



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 26, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 26, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: February 12, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-001, 212 Barela Street.

Case #H-19-008, 209 Delgado Street.

Case #H-18-124B, 636 Garcia Street.

Case #H-19-009, 354 Hillside Avenue.

- E. BUSINESS FROM THE FLOOR
- F. COMMUNICATIONS
- G. ACTION ITEMS

1. Case #H-19-011A, 601 San Antonio Street. Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Lisa Roach, Planner Manager, lxroach@santafenm.gov, 955-6605)
2. Case #H-19-012A, 621 Garcia Street aka 623D Garcia Street. Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Lisa Roach)
3. Case #H-19-014, 1139 Cerro Gordo Road. Downtown & Eastside Historic District. Ramon and Nance Lopez, agents/owners, propose to construct a 4' high coyote fence on top of a 5' high retaining wall (9' maximum height) on a street frontage of a contributing property. An exception is requested to exceed the maximum allowable wall height (14-5.2(D)(9)(c)(ii)(c)). (Carlos Gemora, Planner, CEGemora@santafenm.gov, 955-6670)
4. Case #H-19-015, 723 Dunlap Street. Westside-Guadalupe Historic District. Kevin Kellogg, agent/owner, proposes to construct a 964 sq. ft detached casita a 602 sq. ft. detached garage, a 128 sq.ft. greenhouse, and 4'10' high yardwalls with vehicle and pedestrian gates on a contributing residential property. (Carlos Gemora)

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check https://www.santafenm.gov/historic_districts_review_board for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: February 20, 2019

TIME: 11:20 AM



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 26, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 26, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: February 12, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-107B, 233 West Manhattan Avenue.
Case #H-19-008, 209 Delgado Street.
Case #H-19-010, 646 East Barcelona Road.

Case #H-18-124B, 636 Garcia Street.
Case #H-19-009, 354 Hillside Avenue.

- E. BUSINESS FROM THE FLOOR
- F. COMMUNICATIONS
- G. ACTION ITEMS

1. Case #H-18-144, 1413 Paseo de Peralta. Don Gaspar Area Historic District. Evan Geisler, agent for 1413 Paseo LLC, owners, proposes to construct a 70" high stucco and wrought iron yardwall with brick capping on a contributing residential property where the maximum allowable height is 53". An exception is requested to exceed the maximum yard wall and fence height (14-5.2(D)(9)(c)(ii)(C)) (Carlos Gemora, Planner, CEGemora@santafenm.gov, 955-6670)
2. Case #H-19-011A, 601 San Antonio Street. Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)
3. Case #H-19-012A, 621 Garcia Street aka 623D Garcia Street. Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Carlos Gemora)
4. Case #H-19-013, 515½ Camino Cabra. Downtown & Eastside Historic District. Linda and Paul Tachau, agents/owners, propose to construct a coyote fence to the maximum allowable height of 59" and install exterior lighting on a non-contributing property. (Carlos Gemora)
5. Case #H-19-014, 1139 Cerro Gordo Road. Downtown & Eastside Historic District. Ramon and Nance Lopez, agents/owners, propose to construct a 4' high coyote fence on top of a 5' high retaining wall (9' maximum height) on a street frontage of a contributing property. An exception is requested to exceed the maximum allowable wall height (14-5.2(D)(9)(c)(ii)(c)). (Carlos Gemora)
6. Case #H-19-015, 723 Dunlap Street. Westside-Guadalupe Historic District. Kevin Kellog, agent/owner, proposes to construct a 1586 sq. ft accessory structure to a maximum height of 14'0", a 128 sq.ft. greenhouse, and 5' high yardwalls with vehicle and pedestrian gates on a contributing property. An exception is requested to exceed the maximum allowable wall height (14-5.2(D)(9)(c)(ii)(c)). (Carlos Gemora)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: February 8, 2019

TIME: 3:21 PM

7. Case #H-17-098A. 105, 113, 114, 115, 118, 120, 121 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for 7 non-statused residential structures that require status reviews per HDRB action in 2017. (Carlos Gemora)

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check https://www.santafemn.gov/historic_districts_review_board for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

HISTORIC DISTRICTS REVIEW BOARD

February 26, 2019

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes - February 12, 2019	Approved as presented	2-3
E. Findings of Fact & Conclusions of Law	Approved 2 of 3	3
F. Business from the Floor	Comments	3-5
G. Communications	Communications made	5
H. Action Items		
1. Case #H-19-011A 601 San Antonio Street	Made Contributing with west	5-10
2. Case #H-19-012A. 621 Garcia Street	Designated noncontributing	10-24
3. Case #H-19-014. 1139 Cerro Gordo Street	Approved with conditions	24-29
4. Case #H-19-015. 723 Dunlap Street	Approved with conditions	29-35
I. Matters from the Board	None	35
J. Adjournment	Adjourned at 8:27 p.m.	35

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

February 26, 2019

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the Coronado Conference Room at the Community Convention Center, 200 West Marcy, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Herbert Lotz
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:

Mr. Carlos Gemora, Senior Planner
Ms. Lisa Roach, Planner Manager
Ms. Sally A. Paez, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

B. APPROVAL OF AGENDA

MOTION: Member Katz moved, seconded by Member Biedscheid, to approve the agenda as published.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES: February 12, 2019

Member Katz requested a change on page 29. He noted that the motion was accurate and included "fireplace articulated on the outside." However, the Findings did not have that as a condition of approval.

Mr. Gemora thought there was some discussion about the required setback on the side there. He thought the action was that it be articulated if able with those required setbacks but did not have a copy of the Board action.

Ms. Paez said the draft FF/CL included a statement that the Applicant could try to articulate the fireplace but was not required to in order to capture that aspect.

Member Katz asked if the Findings could say "it is required to do it if is within the setback." It was not left as optional in his motion.

Ms. Paez said she would encourage the Board to make such a motion. That is on page 14 of the packet.

Chair Rios requested the following changes to the minutes:

On page 5, fifth paragraph, should read, "Chair Rios said the Ordinance should not be bent but improved." The last sentence should read, "Those talks will come in the future and with public input."

On page 29, 4th paragraph, second sentence, rather than "they are" should say, "in this neighborhood, houses were simpler and vernacular with pitched roofs."

On page 39, under Questions to Staff, the 3rd sentence should say, "Chair Rios asked if the streetscape, as defined by ordinance..."

MOTION: Member Roybal moved, seconded by Member Katz, to approve the

minutes of February 12, 2019 as amended.

VOTE: The motion passed by unanimous (5-0-1) voice vote with Members Katz, Guida, Larson, Lotz and Roybal voting in the affirmative, none voting against and Member Biedscheid abstaining.

D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-001. 212 Barela Street.

Case #H-19-008. 209 Delgado Street.

Member Katz proposed to amend the portion of the Findings that deal with the fireplace for 209 Delgado Street to say, "Applicant shall articulate the fire place on the western façade if possible, within the setback."

Case #H-18-124B. 636 Garcia Street.

Case #H-19-009. 354 Hillside Avenue.

MOTION: Member Katz moved, seconded by Member Roybal, to approve the Findings of Fact and Conclusions of Law as presented except for 209 Delgado which is as amended above.

VOTE: The motion passed by unanimous (5-0-1) voice vote with Members Katz, Guida, Larson, Lotz, and Roybal voting in the affirmative, none voting against, and Member Biedscheid abstaining.

E. BUSINESS FROM THE FLOOR

Mr. John Eddy, on behalf of Old Santa Fe Association (OSFA), said- in the FF/CL was the idea that the Code will be discussed going forward to make improvements. He reminded the Board that OSFA is ready, willing and able to participate in those discussions whenever they happen.

On the 66-70 East San Francisco Street case, historically known as the J. C. Penney's Building, and also before that, the site of La Consencia. It was the case with elevators at the front and changed windows. We tried to clarify the historic significance of that structure. At that meeting, my testimony was regarding John Gaw Meem's attachment to that property and different information was being presented. At the last meeting before the appeal, I promised to bring more information regarding that

property. Some were not properly surveyed.

At OSFA we created the HCPI report for this property and he was bringing it to you for Staff and a copy to the Chair of the Board.

[A copy of the HCPI Report is attached to these minutes as Exhibit 1.]

Ms. Stefanie Beninato thought it was unfortunate that 634 Garcia Street was the first case for new staff because the way it was done was totally inappropriate to clarify what the Board did in 1994 when the Board doesn't have the 1994 minutes in front of them. They should know what a primary façade is. And all that could be said was that the corner was not old. Just because a part has no coping doesn't mean one was new and the other old. And it was total speculation on Member Katz's part. It should be noticed as a status review rather than pretending you had evidence to base it on.

"I also compliment your Assistant City Attorney for her presentation at Council on the Apodaca Hill appeal and she represented this Board's interests. She was clear and audible so everyone could hear her.

The lesson to be learned is that you need to follow the unwritten policy you sometimes enforce regarding wall and vegetation doesn't count against public visibility and if it had been written down, the Council could also enforce it. The Board does have a mechanism for doing that. It is called an interpretation. It is actually in the City Code under the Zoning Ordinance and the HDRB is under that. And what it does is that the LUD, in consultation with the City Attorney, put something in writing and made available to the public so everyone can rely on it and have a much stronger position when something gets appealed on that premise or idea.

There were no other speakers from the Floor and the public speaking portion was closed.

F. COMMUNICATIONS

Ms. Paez announced the appeal for 211 Delgado Street which was the Board's denial of a carport, is set for March 27 at the City Council meeting.

Mr. Gemora said that on January 8, 2019, the Board approved a demolition at 212 and 212½ Barela Street with the condition that a covenant was signed to re-establish the streetscape. That covenant has been established.

[A copy is attached to these minutes as Exhibit 2.]

G. ACTION ITEMS

Chair Rios announced to the public the process for making an appeal to any decision made by the Board at this meeting.

1. **Case #H-19-011A. 601 San Antonio Street.** Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Lisa Roach, Planner Manager, lxroach@santafenm.gov, 955-6605)

Member Biedscheid recused herself from the first two cases and left the room.

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

601 San Antonio Street is an approximately 1,145 square foot single-family residence designated as Non-contributing to the Downtown and Eastside Historic District. Referred to as the "John E. Alire House" in the newly prepared HCPI form for the property, the small adobe residence faces west onto a gravel lot and is accessed from Las Placitas, a private drive off Garcia Street, having been sited approximately 500' back from that road. The home was originally likely constructed in the 1940s and was certainly in place by the early 1950s. This and several nearby structures were once part of a larger family compound, the Juanita Alire Compound as described in the new HCPI, now subdivided into individual parcels.

The original footprint and features of the residence at 601 San Antonio Street has experienced little change since its construction nearly 70 years ago. It was constructed in a vernacular manner with both Spanish-Pueblo Revival and Territorial Revival architectural features. The design of the home is characterized by wall-dominated, stuccoed adobe massing, recessed window and door openings with wood lintels and concrete, stone or brick sills, and brick coping at the parapets that has been capped with concrete and roofing material. The architectural features of each façade are described as follows:

- 1) West Façade: Front elevation of the home, divided symmetrically by a center door flanked by a 6-over-6 double hung wood window on each side. Windows are likely original, and door was likely added in the 1960s.
- 2) South Façade: Characterized by four 6-over-6 double hung wood windows and a brick stack chimney, two canales, and remnants of protruding vigas capped with metal.
- 3) East Façade: Characterized by a wood panel and divided lite entry door.
- 4) North Façade: Characterized by a continuation of fenestration pattern seen elsewhere on the home, with one smaller 6-over-6 wood bathroom window at the

center, as well as metal capped remnants of vigas and additional canales.

