38 TWIN LR 3W3H INSWING CASEMENT SLANT CUT TOP SASHES (2-33 ½“) HISTORIC
NORTH	
Q	15 x 36 L 2W3H INSWING CASEMENT WOOD HISTORIC
DR #4	36 x 80 RH INSWING 5-HORIZONTAL PANEL CUT DOG DOOR STRUCTURAL ISSUE SIMPSON DOOR CUT DOWN
GABLE DOOR	32 x 44 RH OUTSWING PLANK – WOOD 2 x 6
DR #5	30 x 80 LH 3W3H/2-PANEL SIMPSON WOOD DOOR NON-HISTORIC
R	24 x 24 HORIZONTAL SLIDER OBSCURE 1-LT BRONZE ALUMINUM
S	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
WEST	
U	24 x 24 AWNING 1-LT CLAD – RED JELD-WEN 2009
NORTH	
DR #6	24 x 80 LH OUTSWING 6-PANEL SIMPSON VENEER DOOR 2000
DR #7	9 x 7 GARAGE DOOR - MISSING

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
2 GABLE VENTS	
EAST	
V	4 - DIAMONDS
SOUTH	
W	4 - DIAMONDS

In closing, my professional opinion is as follows:

Windows F, G, H, I and J are historic and restorable.

Window N is historic however not part of the original house.

Window O is historic however unrestorable.

Window A, B, C, D, E, K, L, M, P, Q, R, S, T, V and north gable door are non-historic.

Doors #1, #2, #3, #5 and #6 are non-historic.

East and south gable vents should be vents however have glass on the inside and not venting to facilitate with attic air flow.

Door #7 is missing.

Door #4 is historic however not of the original house. The unit has cut stiles and rails. The unit is lacking in structural integrity.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #1	36 x 80 LH FIBERGLASS HALF CIRCLE 6-PANEL	P	NON-HISTORIC – THERMA TRU (2018)
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
E	33 x 26 – 2 LR INSWING CASEMENT ALL WOOD 1W2H (2-17”)	F	NON-HISTORIC – DIFFERENT SILL, WIDER DIVIDED LITE BARS, SASHES MADE MECHANICALLY (1985 OR NEWER)
F	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
G	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
H	75 x 59 – 3 SLS INSWING CASEMENT ALL WOOD 2W4H (3-25”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
DR #2	36 x 81 LH ARCH TOP W/1-PEEP GLASS 1 ¾ SC BIRCH	S	NON-HISTORIC – 1 ¾ SC BIRCH CUT OUT AND ARCHED VENEERED (1990)
I	23 x 55 RH INSWING CASEMENT 2W4H ALL WOOD	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE
DR #3	36 x 82 ½ RH 3W5H ALL WOOD GLASS DOOR W/15” BOTTOM RAIL	S	NON-HISTORIC – SIMPSON DOOR (1995)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE NON-HISTORIC – WROUGHT IRON
K	11 x 20 FIXED 1-LT ARCHED GLASS STOPPED IN STUCCO	U	NON-HISTORIC – WROUGHT IRON
L	38 x 38 LR INSWING CASEMENT ALL WOOD 3W3H	F	NON-HISTORIC – SASH & JAMB HAVE SIGNS OF HINGES; ORIGINAL UNIT WAS A TWIN NOT A SINGLE SCREEN (NON-RESTORABLE) THE WROUGHT IRON IS ALSO NON-HISTORIC
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED ON THE EXTERIOR	S	NON-HISTORIC – (2001)
N	34 x 81 DOUBLE HUNG SEGMENT INSIDE RECTANGLE UPPER SASH WOOD 2W1H/2W1H	F	HISTORIC – NOT OF THE ORIGINAL HOUSE, ADDED AT A LATER DATE
O	28 x 64 DOUBLE HUNG ALL WOOD 2W2H/2W2H	U	HISTORIC – ROTTED BEYOND 30 TO 40%
P	67 x 38 – 2 LR INSWING CASEMENT ALL WOOD 3W3H (2-33 ½")	F	NON-HISTORIC – BARN SASHES CUT TO SLANT TO FOLLOW ROOF (1996)
Q	15 x 36 L INSWING CASEMENT ALL WOOD 2W3H	F	NON-HISTORIC – BARN SASH (1996)
DR #4	36 x 80 RH INSWING DOOR 5-HORIZONTAL PANELS ALL WOOD	U	HISTORIC – HOWEVER NOT PART OF THE ORIGINAL HOUSE. ALL DOORS ARE 2-PANEL CUT, ONE CROSS RAIL CUT, RESULTING IN WEAK STRUCTURAL INTEGRITY