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.

14-12.1 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.

14-12.1 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.

14-12.1 Primary Façade:

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

14-12.1 Noncontributing Structure:

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

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends that West façade be designated as Primary and that the South façade also be given consideration by the board as Primary.

Questions to Staff

Member Katz asked to what extent the south façade is intact with the original lintels, etc. Do we know how much is original and how much is not?

Ms. Roach replied that in the HCPI Form, it is described as, "with four windows, the south façade takes advantage of the southern exposure, the most fenestrated elevation also includes a hatch and stairs to the basement." It does not speak to the integrity of the windows or window sills on the south façade. In looking at it today on the field trip, it appears one was bricked over, and she was not sure if it was a window replaced with brick.

Chair Rios observed that- this house is accessed through Garcia Street but has a San Antonio address.

Ms. Roach said it was not clear to her either. Perhaps it was by orientation of the house. Also there might have been a driveway coming off Garcia Street but could be the address was from the door facing the west.

Chair Rios added that now that San Antonio access is blocked.

Ms. Roach said it was not blocked but overgrown with vegetation. That is the primary entrance and there is another access on the east façade.

Chair Rios thought the vehicular access blocked from San Antonio Street.

Ms. Roach agreed.

Chair Rios asked if the west façade has the main entrance.

Ms. Roach believed so.

Chair Rios asked if she would agree the south façade is the most prominent and has character-defining features of brick coping, windows, etc. and should be primary.

Ms. Roach agreed it does capture other character defining features more than the west façade. It has features that are not on the west, such as vigas and canales.

Applicant's Presentation

Ms. Cathy Alire, 888 Camino Consuelo, was sworn.

Chair Rios explained to her that this is a status review and asked if she agreed with the Staff Report's recommendation.

Ms. Alire said if the Board is going to make it a historic property, she would ask that the west be considered primary instead of south to give a potential buyer more opportunity to buy the home.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Doug McDowell, 1317B Cerro Gordo Road, was sworn. He said, coming off Garcia Street, a sign was put up to turn left at Las Placitas. It is a private driveway that was set up between the Alire Family and some others. That dirt road was used, at one time, to access one house from San Antonio Street. It is not a public right-of-way. "I certainly see Staff's interest in the south and the west. As a builder with much experience, he had taken older homes and replaced windows exactly with insulated glass. The windows are almost not replaceable. We should allow green, efficient windows with matched mullions. I agree that the south façade would be a hardship and it is their inheritance from their father and the only place to get decent sunlight. They would like to benefit with a sale. I have no financial interest in this property."

Ms. Stefanie Beninato, P. O. Box 1601, was sworn. She said, "I'm familiar with the house, having walked on that little shortcut path to Garcia. I believe both west and south are primary. The hardship is not a criterion for determining primary façades. That somehow, they would need it for light - they already took advantage of that with many windows on the south façade. And, if they needed to, they could ask for an exception if they had to add onto the south façade. We keep saying that nothing could be changed. But it was a contributing house and those façades are characteristic but different and you should find it has two primary façades and is contributing.

Ms. Alire said the only reason for the 601 San Antonio address was to get our mail because otherwise the mail for the whole compound went to one address and we did access our house through San Antonio.

Chair Rios reiterated, "Should the Board decide to make the south elevation primary, you can come and ask for an exception. I personally feel the Alire Family had that as their compound. Do you know how many homes were there before development?"

Ms. Alire thought there were nine.

Chair Rios said the only this house, a shed, and another house are the only remnants remaining of the historic compound.

Mr. McDowell asked to respond. There were quite a bit more than three structures. There were nine homes back there.

Chair Rios understood but appears now that only three older homes remain.

Mr. McDowell aid there are nine older homes back there and eight more have been added. Where the yellow house is was the Sanchez property on the right and those were part of the original family compound.

Mr. Patrick Walker, 208 West Santa Fe, was sworn. He said, "The question about the south façade being designated as a primary facade, I understand why it is under consideration. What I would suggest to you is that, as the Alire compound became smaller and smaller and pieces being sold off over time, I don't think that her father, John, did not consider things like lot coverage. They were being split up prior to 1962 with zoning. So much of east side is legally nonconforming, way exceeding the lot coverage. In this case, they are well below the lot coverage. And the only way to get to today's 40% lot coverage would be to add out to the south. I know you cannot speculate here but if a subsequent owner wanted to add anything on, they would have to come out to the south to get close to lot coverage for the underlying zoning. What are the chances to getting an exception to add on to the south as long as the new owner in

essence recreates the current look? Does that make sense?"

Chair Rios said it does make sense, but the Board cannot go there because this is only about historic status. So that would be in a subsequent meeting if they wanted to develop the property.

Ms. Roach said for any questions like that about primary façade, Staff can answer those on a walk-in basis.

Mr. Raymond Herrera, 379 Hillside Avenue, was sworn. He apologized for being late and asked if they were talking about the status whether contributing or not.

Chair Rios agreed, and talking about designating primary façades.

Mr. Herrera said he knew Johnny a long time and was part of that family. It is historic and the home should be contributing from the architecture of the house. The builders of the compound were family members who designed their homes around John Gaw Meem designs, because of family ties. He thought the west elevation should be primary. Any aspect of the house could be considered a primary elevation for the status.

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 Roybal, in Case #H-19-011A at 601 San Antonio Street, to upgrade the status to Contributing, and designate the west façade as primary.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Katz, Guida, Larson, Lotz and Roybal voting in the affirmative, none voting against. Member Biedscheid was not present for the vote, having recused herself.

2. **Case #H-19-012A. 621 Garcia Street aka 623D Garcia Street.** Downtown & Eastside Historic District. Cathy Alire, agent for the Estate of John Alire, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Ms. Roach Roach)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

621 Garcia Street (referenced as 623D Garcia Street in the HCPI) is an approximately 308 square foot secondary building that is presently not assigned historic status in the Downtown and Eastside Historic District. Previously used as a shed associated with the "Juanita Alire Compound" as referenced in the newly prepared HCPI for the home, the structure now sits on a separately addressed parcel. Originally constructed in the mid-1950s, the simple adobe structure was built on a raised concrete foundation with wall-dominated stuccoed massing and rounded corners and parapets. The South (front) façade is characterized by a single non-original wood panel door. A pair of very deteriorated 1-over-1 double hung wood windows characterize the north façade, and a single 3-over-1 double hung wood window is sits on the east façade. The west façade has no fenestration or openings of any kind.

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.

14-12.1 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.

14-12.1 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.

14-12.1 Primary Façade:

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

14-12.1 Noncontributing Structure:

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

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be assigned as noncontributing per 14-5.2(C) Designation of Significant and Contributing Structures.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Cathy Alire (previously sworn) agreed with staff recommendations and stood for questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no public comments.

Action of the Board

MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-012A. 621 Garcia Street aka 623D Garcia Street. to designate it non-contributing.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Katz, Guida, Larson, Lotz and Roybal voting in the affirmative, none voting against. Member Biedscheid was not present for the vote, having recused herself.

After the vote, Member Biedscheid returned to the bench.

- 3. Case #H-19-014. 1139 Cerro Gordo Road. Downtown & Eastside Historic District.** Ramon and Nance Lopez, agents/owners, propose to construct a 4' high coyote fence on top of a 5' high retaining wall (9' maximum height) on a street frontage of a contributing property. An exception is requested to exceed the maximum allowable wall height (14-5.2(D)(9)(c)(ii)(c)). (Carlos Gemora, Planner, CEGemora@santafenm.gov, 955-6670)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1139 Cerro Gordo Road is a single-family residential home designated contributing to the Downtown and Eastside Historic District. In 1993, a large addition and portal were added prominent to the southwest of the building. There is also a log cabin estimated to be built between 1859 and 1900 with no status or historic inventory. No changes are proposed to the contributing home or the old cabin.

On the property is also a 5'-0" historic rock retaining wall built in 1951 by the applicant's uncle, Pablo Lopez and the applicant's grandfather Lorenzo Lopez Sr. who also constructed La Capilla de San Ysidro Laborador, the shrine building built into the hill above Cerro Gordo. The sturdy historic rock wall is without status, has a 4'-0" wide opening onto the sidewalk and stretches across approximately 62'-0" of the front property line before returning back along the driveways on either side. No changes are proposed to the historic rock wall.

The applicant proposes to build a 4'-0" coyote fence on the raised area behind the 5'-0" high retaining wall and with the following design features:

- 1) The edge of the coyote fencing would cut across the corners in a 15'-0" x 15'-0" triangle to allow for traffic visibility and to stagger the height. This represents approximately half of proposed fencing on the street-side.
- 2) The central half of the 4'-0" fence would be built behind the 5'-0" high retaining wall, resulting in a total height of 9'-0" above the street grade where the maximum allowable wall/fence height is 5'-0". An exception is required to exceed the maximum allowable wall/fence height.
- 3) A 4'-0" coyote gate would replace the existing chain-link gate.
- 4) Coyote fencing would follow the existing walls along the driveway flanks and return to the home with two 4'-0" coyote gates.

If the proposed fence was set back 4'-0" to 5'-0" from the retaining wall, staff would consider the fence height independent from the wall height (4'-0" instead of 9'-0") and thus within the boundaries for an administrative approval. The applicant argues, however, that the front yard is a comparatively small area on the large, dramatically sloping lot and the only flat area for children to play. The yard also has a variety of landscaping the applicant is worried about disturbing.

An exception was required to exceed the maximum allowable wall height, but staff defers to the board a determination on whether the proposal would damage the character of the streetscape and disagrees, based on the applicant's responses, that the fence presents the least negative impact. Staff encourages the board to consider the visual impact and hardship.

RELEVANT CODE CITATIONS:

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(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. _

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._

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.

EXCEPTION CRITERIA:

The applicant requests an exception to wall height (14-5.2(D)(9)(c)(ii)(C)) and requests a 9'-0" wall and fence where the maximum allowable height is 5'-0".

Additional Response from the Applicant: The wildlife in the area pose another big problem. Our property attracts deer, skunks, raccoons that seek food and shelter on the mountain. They eat and destroy the gardens and other vegetables. Sometimes there are ten deer in front or side of house eating away to survive in the city. Please see photos enclosed.

(i) Do not damage the character of the streetscape

Applicant Response: There are many walls and fences in the East Side neighborhood with walls and fences that exceed the four-foot height restrictions. – Please See Photos Enclosed – The house sits on a very steep hillside and will still be very prominent visibly with its beautiful walls, rock, and beautiful vegetation. This house was built in 1928 by Uncle Pablo Lopez. All the old historical rock walls were built by Grandfather Lorenzo Lopez Sr. and his four sons including the small chapel of San Ysidro Labrador on Cerro Gordo. Having the fence set back at the corner will still let the public enjoy the beautiful rock walls and garden. Gate on south stairway can be lowered to 4ft to help stagger the height.

Staff Response: Staff defers to the board whether a 9' high retaining wall and coyote fence on the street would damage the character of the streetscape. The surrounding Cerro Gordo area has fences commonly between 3' and 6'. Note that the home is a contributing structure. Staff finds this criterion to closely relate with criterion iv (least negative impact).

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The main reason for this fence is for the safety of my one and only grandson and his playmates in the front yard. The house and property are built on the south side of Cerro Gordo Road where the only level spot location for the children to play and garden. I do not want any person or child to walk run or fall into the fast-moving traffic on Cerro Gordo Rd to be maimed or killed!! The Fence will have gates with locks to prevent children from running into the streets.

Staff Response: Staff agree that the proposal meets this exception criteria. The existing 5' yard wall would mean that any additional fencing or railing would require an exception or need to be set back from the wall. Staff recognize that not being able to have a basic barrier

on the edge of a retaining wall can constitute a hardship to safety (codified in building codes) and also that setting the proposed fence back 4' or 5' (which could be done administratively) would also constitute a hardship due to the special conditions of the lot and the fact that it would reduce the small area of level yard they are able to enjoy. Staff note, however, that while we agree with the applicant about hardship, we disagree about the least negative impact.

(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 design of the proposed fence is in keeping with the traditional use of cedar fencing (coyote) style. It will weather and fade out and will blend into the historical architecture. The property has a lot of old trees and shrubs and flower beds between the fence and walls. The setbacks on the two main corners serve two purposes:

- 5) To set back fence to not look so imposing from the street looking north.
- 6) (View sight) Safety for backing out of driveways from fast moving traffic.

Staff Response: Staff agree that the applicant has considered different options and that having some type of barrier would make it easier for families with children or grandchildren to reside at the property. After recognition of the existing wall's historic potential, the applicant has agreed to build the fence inside the wall instead of on top as originally proposed.

(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: This is the only area on the property which is built into the mountain at 1139 Cerro Gordo Road that is flat, and we are limited to areas where we as a family can enjoy our property and safely play with our children

Staff Response: Staff agree that the front of the house is the only area which is flat and not a ponding area as indicated in the drainage plan and elevation survey. Staff note that a 36" railing or barrier would be required by the building code for a retaining wall such as this.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Applicant Response: We need protection for kids playing in the front yard where the traffic moves at fast speeds.

Staff Response: While children in the historic districts should not be considered a special circumstance, staff agree that the existing retaining wall requires some type of barrier or railing and although it could be designed in a multitude of ways, staff recognize that it would be a hardship to set the fence back 4-5'.

(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: I have worked hard to limit the height of the four-foot-high fence. I can lower the gate area to four feet instead of 8 ½ feet. We may need the maximum front yard for the joy of seeing our children and grandchildren play in safety and peace.

Staff Response: Staff disagree with this response. Building code would require a railing height of 3' above finished grade not 4' above the retaining wall. The applicant could space out the vertical cedar latillas or create more variation on the top to soften the massing. The applicant could also set the fence back from the wall even a minimal amount to make it seem less like a 9' barrier adjacent to a narrow sidewalk.

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria to exceed the maximum allowable fence height have been met but the Board may find they have upon further testimony. Otherwise, staff recommends approval of the application with the condition that the fence is not built directly on the existing retaining wall, and which may otherwise comply with 14-5.2(D)(9) General Design Standards for all H Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

Questions to Staff

Chair Rios noted the application says it would build behind the retaining wall. She asked how far back it would be.

Mr. Gemora said it would be right behind the wall. The retaining wall is 14" thick and would setback but right up to the rock wall. Based on the visibility, only half of the fence would be built up and the rest would be turned back.

Chair Rios asked him to describe the front yard.

Mr. Gemora said there are some retaining walls and old vegetation including old conifers and a garden area. He believed the area is about 30' to 40' set back from the street and about 65' wide.

Chair Rios calculated there is not a lot of space from porch to the retaining wall.

Mr. Gemora agreed.

Chair Rios thought with the 4' coyote right behind, it would appear as one fence as opposed to further back which could be done with administrative approval.

Member Katz said, in looking at the last page, that it shows where the front gate and entry are and the wall turning back on both sides and where the house is located. That portion of the wall is about five feet, isn't it?

Mr. Gemora asked which part he was referring to. He deferred to the Applicant.

Applicant's Presentation

Mr. Ramon López was sworn. He said the wall itself has a step going up with the terrain. It is the original rock wall. And at the far side (west side), the wall is about four feet high and then steps up another foot.

Member Katz surmised if the fence were located on that graphic, at the top of the wall, it would be subject to administrative approval.

Mr. Gemora agreed. If stepped back on the south side where the gate return is, it would be subject to administrative approval. The drawing is accurate and a little misleading because of the large tree and the other retaining walls that make it look smaller.

Mr. López showed a larger drawing. He pointed out the large tree and said this was built in 1928 by his father and his grandfather's house was next door. He pointed out a place on it that was set back 15'. He showed the grandfather's driveway. His uncle built a wall - encased in concrete.

He showed other drawings that indicated setbacks from the street. And he also showed some actual photographs of the wall.

Questions to the Applicant

Member Roybal asked about one of the photos and Mr. López explained how the wall was just built up.

Member Roybal asked about the grade.

Mr. López pointed out the elevation from Cerro Gordo and said it was six feet down to the street.

Member Lotz asked if Mr. López was confident the angles would allow visibility of traffic.

Mr. López said it would give a view of oncoming traffic.

Member Katz pointed out that a wall set back behind many of the plants, including a large tree, would make it less formidable from the street. "Is that something you could consider?"

Mr. López said his son lives in that house and they have gardeners and would plant other flowers in front of the fence. And the garden they have now is a beautiful garden to see.

Member Katz explained that if he put the fence right next to the wall, there would be no room for plants in front.

Mr. López said he did not want to cut the choke cherry bushes down and added that his grandmother made jelly from them.

Member Katz explained that he did not need to destroy them if he put the fence behind some of them.

Mr. López thought he could set it back one foot so it would still allow some vegetation in front of the fence for things like Hollyhocks, etc.

Chair Rios said, actually, if the width of the retaining wall was counted, it would be further back.

Mr. López said the wall is 18" thick.

Member Roybal asked if the gate is metal.

Mr. López said it is galvanized from Sears with a chain link fence type.

Member Roybal asked if it had no historic value.

Mr. López replied that it has been there since he was a kid and he was now 67.

Member Guida said he was sympathetic. He asked if the yard is flat.

Mr. López said no. It is sloped down to the wall.

Member Guida asked what portion of the yard is usable for the family.

Mr. López estimated about 50% was usable and mostly on the southwest section due to vegetation and other sloped retaining walls, of which there were quite a few.

Member Larson asked if he had considered the fence along that drawing.

Mr. Gemora clarified that the small terraced retaining wall is in the center.

Mr. López said the small retaining walls on the interior were built by his uncle at the same time. "It is some of the best brickwork in Santa Fe."

Member Larson asked if he thought that would take away from the streetscape he had described. "Your house has huge integrity. Would it be less impactful if you set the coyote back on that a little more?"

Mr. López thought to make it more useful, he could go further back. "It is a smaller area where the kids can play. There are steps going up from the street in that area. The sidewalk and fence were built as a wall.

Member Biedscheid noted it is a historic block wall and adjacent to the property. "The house has many fine characteristics. I find the addition of a nine-foot fence at the street to be not harmonious and it makes the exception criteria problematic in my mind. Also, the angles are required and would be very distracting from the block wall. I don't see how that could be considered to not damage the streetscape and that is an important one that has not been met."

Mr. Gemora clarified that they are only proposing one type of material, but it would be two with cedar and stone. There should not be two different materials. It would be a total of nine feet, including the rock wall.

Mr. López said it is not a 9' fence and it will still be beautiful because the house sits up on a hill.

Public Comment

Mr. John Eddy, 227 East Palace, Suite D, was sworn and said, "In recognition of the López family and their immeasurable contributions to Santa Fe, I have nothing but respect for the family. To clarify on the status of the house behind all of this, it looks like the parapet is a framed parapet or adobe."

Mr. López said the original part is all adobe and, on the west, the portal is frame on top.

Mr. Eddy thought it would be helpful to look at compromises. The public visibility is the struggle. The wall has tremendous character. Simply put, he would like to see two things - the angular cuts are jarring and detract from both house and wall. The total of 9' is also problematic if the fence is built at the wall. An additional 4' will encroach on house visibility. He suggested the placement be three feet from the front face of the stone wall. You could protect the status of the wall with a small setback of three feet

which would be sufficient. That would be a pretty good compromise and leaves lots of room for the family. And it would be much more flattering to the wall if there was a curve there instead of an angle. Coyote fences were first used to keep coyotes out and today are to keep people from seeing into the property. The Water History Park at Cristo Rey has deliberately spaced the latillas in order to see the interior. That would be another way to soften the blow to the streetscape and still protect some family privacy and get some airflow.

Mr. Herrera, (previously sworn) said he had been a friend of the son and of the family before the son was born and understood the problem he faces for his kids. He agreed with what Mr. Eddy said. In the bottom picture, the setback, if you can picture it, would look nice. And he thought Ramon, in considering the history of the family there, can be there for his family on Cerro Gordo Street. If they put the fence right at the wall, it takes away the dignity of the wall itself. And, with the setback as Mr. Eddy suggested, there would still be space for the kids to enjoy and the plantings, but it should maintain the streetscape there.

Ms. Beninato (previously sworn) said she used to live on Cerro Gordo and referenced the chapel and was happy it was there. She opposed having the fence right at the wall. The requirements for the exception have not been addressed. Children have played in that yard and did not get hurt. She thought the suggestions made to set it back were good and liked Mr. Eddy's suggest of curving to meet safety requirements. It needs to be more than a foot and a half from the wall. A foot and a half is not enough to make it distinct from the street. It will make it look like one wall. There is at least 30-40 feet left and the kids would enjoy the back part and there is nothing wrong with what they have done.

"But are they going to jackhammer up all the concrete there so kids can enjoy all the space? That would be half of a yard. It is not just the slope of the lot. A fence really isn't needed there. I agree with Member Biedscheid that they have not met the criteria. And they must meet all of them. It is not something to give away like lollipops - or allow them something reasonable. My question is how the curlicue got up there on the driveway."

Mr. Bonifacio López, 1139 Cerro Gordo, was sworn. He said, "The main reason for the fence is my 5-month old son. If he is playing right on the stone wall, it is a five-foot fall and people drive fast on the street there. It is a big safety issue for him. And yes, there are lots of plants about 3-4 feet away. You can see the evergreen right at 4' away from the wall. Setting up the coyote, would require many plants to be removed at 3-4' back and some have been there for 40-50 years so it would destroy a lot of the vegetation that has been established. Maybe 2 feet from the face of the wall would be okay. Lots of Iris are right at the wall. There are higher coyote fences in the neighborhood. And it would not take away from its visibility even at six feet high.

Chair Rios said Staff indicated the width of the wall is 2 feet.