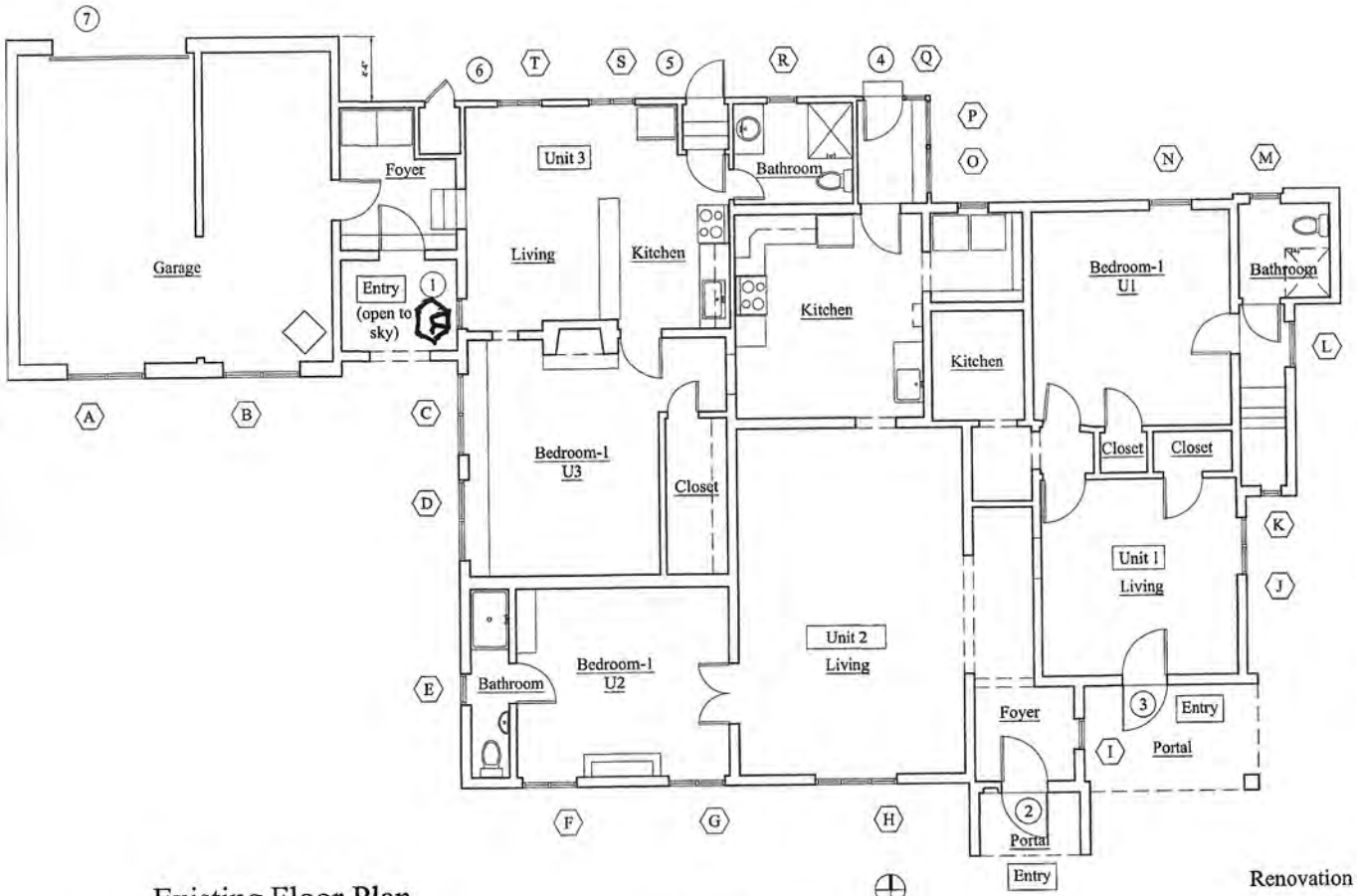
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH GABLE DOOR	32 x 44 OUTSWING PLANK DOOR	F	NON-HISTORIC – GUN NAILS USED (1989)
DR #5	30 x 80 LH INSWING DOOR 3W3H/2-PANEL	F	NON-HISTORIC – SIMPSON (1989)
R	24 x 24 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
S	36 x 36 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM	S	NON-HISTORIC – ALENCO (1995)
U	24 x 24 AWNING 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #6	24 x 80 LH OUTSWING 6-PANEL WOOD DOOR	S	NON-HISTORIC – SIMPSON DOOR (2009)
DR #7	9 x 7 GARAGE DOOR	U	DOOR IS MISSING