Mr. Gemora said the wall is 14"-18" in width.

Mr. Bonifacio López agreed with that.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Chair Rios said they should push it back about 3'. She agreed that Mr. Eddy has good suggestions.

Mr. López said he has worked with the City and the code says it must be a straight line. "But I can curve it instead to make it more flowing and natural instead of just straight fence. I can curve the corners and put a radius to them to make it more appealing."

Mr. Gemora said it would be two half corners.

Mr. López agreed. "And as long as I don't have to take out choke cherry bushes, it would work."

Member Katz agreed with Member Biedscheid's view that the exception criteria have not been met. He was uncertain which way to go. "If we denied the exception, the applicant would have to come in and talk about it with Staff. However it gets built, whether straight line or curved back and forward, some plants would be behind and some in front. I am just uncertain how we could proceed. I certainly agree with Mr. Herrera's and Mr. Eddy's comments - about impact but how we get there I don't know."

Member Guida heartily agreed. "The exception criteria have not been met. And whether 2-3 feet back instead of five, and administrative review and how the view corridor fits, my recommendation would be to kick it back to Staff for those design options with the applicant instead of angles and perhaps work toward more curving. This is about a 1,200 square foot yard and setting back 3' would still allow 900 square feet, which is a lot."

Member Katz said one choice is to postpone and the other is to deny. He asked if the applicant would agree with postponement to work with Staff.

Mr. López said he could work with Staff but still opposed putting it 5' from the wall.

Member Katz said the Board members all believe it should be set back a significant amount and it is hard to do that here and postponing, working with Staff, who have heard the Board's reaction, could then come back with a revised design.

Mr. López said okay.

Chair Rios said it is much better to work with the Applicant instead of denying a case.

Mr. López agreed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-H-19-014 at 1139 Cerro Gordo Road. to postpone it to a date certain of March 26, 2019 for a redesign of the fence, pushed back from the wall, with curved angles and if the redesign meets administrative approval criteria, that the Board would not object.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in the affirmative and none voting against.

Chair Rios appreciated his statements on preserving the wall and the house.

4. **Case #H-19-015. 723 Dunlap Street.** Westside-Guadalupe Historic District. Kevin Kellogg, agent/owner, proposes to construct a 964 sq. ft detached casita a 602 sq. ft. detached garage, a 128 sq. ft. greenhouse, and 4'10' high yardwalls with vehicle and pedestrian gates on a contributing residential property. (Carlos Gemora)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

723 Dunlap Street consists of an approximately 1,700 sq. ft. historic home and non-historic portal located on a 0.45-acre lot and designated contributing to the Westside-Guadalupe Historic District. The home and a rear addition were built before 1912 and the 300 sq. ft. rear portal was built between 1985 and 1998. No changes are proposed to the existing contributing building. Primary elevations will be required prior to exterior alterations. A large tree behind the historic home will not be removed.

The applicant proposes the following property improvements:

- 1) A detached 960 sq. ft. casita and portal built to a height of 14'-0". Building walls will have parapets, a light stucco finish, and a color which generally matches the house. The portal will be constructed with wood timbers, a corrugated roof, and brick paving. Windows, doors, and exterior hardware will be dark bronze.
- 2) A detached 600 sq. ft. garage and workshop with stucco and parapets built to a height of 13'-0". Building style, stucco, and details will match the casita. The garage doors will have a wood finish with glazing on the top.
- 3) A detached 128 sq. ft. greenhouse and garden shed. Per the Westside-Guadalupe district standards governing solar and other energy collecting and conserving strategies (14-5.2(l)(1)(d)) the greenhouse is primarily obscured from public view by the existing structure and shall be further screened from public view by a wall.
- 4) A yardwall on the front of the property with vehicular and pedestrian gates. The yardwall will be constructed out of adobe to the maximum allowable height of 4'-10". The wall will be finished with a skim-coat of adobe plaster. Gates will be with rustic wood planks and wrought iron or oiled steel hardware.

RELEVANT CODE CITATIONS:

14-5.2(l) 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; _

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the 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.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Chair Rios commented that the drawings are not very detailed. They should have specific detail to help with what we are looking at. She referred to the west elevation windows - whether they have mullions or not.

Mr. Gemora believed that was a problem with the printing. He observed that the western side did not show mullions. He pointed out that in the Westside-Guadalupe Historic District, mullions are not required.

Member Biedscheid went to page 25 that had a picture of a prefabricated greenhouse and asked if the proposed greenhouse was a prefabricated shed.

Mr. Gemora described it as a greenhouse/shed.

Member Biedscheid asked if it is a permanent structure.

Mr. Gemora said it is because the Applicant has not asked for it to be temporary. It is screened with the proposed wall.

Member Biedscheid asked if the wall is attached to the side. She explained she was asking in case it was attaching a wall to a primary façade.

Mr. Gemora agreed with that assessment.

Applicant's Presentation

Mr. Kevin Kellogg, 723 Dunlap Street, was sworn. He disclosed he is married to Carol Johnson, City of Santa Fe Land Use Department Director.

He said, after working with Mr. Gemora on the yard wall, made a simplified change to the yardwall but did not change the attachment.

He handed out a document about it.

A copy of the document is attached to these minutes as Exhibit 3.

Mr. Kellogg said, "Right now, we won't touch the primary structure but would later on. It has aluminum windows and a bad stucco job. He wanted to bring that proposal back later. It will be in the spirit of preserving the windows, door, etc. The casita is set back. We do not intend to have divided lights and want to keep this compliant with the ordinance. It is a wall-dominated structure with punched windows recessed to the extent we can, to keep the vernacular style and not as a replica of a historic structure. As the Board saw, none of the glazing will be visible from the street or is just barely visible at the top of the windows on the casita.

On the site plan, his intent is to make these in their component parts and create a courtyard in the middle, three-sided with a fence between this and the historic property to the east.

Mr. Kellogg asked if the Board members had the new drawings.

Chair Rios agreed and commented that they are much clearer drawings.

Ms. Beninato and Mr. Eddy could not see them, so Mr. Kellogg showed them on the overhead projector.

Mr. Kellogg said this is developed according to the guidelines. He also felt it was better to keep the wall lower at 4' 10" like the neighbor's wall to the east and will be lower than the wall at his neighbor to the west. He wanted to simplify the wall as much as possible. The only precedent for historic walls was to keep livestock in and later came smaller houses with lower fences. Most of the houses in the neighborhood are recent. This is a straight adobe wall with nothing over the gates. It is simple access so a car could be parked in there or a service vehicle.

Questions to the Applicant

Chair Rios asked about the casita and greenhouse.

Mr. Kellogg said the idea is that they are very wall-dominated with square openings. There is one window with a couch up against the wall that is slightly more horizontal and a portal along the entire east side. It is agricultural composition with timber posts, beams, and a corrugated metal roof. The greenhouse is meant as a utilitarian structure for sprouting plants and a place to put the wheelbarrow as a gardening structure.

Chair Rios asked about the casita windows.

Mr. Kellogg said they would be clad wood windows with a dark bronze finish to match and Taupe stucco. They would have a thick 2.5" sash and frame except along the alley which would be casement and the others would be double hung.

Chair Rios asked how far it would be from the house.

Mr. Kellogg said it would be six to ten feet away.

Member Katz noticed on the second page a drawing of the south elevation, the windows do seem to be at least half publicly visible. The main house has such regular windows, and this looks like two are the same, but all the rest are different and that looks a little jarring. He asked if better symmetry would be possible. He assumed the door is just for the water heater.

Mr. Kellogg agreed. He acknowledged the windows all have a little different sill and head height on the house and more or less squarish. But he understood what Member Katz was saying. The windows were designed to match the interior function, the smaller windows were for the bath. It would be hard to make the window the same where the couch is placed. He suggested they could eliminate the bath window and make the couch window squarer. The house is vernacular with no ornamentation and this stays with the paradigm established.

He thought perhaps it was more the shape of the house windows might make the Board feel better, but he was worried about being too symmetrical that would look too modern.

Member Katz thought it looked modern this way.

Member Larson said regarding materials that this has a steel vehicle gate opening and had mentioned a metal roof. She asked Mr. Kellogg to clarify at which part of the addition the corrugated metal roof would be on.

Mr. Kellogg said it would be on the upper part of the portal in a shed form. But you would see underneath the roof that it is an agricultural style.

Member Larson pointed out that we are looking at the 1912 façade and it would be better to use a natural material for it.

Member Guida observed, regarding the windows, that it is an impressive existing structure. For the composition of the windows, he would rather not apply more symmetry on the west side. The applicant talked about the squarish windows, but the problem is the head height and he appreciated on the casita the pursuit of squarish windows except for the sofa window. The door to the water heater was unfortunate and he asked if that was something that would be dark bronze.

Mr. Kellogg proposed that be a metal door to be veneered with wood.

Member Guida asked if that would be flush with the wall.

Mr. Kellogg said it could be, or it also could be painted out the same color. It would be less visible than on the drawing that way. He also offered to make the head height the same as the other windows, so that it all lines up.

Member Biedscheid said the comment about the head height is appreciated.

Member Biedscheid asked what the existing portal material was.

Mr. Kellogg said the roof is rough wood timbers.

Member Biedscheid asked what the material of the vehicle gate would be.

Mr. Kellogg said it would be Corten steel. It is roughly like a rusty metal gate, basically. The idea was a rich rust tone and slight texture and a variation in the color, which is not trying to compete with the house. It is very simple and not ornate in any way to draw attention to it.

Member Biedscheid asked about the pedestrian gate material.

Mr. Kellogg said both of them would be from wood.

Member Biedscheid asked if there is more than one overhead door.

Mr. Kellogg said one is a mini roll-up door to bring in tools.

Member Biedscheid asked how deep the recesses are on the new structure.

Mr. Kellogg said they would use 2x6 studs with insulation on the casita so some recess on the interior with about 4" on exterior. The walls are 21" thick and windows are 8-12" back from the surface of the stucco on the house.

Member Biedscheid explained regarding the touching of a façade by the wall, that some people have a small gap at attachment point.

Mr. Kellogg was familiar with that. He pointed out the gate on the east had a gate with a post not attached to the house and the same on the other side. The person gate next to the wall with post unattached. And the same treatment was used on the street-facing façade.

Mr. Gemora said the drawings for the overhead door shows no fenestration but previously, Mr. Kellogg had indicated windows at the top of those doors.

Mr. Kellogg said he had submitted a cut sheet of the doors and that he was still

proposing windows in the doors.

Mr. Gemora referred the Board to page 22 of the packet.

Chair Rios saw that the framing posts were not too skinny.

Mr. Kellogg agreed.

Chair Rios said the main house is a very attractive historic house. She loved the inset of the windows and noted that doesn't occur very often. That makes the house really attractive.

Mr. Kellogg said he could not wait to get the aluminum windows off.

Public Comment

Mr. Eddy (previously sworn) asked if the west elevation was visible from a public thoroughfare.

Mr. Gemora said it is visible.

Mr. Eddy opined that the lack of mullions stands out like a sore thumb with the different window openings.

Chair Rios reminded him that they are not required in this district.

Mr. Eddy said, "Never mind."

He said his other concern was the use of Corten steel on the vehicle gates and chain link fence is vernacular. It is a move toward what we are seeing happening. Perhaps it is more expensive, but he thought it was inappropriate.

Ms. Beninato (previously sworn) said she was doing research in the historic area, using the map of the Kearney map of 1847. By 1912, there was industrialization and the railroad. It is not quite bucolic pastures. There were houses and they were pretty close together. This is an incredible house and she had wished she had money to buy it. But she was disappointed in the design. It seems way too modern. She thought it should have more harmony in the detail. It just seems wrong. She was also concerned about the wall in the front. She asked if the 1912 house had no status.

Chair Rios clarified that it has no primary elevation designated.

Ms. Beninato concluded that this is the cart before the horse. The Board should postpone this and work on status first. Putting a wall in would impact that façade that

might become primary. You are letting structures encroach on this historic house. The applicant should share the detail of the garage doors. This is not suburbia. It is historic part of Santa Fe and to say walls are screening and not worry about it - we still have something to say about what it looks like. Is the greenhouse just a shed that everyone sticks in their back yard? Those from Home Depot are removable.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Chair Rios did not think the Board needed to designate a primary façade.

Ms. Roach agreed. There are no proposed changes to his home and nothing that would attach to the home so primary elevations are not required prior to approval of this application.

Member Lotz had a question on Corten. It is just a visual thing, but he thought it is inappropriate for this building and needs something more traditional.

Member Katz agreed on the Corten. He liked the material but did not think it fits here.

Chair Rios said the wall height would still show the beauty of the house.

Mr. Gemora added that the height is within the average height in that area. The house is a couple of feet higher than a sidewalk would be. The City has no easement for a sidewalk there.

On the front façade, you can see the foundation there and that won't be covered. The wall won't obscure those features. So staff did not think the wall would impact a primary elevation and would have to postpone if you think it would.

Member Larson said, after seeing these new drawings it concerned him a little with the story pole - taking away from symmetry of the historic façade and would like to see more balance of the design, the way the casita projects, as the Board saw today in the site visit.

Ms. Roach asked if she could be more specific about what she objected to. She didn't understand from Member Larson's comments.

Member Larson said, "When we observed the story poles at the location today, my concern was that you would add a lot of visual weight to that side of the property and with the new drawings, I see even more projection to the side of the house that distracts from the historic character of the façade."

Mr. Kellogg wanted to understand that. He showed a view of casita and garage and asked if that was what she was referring to.

Member Larson said it was.

Mr. Kellogg said the story poles do not change, only the yard wall. Part of the yard wall change was to make it more an extension of the neighbor's walls. The elevation is about 35' closer to you at the curb. The casita building starts 35' behind the front wall so it is reduced quite a bit. The story poles were surveyed to make sure what was visible from the street.

Member Larson still had a little hesitation but was more accepting with the clarification.

Member Guida appreciated the discussion on what would be appropriate material for a gate there. A symbolic association of the Corten, as opposed to its inherent character. He thought it is appropriate for a simple house like this with its historic appearance. In terms of level of detail, the wood gates might also be inappropriate. He also appreciated the more recent design of the front wall with a simple clean house and the archway. He liked it a lot more.

Member Katz thought the story poles looked very close to the existing building.

Mr. Kellogg said he had to go back and check and found they were correct. To move it to ten feet would be imperceptible from back of house to corner of the casita.

Ms. Roach said to move it back to ten feet, the casita would project more on the west side off the historic stone. It would increase the projection to the west.

Member Biedscheid said in thinking about the yard wall, that page 13 reminded her of the simple square design and gave points for that. Just looking at the height of the wall and the curve of the west portion - it is actually detached from the house - set back a little from the façade - that front yard wall. You put a gate at the front door, but the height makes the foundation appealing. She did not think this is the right yard wall for this house.

Ms. Roach asked regarding that comment and trying to find a path forward, if it would be more compatible and less detracting to move it back on the right side.

Member Biedscheid said that did not bother her. It is on the street side.

Member Katz pointed out that there appear to be several questions. He didn't think a delay would impact the casita so that could be done, if people are not satisfied.

Chair Rios asked if Member Biedscheid opposed that wall.

Member Biedscheid suggested a more open wall or a wrought iron wall - to see the lower part of the house.

Mr. Kellogg said he showed the sight lines in the previous drawing. If the wall was lowered to 4' 6" - it depends on how high a wall is there. The neighbor wall is 52" high and he would like to build the wall at 52" height and would lower to about 4'8" at the vehicle gate. Keeping it at 4' 10" as the code reads. He did not like the way that works with the other straight lines, rather than going with the slope of the land. He asked if it could be approved at a lower height.

Chair Rios said it could. And as Member Katz had said, the Board could approve the casita now and delay the fence for later.

Mr. Kellogg explained that this is the only open space on Dunlap and people do U-turns and drive into the front yard to read maps, etc. He did not want a big wall but at the right height. It would be a wall that went with the slope. He would like to find the right height now, if possible. He suggested they could pull the gates back so he could keep people from driving through their yard. The neighbors have fenced over previous curb cuts on their property, and this is the only one left. Even the mail and UPS trucks use it.

The green house could come back later if the Board members don't like it.

Chair Rios noted the Board didn't talk about the greenhouse much.

Mr. Kellogg said there are many homemade kinds of structures and agriculture style structures there. The greenhouse is for sprouting, etc. sort of behind it in the summer and in the winter, just a place for things to stay out of the snow.

Mr. Gemora clarified that in the Westside-Guadalupe District, yard walls are all administratively approved, although the Board's concerns about status are here. The design is a little less according to the Code. It does need to be harmonious, but walls and gates and fences can be administratively approved at the restricted height.

If it did not seem incompatible, Staff would very likely approve it.

Member Biedscheid thought the wall had a potential at this height to cut off the view. It is not just the curb cut.

Mr. Kellogg agreed. It is the radius and the street is very narrow. It needs a radius to get in there. We scratched it out for the minimum amount to allow a vehicle to get in.

Member Biedscheid asked about other heights.

Mr. Kellogg said the others are too high. We are at the average which is 4' 10". It seems it needs to be lower to see the foundation. It goes up right behind the fence. So the wall is only two feet higher at the house elevation. He was okay with 4' 4".

Chair Rios asked what the distance is from yard to the house.

Mr. Kellogg said at its closest, it is 24' from the curb and he was going to set it back six feet from the street. It is very icy walking on that section of Dunlap.

Action of the Board

Chair Rios brought up the issues discussed: not attaching to the primary façade of house, lowered wall; steel gate or not; windows on the west elevation. The motion should be specific on them.

MOTION: Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-015 at 723 Dunlap Street, to approve the application with the following conditions:

- 1. That the gates and walls be not attached to the house. (Because it violates the code if it is a primary façade.);**
- 2. That the yard wall in front be no more than 4' 4" in height;**
- 3.. That the applicant redesign the water heater doors for a lower header to be more in harmony and to minimize the opening or be in line with other heights;**
- 4. That both garage doors have windows;**
- 5. That drawings be revised to reflect those changes.**

Member Katz said he would prefer they not use Corten.

Member Larson preferred no Corten.

Member Guida liked using Corten.

Two people liked Corten and three did not.

Member Biedscheid approved the gate as proposed.

VOTE: The motion passed by majority (4-2) voice vote with Members Biedscheid, Katz, Guida, and Roybal voting in the affirmative, and Members Larson and Lotz voting against.

H. MATTERS FROM THE BOARD

There were no matters from the Board.

I. ADJOURNMENT

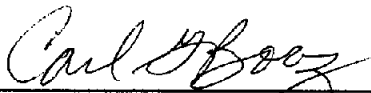
The meeting was adjourned at 8:27 p.m.

Approved by:




Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) 4. County: Santa Fe
5. Property Type: <input checked="" type="checkbox"/> Buildings: <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object 6. Date of Survey: December 7, 2018		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: 1985 <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.686815, -105.938922		
10. Photo Information: Robyn Powell, photographer; edited by John Murphey View: North façade, facing south. December 7, 2018.		
11. Brief Description of the Property: <p>Constructed in 1955-56, after a design by John Gaw Meem protégé Bradley P. Kidder, the façade of the new J.C. Penney Building was created as homage to La Castrense, the 18th-century military chapel that historically sat on the site (Photo 1).</p> <p>The roughly 24,276-square-foot, two-story commercial structure stands on the south side of the Plaza. Two Meem façade renovations bookend it: the former Franklin's to the east and the old Woolworth's to the west. The rear of the surveyed building has a separate façade developed in the 1990s (Photo 2). The arcaded edifice communicates directly with East Water Street, and is not considered part of the building designed by Kidder.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? Commercial		
13. Construction Date: Date: 1955-56 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: drawings and newspaper accounts		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: City of Santa Fe GIS Division

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

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

For: The Old Santa Fe Association

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

Owner: GE Plaza Galeria LLC

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

20. Significance to Current Community: ☒ 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 ☒ No ☐ Yes
yes: ☐ State ☐ National
If 'no' or unknown, do you think this property is eligible for listing? ☐ No ☒ Yes
Why? See Analysis of Historical Status.

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

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes
If yes: ☐ Significant ☐ Contributing ☒ Non-contributing* ☐ No Status
Per City of Santa Fe official designation map.

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

If 'no' or unknown, do you think this property is eligible for listing as part of the district? ☐ No ☒ Yes

Recommended Contributing
Structure to the Downtown and
Eastside Historic District,
January 15, 2018

24. Supplemental Forms:

☐ None ☒ 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

1. Name of property: J.C. Penney Building		2. Location: 66-70 East San Francisco Street Santa Fe: Downtown and Eastside Historic District		3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)	
				4. County: Santa Fe	
				5. Date of Survey: December 7, 2018	

6. Visible Construction Material:				7. Number of Stories: <input type="checkbox"/> N/A Number: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____	
<input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block- CMU <input type="checkbox"/> Concrete: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Earth <input type="checkbox"/> Masonry: Cast Stone Poured Plaster Simulated <input type="checkbox"/> Metal: <input type="checkbox"/> Metal: <input type="checkbox"/> Metal: <input type="checkbox"/> Stone: Corrugated Structural V-Crimp Random Siding Siding Ashlar Stone: <input type="checkbox"/> Random <input type="checkbox"/> Stone: <input type="checkbox"/> Stone: <input type="checkbox"/> Stone: Tabular Coursed River Rock Rusticated <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood: Board Clay Siding and Batten Wood: <input type="checkbox"/> Horizontal <input type="checkbox"/> Wood: <input type="checkbox"/> Wood: <input type="checkbox"/> Wood: Shingle Siding Jacal Log <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Wood-carved				8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: Notes: 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:	

10. Windows <input type="checkbox"/> N/A				11. Doors <input type="checkbox"/> N/A			
Front (north) elevation				Front (north) elevation			
Operation	Material	Glazing	Number	Type	Style	Material	Number
Double-Hung*	Wood	6/6	5	Double	Full-Glass	Wood	1
Fixed-Display	Plate	Single	Multiple				
Exact operation unclear							

12. Chimneys N/A		13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width: portal <input type="checkbox"/> Wrap	
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14. Other Significant Features N/A	
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15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications	
#1 Date: 1967; addition of Meem-designed portal across street level façade; newspaper accounts. #2 Date: Pre-1985; Installation of security bars across upper-story windows; 1955-56 drawings and photographs. #3 Date: Post-1985; c.1990s alteration of original display windows, inner bulkheads and display windows; newspaper accounts and 1985 survey. #4 Date: Post-1985; removal of finial over second story grille; 1985 survey and visual evidence. #5 Date: c.1995; extension of building toward Water Street with new façade; newspaper accounts.	