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GABLE VENTS			
EAST			
V	4 – DIAMOND GLASS	F	HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)
SOUTH			
W	4 – DIAMOND GLASS		HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)

NOTES:



V - GABLE

W - GABLE

Existing Floor Plan

Scale: 1/8" = 1'-0"

0' 5' 10'

Plan North

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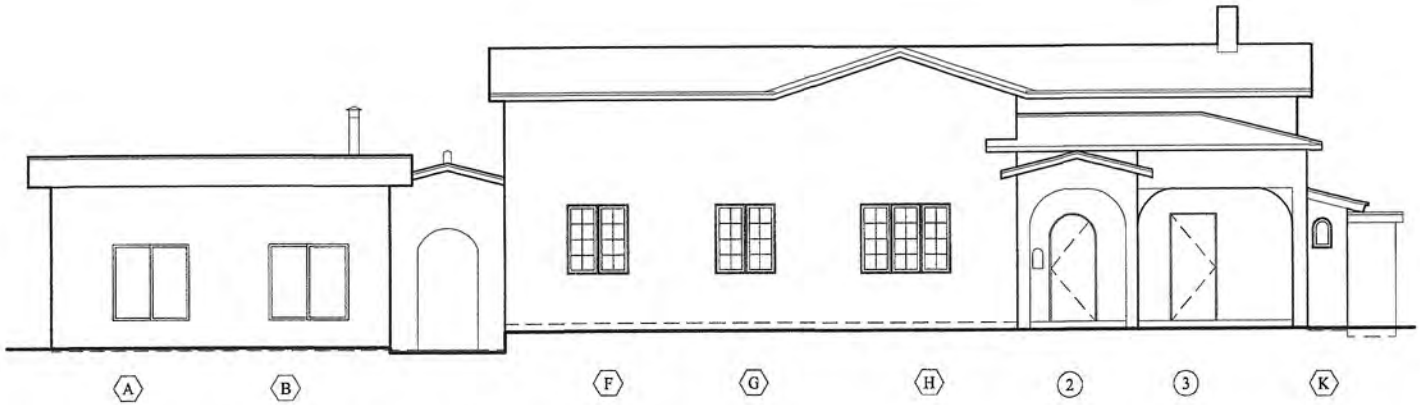
Renovation of an Existing Residential Structure

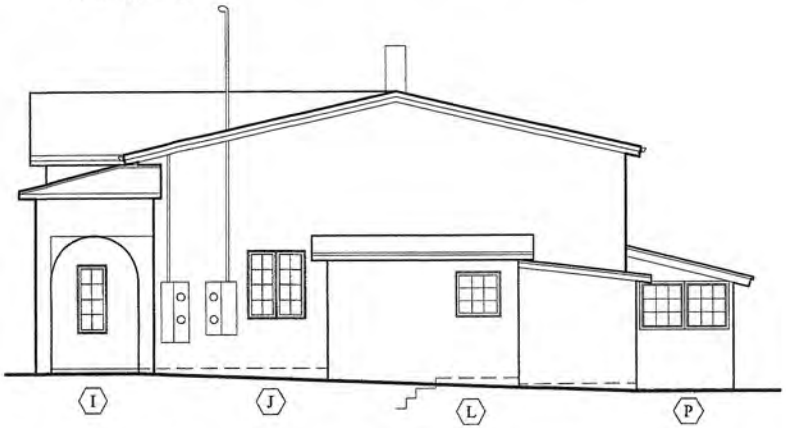
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



Existing Front (South) Elevation

Scale: 1/8" = 1'-0"



Existing Right Side (East) Elevation

Scale: 1/8" = 1'-0"