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

☐ Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

Other: Hybrid of Colonial Mission and Spanish-Pueblo Revival

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

18. Attached or Associated Properties

Are associated properties eligible for listing? No.

19. Site Plan: N/A

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

Architectural Description Continued

The front, Plaza-facing façade is dominated by its mission-influenced, bell-tower parapet. The three-part, curvilinear parapet was designed to reference the hypothetical appearance of La Castrense, based on historical descriptions and archaeological documentation performed in 1955, when the site was being cleared for construction (Figures 8 & 9). It also hid an equipment penthouse behind it.

Below the “bell tower” is a decorative wood grille, made of turned spindles, and crowned until recently with a shell motif (Photo 3; Figure 11). Similar to the parapet, the grille references colonial architecture, as well as the work of Kidder’s mentor, John Gaw Meem. The finial was removed at some point after 1985.

Set back from the parapet is a recessed wall penetrated with a symmetrical arrangement of original short multi-light wood sash windows (Photo 3; Figure 10). Small security bars protect the windows. The recessed whitewashed wall is topped with a line of short vigas. The composition evokes a typical Pueblo Revival building in miniature, and was likely an interpretation of La Castrense’s second-story gallery. It also echoes a motif Meem introduced a year earlier with his regional and grander façade makeover of Levine’s (Lucchese) on the east side of the Plaza.

Below the upper façade, and appended directly onto the building, is a Meem-designed portal constructed in c.1967 as part of the Plaza Portal Project — a program the architect conceived to regionalize the look of the public square. Owned separately by the City of Santa Fe, the structure is not treated as part of the survey.

The original 1955-56 portal, created by Kidder, sits by behind the more recent structure (Photo 4). The handsomely designed portico is made of adzed wood poles supporting a beam chinked with decorative motifs — most likely inspired by beams excavated at the site during the 1955 demolition (Figure 7). The beams rest on *zapatas* carved with colonial designs (Photo 5).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) 4. County: Santa Fe 5. Date of Survey: December 7, 2018
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The ground-level storefront reveals a centered recessed entry, flanked by show windows. The structure holding the outer windows, paralleling San Francisco Street, appears to be historic. It consists of angled bulkheads of variable height, which were initially faced with tile (Photo 6 & 7; Figure 10). While the windows along this plane have been replaced, the opening dimensions seem to be consistent with the 1955 drawings.¹

Original recessed display boxes bracket the street-facing windows (Photos 6 & 7, Figure 13). A plaque commemorating La Castrense is located on the outer east wall (Photo 8). While indicated on the original plans (Figure 10), the plaque arrived after construction.

Beyond the front bulkheads is Plaza Galeria's main entry, a space altered and considered non-historic. The entry originally held two sets of aluminum doors enclosing a vestibule. In the c.1990s, these were replaced with a double set of wood doors (Photo 9). Other alterations include the likely reconstruction of the inner bulkheads and show windows.

¹ The original 1955 drawings did not include specific measurements for the bulkheads; therefore, a comparative measurement could not be made. However, comparing the original drawings and early photographs to the current outer bulkheads seem to indicate that these features have not changed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) 4. County: Santa Fe 5. Date of Survey: December 7, 2018
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Historical Overview

Penney's Arrives in Santa Fe

On March 1914, James Cash Penney, Jr., a young entrepreneur and retailer, opened the first unit of his Golden Rule stores in New Mexico — selecting Gallup, a prospering railroad and coal town on the western side of the state. Just two years after New Mexico attained statehood, Penney, who had nearly 40 stores spread across the Rocky Mountain region, saw promise in the new state.²

Originally, from Missouri, Penney followed pioneering German-Jewish, Lebanese, and Hispanic merchants who kicked off retail trade in New Mexico, first with the Santa Fe Trail and later with the arrival of the railroad in the 1880s. In 1913, he moved his operation from Kemmerer, Wyoming to Salt Lake City, incorporating as the J.C. Penney Company.

Penney first targeted Santa Fe in 1923, with a push to open four stores in New Mexico that year. Residents got their first hint of the chain in early March, with a nearly full-page advertisement in the *New Mexican* announcing the "Magnitude and Success of the J.C. Penney Co." would be arriving soon.³ By that time, the chain had expanded to 371 stores in 29 states. The arrival of Penney's represented the first national department store to reach Santa Fe.

Within a week of the announcement, the company had unveiled the show windows of its new Santa Fe store constructed at 256 West San Francisco Street (now the location of the Sandoval Municipal Garage). One window had a large map of the United States, showing each Penney's location with a bright red string leading back to the first store in Wyoming.⁴

Penney's strategically located their new store next to an existing Piggly Wiggly grocery (254 West San Francisco), likely with the idea of picking up customers from the city's

²² The history of the J.C. Penney Company in New Mexico is comprehensively presented in David Delbert Kruger's, "J.C. Penney in the Land of Enchantment: The Evolution of a National Department Store in Twentieth-Century New Mexico," *New Mexico Historical Review* (Volume. 89, Number 3, Summer 2014), 1-38. The author of this survey wishes to thank Kruger for supplying various reference documents.

³ *Santa Fe New Mexican*, March 7, 1923, 3.

⁴ *Ibid.*, March 8, 1923, 6.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

first supermarket. Given the chain's strength, the first Santa Fe Penney's store was rather small, consisting of a one-story-and-basement building with a 35'-wide storefront.

The store opened on the morning of Saturday, March 17. The *New Mexican*, in an article covering the event, swooned over the variety of goods offered: "there seems to be everything from shoes and hose, to collars and hats; from pajamas to Norfolk suits; from a silk handkerchief to a silk dress."⁵

Outgrowing this initial location, Penney's moved farther east, closer to the Plaza, into a two-story building at the northeast corner of West San Francisco Street and Don Gaspar Avenue.

Despite the effects of the Great Depression, Penney's expanded during the downturn. This included the Santa Fe store, which in 1936, according to an article in the *New Mexican*, had experienced sales representing "the best in the history of the Santa Fe store."⁶

The healthy profits led to a remodeling and expansion project the same year. The second floor, overlooking Don Gaspar, grew with a new department. The refinement continued four years later when Penney's hired Santa Fe designer Manuel Apodaca and sculptor Giorgio Belloli to create a wrought-iron Spanish colonial style gate for the Don Gaspar façade.⁷

The use of regional architectural elements demonstrated Penney's commitment to have its stores blend in with the local community — a noble goal that would be highlighted with its next store.

Seeking a more favorable location for its growing business, the J.C. Penney Company began looking in the early 1950s at locations directly on the Plaza. The company settled on a vacant two-story building on the south side of the square. The building included double storefronts on the street level and an upper story once occupied by a hotel.

⁵ Ibid., March 17, 1923, 6,

⁶ Ibid., December 14, 1936, 8.

⁷ Ibid., June 5, 1940, 2.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

A Military Chapel

While they didn't know it at the time, the lot dated back to Santa Fe's first church, a small military chapel generally referred to as La Castrense. The church was erected in c.1760⁸, under the direction of Governor Francisco Antonio Marín del Valle. Opposite the governor's palace, built reportedly for a cost of 8,000 pesos.⁹

In 1760, Bishop Pedro Tamarón, a priest from Durango, visited the chapel then under construction. The bishop blessed the altar and approved a set of stone *reredos* (altar screens), which are now housed at Cristo Rey Church. The chapel, officially named Nuestra Señora de la Luz, opened in May 1761 and was celebrated, according to historian John Kessell, with a five-day gala "attended by the cream of capital society."¹⁰

A surveyor in 1785 recorded the church as Castrense Capilla, or La Castrense, meaning the military chapel. Santa Fe's military elite, the Nuestra Señora de la Luz confraternity, used the chapel as its headquarters.¹¹

By the turn of the 19th century, the once beautiful church had fallen into disrepair. Making an inspection of the building in 1818, Juan Bautista Guevara wrote that the adobe "towers" and gallery across its façade were "all old and falling down," and worried over its "ruinous and lamentable state."¹² Things got worse with American occupation starting in 1846. The U.S. Army took over the chapel and turned it into a storehouse.

Finally, after years of decay, in 1859 Bishop Lamy sold the building to Simón Delgado — after removing the reredos and other religious objects.¹³ Delgado, a parishioner and businessman, razed the chapel all the way back to the sanctuary, constructing a store in the front space facing the Plaza.

⁸ Various historians over the last 100 years have had different theories on its date of construction. The year 1760 seems to be the most likely date.

⁹ John L. Kessell, *The Missions of New Mexico Since 1776*, (Santa Fe: Sunstone Press, 2012), 44.

¹⁰ Ibid.

¹¹ L. Bradford Prince, excerpt from, *Spanish Mission Churches of New Mexico*, as serialized in the *Santa Fe New Mexican*, July 19, 1915, 2.

¹² Quoted in Kessell, *The Missions of New Mexico Since 1776*, 45.

¹³ Ibid., 47.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

In 1881, Delgado's widow sold the property to the Spiegelberg Brothers, who owned an impressive building to the east at 74-78 East San Francisco Street (Figure 1).

A Commercial Property Develops

The Sanborn Fire Insurance Map of 1886 shows the Delgado/Spiegelberg building at the time occupied by three storefronts. These were (from east-to-west) a millinery, general merchandise and a hardware (Figure 2). A residence occupied the second floor, near the back of the building. A tin shop and other small structures populated the remainder of the lot, fronting Water Street.

As was common at the time, marginal — and sometimes unattractive — businesses took up the back lot. Additionally, very small dwellings (often ephemeral in construction) were typically found serving as rentals for low-income residents. These and the secondary businesses would often later be removed with the rear expansion of a building's footprint. This typical pattern was followed in the case of the subject property. These changes are presented in graphic form in Figures 2 through 4.

It is beyond the scope of the survey to document the evolution and ownership of the earlier commercial property, as this building was removed with the construction of the new Penney's store in 1955. It is, however, important to understand that the building, through various upgrades of its façade, took on a modern commercial design by the 1920s (Figures 4 & 5).

During the 1920s through the 1940s, the property maintained the address of 66, 66½, 68 and 70 East San Francisco Street, and generally known as the Plaza Hotel. For many years, the ground floor unit at 66 held the Capital City Café. The Plaza Hotel, a low-end hostelry, occupied the second floor until the 1950s.

Two years before Penney's built the new store, the building's tenants included the Mayflower Café (66), the Plaza Hotel (68) and the Meridian Jewelers and the Cradle Shop (70).¹⁴

¹⁴ Hudspeth Directory Company, *Hudspeth's Santa Fe City Directory*, 1953, (El Paso: Hudspeth Directory Co., Publishers, 1953), 400.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

The Architect: Bradley P. Kidder

In early 1955, the J.C. Penney Company hired Santa Fe architect Bradley P. Kidder, a former protégé of John Gaw Meem, to design a new store on their site on the Plaza. In light of the company's intent to blend in with local customs, the selection of Kidder — a well-regarded architect designing in the Pueblo and Territorial styles — was natural.¹⁵

Born on July 22, 1901, in Denver, Colorado, Bradley Paige Kidder was the youngest of three children of Frank Eugene and Katherine Emory Kidder.¹⁶ His father, a Maine-born architect, was a descendant of Jonas Kidder, a captain in the Continental Army. While he worked in prominent architectural firms in Boston and New York City, Frank Kidder gained fame as an author of several trade books, most notably the *Kidder-Park Architects' and Builders' Handbook* — a “bible” of the building industry which had been published in 18 editions.

The elder Kidder, who likely suffered from tuberculosis, moved with his family to Denver in the late 1880s, for his health. At the time of his son's birth, he was working on revising his *Architects and Builders Pocket-Book*, a popular general construction manual. Continuing to weaken, Frank E. Kidder died in 1905, leaving his four-year son without a father.

Following his father's example, Bradley pursued architecture. He graduated from Colorado College in 1924 with a B.A. degree in the relatively new field of graphic arts. Following this, he sought specialized architectural training at the University of Pennsylvania. He returned to Denver in 1927, initially working as a junior draftsman for Allied Architects and later as a draftsman and supervisor for T. H. Buell & Co., Architect.

In the mid-1930s, like many architects affected by the Great Depression, he found himself marginally employed, and turned to the Historic American Buildings Survey (HABS) for work. The New Deal program put unemployed architects, draftsmen, and photographers to work documenting America's architectural heritage. New Mexico

¹⁵ The company had already financed the construction of a Spanish-Pueblo Revival-inspired Penney's store in Taos in 1929.

¹⁶ Biographical information on Kidder is drawn from Boyd C. Pratt, Carleen Lazzell and Chris Wilson, editors, *Directory of Historic New Mexico Architects*, (Unpublished document prepared for the New Mexico Historic Preservation Division, 1988), and the author's research.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) <hr/> 4. County: Santa Fe <hr/> 5. Date of Survey: December 7, 2018
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Senator Bronson Cutting asked Santa Fe architect John Gaw Meem to help establish the program, with Meem becoming the director of the New Mexico-Colorado district.¹⁷

Meem sent Kidder, then 33, to work as a squad captain for a project to record Acoma Pueblo (HABS, NM-6). Conducted in 1934, Kidder was responsible for supervising and compiling detailed field measurements, which resulted in an 82-sheet set of drawings, plans, and elevations showing sections and details of the pueblo.¹⁸

The same year, Kidder joined Meem's office as a draftsman, reaching the level of an associate in 1939. The time in Meem's office between 1934 and 1942 represented the older architect's "flowering or creative" years.¹⁹

During the Great Depression, John Gaw Meem's office expanded rapidly, often through federally sponsored projects coming under various New Deal programs. Meem and his firm would design over 20 residences and work on complex institutional commissions, including the Laboratory of Anthropology (1930) in Santa Fe; Fountain Valley School (1930-37) in Colorado Springs; University of New Mexico (1934-1936) in Albuquerque; and the Colorado Springs Fine Arts Center (1936) in Colorado Springs. Kidder, a rising architect in the practice, likely played a role in designing and supervising some of the notable commissions during the period.

Kidder left Meem's office in 1942, enlisting in the Naval Reserve and later serving in the United States Naval Construction Battalions (Seabees), working on projects in North Africa and Okinawa. He received an Admiral's citation for his design of a military hospital in Oran, Algeria.²⁰

¹⁷ John McNary, "John Gaw Meem: His Style Development and Residential Architecture Between 1924 and 1940," (Thesis, University of New Mexico, 1977), 27.

¹⁸ New Mexico Architectural Foundation, *Recording a Vanishing Legacy: The Historic American Buildings Survey in New Mexico, 1933-Today*, (Santa Fe: Museum of New Mexico Press, 2001), 105-106.

¹⁹ Quote appears in Bainbridge Bunting, *John Gaw Meem: Southwestern Architect*, (Santa Fe: School of American Research, 1983), 50.

²⁰ "Profile of An Architect: Bradley P. Kidder, *New Mexico Architect*, (April 1959), 7.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

After the war, Kidder returned to Meem's firm, working there for a year before opening his own private practice in 1947, as Bradley P. Kidder & Associates. His first major commission was the design of the Wood-Gormley Gymnasium and Assembly Building (1950), along with a number of upscale residences in Santa Fe and Tesuque. The residential work included the Kidder Residence (1950), a handsome Territorial Revival-style house he designed for himself and his wife, Katherine, at the top of Garcia Street.

Meem felt such confidence in his former associate that he hired him as a supervising architect for several large projects, including the Bataan Memorial Methodist Hospital (1950) in Albuquerque, and St. Vincent's Hospital (1951-53) in Santa Fe.

In the late 1950s, Kidder's firm grew with the arrival of partner architects John McHugh and Van Dorn Hooker. Essential works of Kidder and his partners during this time are the Southern Union Gas Building, Farmington (1959); St. James Episcopal Church, Taos (1960); Immaculate Heart of Mary Seminary, Santa Fe (1961); and the first and second iterations of the Santa Fe Opera (1957, 1967-68).

Kidder considered his design of the J.C. Penney Building one of his principal career works.²¹

Active in the American Institute of Architects, Kidder served as New Mexico chapter president in 1950-51 and as regional director between 1955 and 1958.

In 1959, Kidder received an Edward C. Kemper Award for his significant service to the institute. Kidder also served during his career as both secretary and chairman of the New Mexico State Board of Examiners for Architects.

Bradley Paige Kidder died on January 27, 1973, at 71. After his death, former partner John McHugh wrote, "His untiring enthusiasm for the profession of architecture has left a strong imprint on all of us. His passing is a loss to the profession, to his friends, and to civilization."²²

²¹ George S. Koyle, editor, *American Architects Directory*, (New York: American Institute of Architects, 1962), 377.

²² John McHugh, "Bradley P. Kidder, FAIA," *New Mexico Architect*, (March-April, 1973), 11.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

Regionalizing the Plaza

Work on the new Penney's building began in the spring of 1955. By the end of July, Kidder had prepared a full set of drawings, which would be revised in October.

With the assistance of Santa Fe civil engineer Russell E. DeBolt, Kidder devised a program that would completely demolish the existing Plaza Hotel building and replace it with a thoroughly modern store. The building's façade, however, would harmonize with a program to regionalize the Plaza businesses.

The regional makeover of the Plaza's commercial façades began in 1930, when Cyrus McCormick, Jr., a wealthy Chicagoan, offered a prize for a plan to redesign the Plaza to be more in keeping with Santa Fe's traditional architecture. McCormick, offering \$500 for the best scheme, stated in a letter to the mayor announcing the competition that his "own business experience suggests to me beauty and utility are really one."²³

John Gaw Meem — who would design a country estate for McCormick the following year — won the prize for his thoughtful plan. Meem's original scheme presented a mixed Spanish-Pueblo and Territorial revival template to be applied along the east, west, and south sides of the Plaza.

The remodeling would continue along the principal streets beyond the Plaza as well as the intersecting streets of Old Santa Fe Trail and Don Gaspar Avenue. Nostalgic in its intention, Meem hoped to retitle surrounding streets with Spanish names. San Francisco Street would become Calle San Francisco; Water Street, Calle D'agua.

Drawn on May 21, 1931, the conceptual plan added block-long *portales* on the Plaza's east and west sides, and a partial portal on the south. Almost presciently, Meem imagined the Plaza Hotel with an arcade down its center, something the building would receive nearly 70 years later (Figure 6).

²³ Quoted in *Santa Fe New Mexican*, August 19, 1930, 4.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

Meem's plan was not initially implemented, but his desire to modify the Plaza's commercial façades became a lifelong pursuit, which was picked up with enthusiasm by city officials, business boosters, and fellow architects.

Switching to a building-by-building approach, Meem's foray into reimagining the Plaza began in 1939 with a design to remodel and expand the Woolworth's façade on San Francisco Street. Happily, he found a willing client there. The local manager, representing the national company, told the *New Mexican* that Woolworth was "absolutely sold on the pueblo style," stating that it was performing the remodel with the "belief that where one leads another will follow."²⁴ The manager emphasized it was their "hope Santa Fe may in the near future will realize her dream of having all buildings on the Plaza in the pueblo style."

Meem's ambition accelerated in the 1940s with the remake of the Franklin Store (72 East San Francisco). A year before the new Penney's building, Meem, Zehner, Holien & Associates redesigned Levine's department store in a regionally appropriate style. Kidder's plan for the Penney's store was a natural extension of this work, and likely involved some form of coordination with Meem.

An Archaeological Discovery Influences Design

Work to clear the site began in early March 1955, with both bulldozers and laborers attacking the Plaza Hotel building.²⁵ Its materials, including old adobes and wood members, were hauled to the city dump. John McHugh, an architect in Meem's office, salvaged an ancient wood beam, and later worked it into a design for a house on Camino Rancheros.

During the demolition, workers discovered what they thought was a historic, colonial-era structure. What tipped them — and an archaeological monitor on hand — off was a 4'-thick rock foundation and equally wide arched doorway.²⁶

²⁴ H.O. Peloja quoted in *Santa Fe New Mexican*, April 1, 1939, 1.

²⁵ *Ibid.*, March 2, 1955, 1.

²⁶ *Ibid.*, March 6, 1955, 5.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

Work halted as Bruce Ellis and Stanley Stubbs, archaeologists from the Laboratory of Anthropology, mapped the lot. Using old deeds, they found the chapel's walls 20' east of what historically was considered its location.²⁷ While many buildings had sat on the site over several centuries, confusing the initial mapping, the discovery of thick walls plastered with adobe rather than lime made the archaeologists feel sure they had found the old chapel.

Ellis and Stubbs worked several weeks documenting the cruciform-shaped foundation. Inventoried artifacts included pieces of chipped white stone they believed were discarded while the reredos were carved.²⁸ After their work concluded, bulldozers entered the site, removing the rocks to level the lot, and, with that action, forever erasing the material evidence of the church. The erasure deepened with the excavation of a basement at the rear of the building.

From Ellis and Stubbs' documentation, architect Truman J. Mathews, a Meem office alumni, and Reginald Fisher, the director of the Fine Arts Museum, made a rendering of La Castrense's assumed appearance.²⁹

Conforming to the Plaza renovation program, Kidder designed a façade that masterfully combined regional architectural antecedents (Figures 8, 9 & 10). The discovery of La Castrense most likely altered his original concept, as he added elements that paid tribute to the military chapel.

While the ground level was designed to attract foot traffic, with its angled bulkheads and aluminum framed plate-glass windows, Kidder softened the commercialism with a portal undoubtedly inspired by his former employer, John Gaw Meem.

The portal, currently obscured by Meem's own portal of the late 1960s, has zapata-type corbels and a beam carved with a line of decorative "bullets." The particular bullets of Kidder's design most likely reference a beam with similar markings discovered during demolition (Figure 7).