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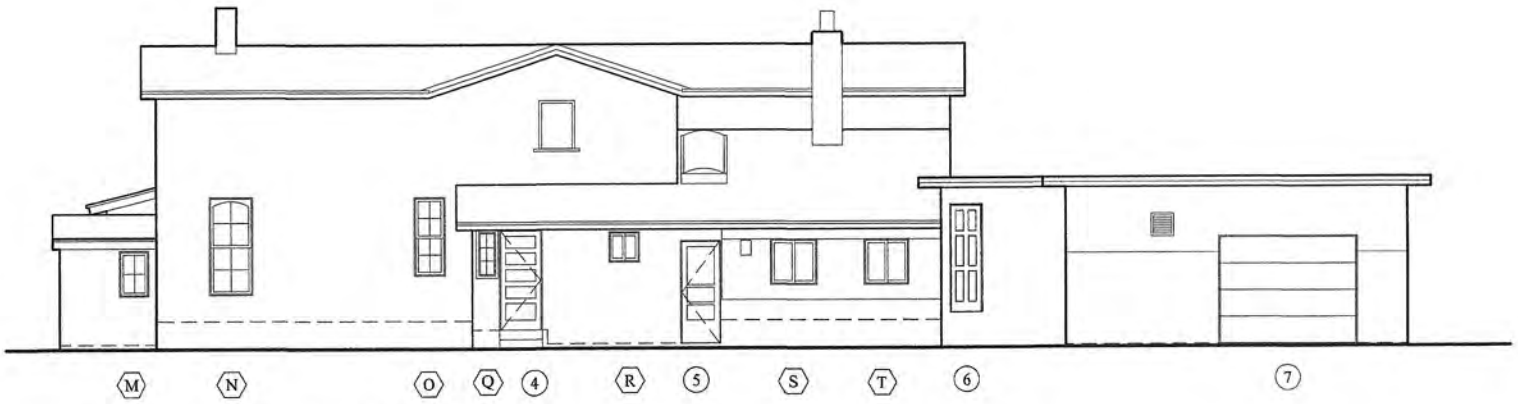
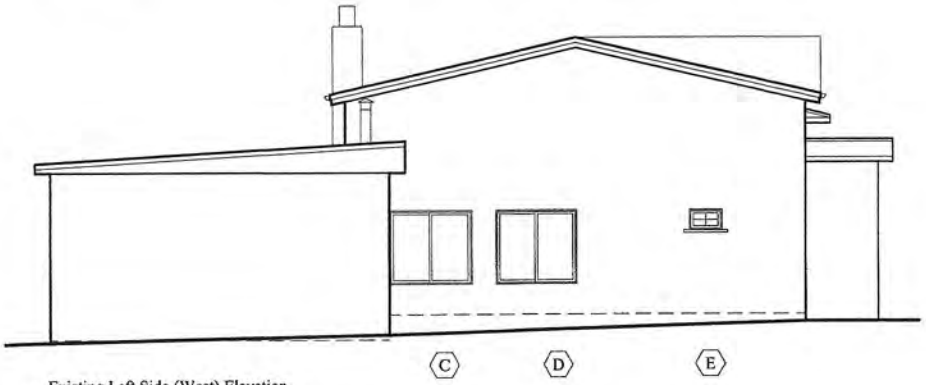


Existing Rear (North) Elevation

Scale: 1/8" = 1'-0"



Existing Left Side (West) Elevation

Scale: 1/8" = 1'-0"

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527 Agua Fria Street, Santa Fe NM 87501

South Elevation
Window
A

South Elevation
Window
B



South
Elevation
Door #1

West Elevation
Window C

West Elevation
Window D

West
Elevation
Window
E

South Elevation
Window
F

South Elevation
Window
G

South Elevation
Window H

South Elevation
Door #2

East Elevation
Window
I

South
Elevation
Door
#3

East Elevation
Window
J

Elevation
Window
K



East
Elevation
Window
L

North
Elevation
Window
M

North
Elevation
Window
N

North Elevation Window O

East
Elevation
Window
P

North
Elevation
Window
Q

North
Elevation
Door# 4

North
Elevation
Gable door

North Elevation
Window
R

North
Elevation
Door
#5

North
Elevation
Window
S

North
Elevation
Window
T

West Elevation
Window
U

North Elevation Door #6

North
Elevation
Door
#7
Missing

East
Elevation
Diamond
Vent/glass
V


South
Elevation
Diamond
Gable
Vent/glass
W

527 Agua Fria
South Elevation



527 Auga Fria