²⁷ Ibid., April 17, 1955, 5.

²⁸ Ibid. The work of the two anthropologists is collected in a report published in 1955 under the title *Archaeological investigations at the Chapel of San Miguel and the site of La Castrense, Santa Fe, New Mexico*, (Santa Fe: Laboratory of Anthropology, 1955).

²⁹ Ibid.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) 4. County: Santa Fe 5. Date of Survey: December 7, 2018
--	--	---

The architect gave his greatest attention to the upper façade which combined several regional architectural traditions. The symmetrical face is crowned with a mission-type bell tower parapet. The shaped parapet was not merely a nod to the Mission style, but likely the architect's best interpretation of the historical appearance of La Castrense.

Below the mission element, Kidder designed a flat wall topped with a line of short vigas. This volume would enclose the offices of the new store. This composition resembles a typical Spanish-Pueblo Revival building. With its scale and compression of details, it likely references a description of Las Castrense's gallery.

Kidder tied the two regional styles together with a decorative wood grille placed dead center on the façade (Figure 11). Made of turned wood spindles and topped with a half-rosette or "shell" finial, the design could be interpreted as homage to John Gaw Meem, who designed similar grilles with the same type of symbolic elements.³⁰

In its final iteration, the upper façade resembled a composite of several New Mexico mission churches — most strongly Santo Tomás de Abiquiú.

The rear, the working side of the building, consisting of a few doors and security windows, received little architectural treatment (Figure 12).

"An Outstanding Example"

The \$230,000 project concluded the following summer. The grand opening occurred on August 9, 1956, over the course of a sunny Thursday morning.

Mayor Leo Murphy officiated the event, with several hundred people attending. The mayor spoke highly of the J.C. Penney Company, not only for its economic impact to Santa Fe, but also for its managers and employees who contributed to the city's civic affairs.³¹

³⁰ For example, see the grille Meem designed above the entrance of Cristo Rey Church.

³¹ Kruger, *J.C. Penney in the Land of Enchantment*, 25.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

In a pre-opening article, the *New Mexican* rhapsodized over the building's design, calling it "an outstanding example of what can be done to preserve the architectural integrity of Santa Fe at no loss to the efficiency needed in a business building."³²

The article went on to paraphrase an interview with Kidder, saying that with the discovery of La Castrense he was "impelled to include ecclesiastical features in the design of the building."³³

The *New Mexican* concluded that the "adherence to the style and atmosphere of the old church design has led to a happy combination of the functional use and the retention of features that make the building conform to the unique architectural appeal of Santa Fe."³⁴

After the success of the Penney's building, Kidder continued to be hired for Plaza business façade renovations. The same year, he worked with the owner of the former Penney's building at San Francisco and Don Gaspar, on an extensive remodeling for a new tenant: Mangel's, a New York-based women's apparel store. Kidder's work included designing three show-box windows along San Francisco and trimming the second story with Territorial Revival-style windows (Figure 15).³⁵

In 1957, Kidder regionalized the Batts Building on the west side of the Plaza, with a Territorial Revival façade (Figure 15). His scheme sensitively combined Meem's recent Pueblo design of the adjacent First National Bank with the more modern façade of the Gans building on the opposite side of the Plaza. In his own words, the architect fashioned the Batts remodel as a "transition between the two structures."³⁶

An editorial in the *New Mexican* in 1957 championed the Plaza renovations, finding especially the Penney's building to be "an excellent example."³⁷

³² *Santa Fe New Mexican*, August 8, 1955, 2B.

³³ Ibid.

³⁴ Ibid.

³⁵ While Kidder's second-story windows remain, the façade has been dressed more recently with an excessively exuberant display of Territorial trim.

³⁶ *Santa Fe New Mexican*, March 24, 1957, 13.

³⁷ Ibid., July 7, 1957, 15.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

By the early 1960s, Kidder had emerged as one of the most called-upon architects for Plaza remodels. In 1965, with partner John McHugh, his firm renovated the Renehan Building across the street from Mangel's. In that project, the architects took the shell of the old building and added a portal, while preserving its territorial brickwork and Mexican tile at the entry and bulkheads.³⁸ Over the years, only his former boss, John Gaw Meem, had received more Plaza remodel commissions.

Double Portales

The first change to the Penney's building arrived in the late 1960s, with a portal affixed to its façade. This came because of a Plaza revitalization program — fulfilling what John Gaw Meem first envisioned in the 1920s.

Concern about the town's lackluster economy led to the formation of the Santa Fe Development Committee in January 1966. The group, an offshoot of the Chamber of Commerce, had as its main goal turning downtown Santa Fe into "a dynamic and efficient center of commercial and activities."³⁹ The group's multi-prong program, which included the restoration of historic Fort Marcy, focused at first on the Plaza with an aim to make it more attractive to locals and tourists.

Meem saw in the business-friendly initiative a way to bring forward his long-held desire to re-introduce portales to the Plaza. The architect sympathetic to their cause, finding some parts of the Plaza had become "shoddy."⁴⁰

At the request of Mayor Pat Hollis, Meem prepared a renovation study for the Plaza. The architect presented the plan to the Santa Fe Development Committee three months later. It proposed a continuous portal across the Plaza façades.

The structure would cover each side of the public space — except the Palace of the Governors, where the existing portal would remain. Meem suggested that in front of the Catron Building (a two-story brick building anchoring the northeast corner), the design would change to Territorial, to better reflect its mostly unaltered façade.⁴¹

³⁸ Kidder and McHugh's design remains mainly intact.

³⁹ John Eddy, quoted in *Santa Fe New Mexican*, January 4, 1966, 5.

⁴⁰ Meem quoted in *Ibid.*, April 7, 1966, 19.

⁴¹ *Ibid.*; April 5, 1966, 3.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

Meem envisioned a structure 11'-wide by 10.5'-high, erected over new patterned brick sidewalks. The portales would not shed rain onto the street through canales, as traditional, but instead drain back toward the building wall, where water would be directed under the sidewalk to exit at the curb.⁴²

The architect believed that the portales, "noble and ample in proportions," would "attract citizens and tourists to do business on the Plaza."⁴³

Work on the renovation, now dubbed the Plaza Portal Project, started in the summer of 1966 after funding and negotiations with individual property owners were finalized. The project was completed a year later with an official dedication on June 15, 1967.

Subsequent Tenants and Alterations

The J.C. Penney Company vacated the Plaza in 1975, moving into a much larger building in the newly constructed DeVargas Shopping Center northeast of the old downtown. Dunlap's department store moved into the vacant building in 1976 and used it, without any known significant alterations to its façade, through 1990.

In early 1991, Santa Fe artist and gallery representative Jerry Hudgins worked with the owner, Nathan Greer of Greer Enterprises, on a major tenant improvement program. The \$100,000 project divided the interior into approximately 20 small storefronts, aligned along a central, atrium-like corridor (H-91-063).⁴⁴

Hudgins, who represented artists R.C. Gorman and Amado Pena, hoped to turn the renovated space into a mini-mall of arts and crafts dealers. The reprogrammed building opened in April 1991 as the Plaza Market. The arts and crafts mini-mall concept was not successful and shuttered a few years later.

In 1995, another major renovation project occurred. The project extended the building 20' to the south, creating a new Water Street façade (H-94-057).⁴⁵ It additionally renovated the interior space and likely installed the front windows and entry doors on the north elevation that are present today. The revived building reopened the same

⁴² Ibid.

⁴³ Meem quoted in Ibid., April 17, 1966, 19.

⁴⁴ Ibid., February 15, 1991, 1.

⁴⁵ Ibid., January 14, 1995, 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

year as the Plaza Galeria, offering a more pleasant marketplace environment than its predecessor.

Evaluation of Historical Status

At no point during its 62-year history does it appear that the upper façade, which Kidder took so much care to design, has experienced any significant alteration. Aside from the introduction of the more recent portal — now over 50 years old and itself considered historic — and a change of display windows and front entry doors, the façade of the J.C. Penney Building remains intact.

The rear of the building (the ever-changing working side of the business) has been altered several times over the last 60 years, the most notable with the 1995 extension which created a separate Water Street façade. With this in mind, the rear is treated as an unimportant factor, as the focus has historically been on its façade. In sum, the building has retained the majority of its historic integrity.

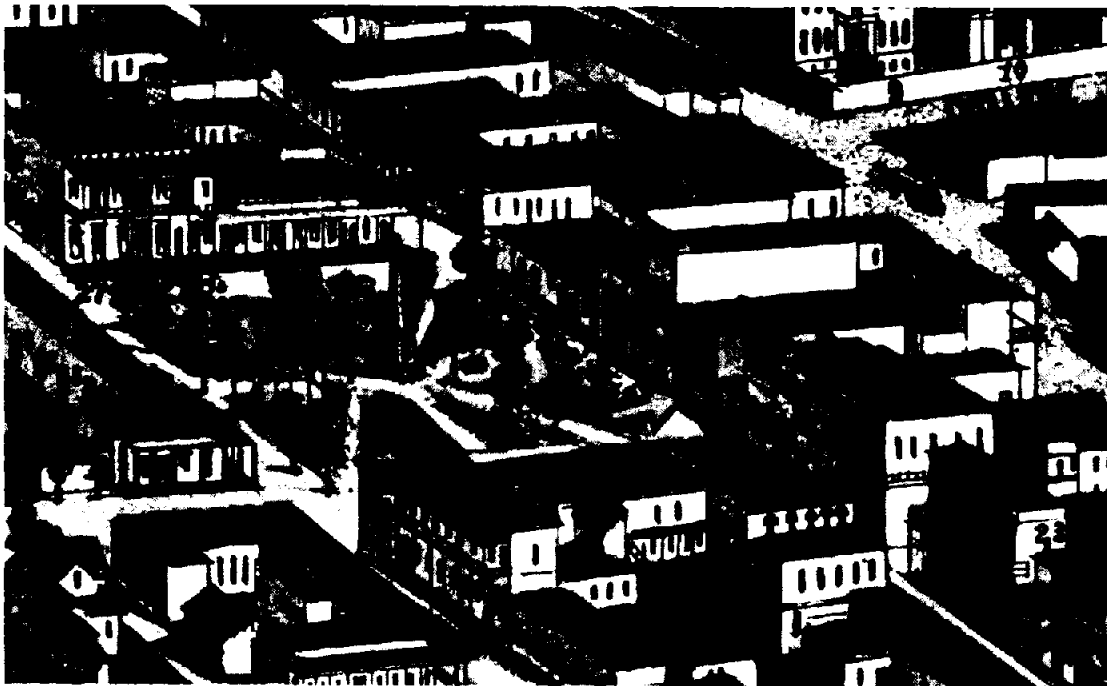
Architecturally, the building is significant for its association with Bradley P. Kidder, a noted Santa Fe architect who considered it one of his career designs. It is equally significant for its contribution to the long-term project to remake the Plaza's commercial buildings with regionally appropriate façades. It has further importance as a tribute to La Castrense, being designed with elements reflecting the colonial chapel's hypothetical appearance.

For these reasons, the recommendation is to designate the J.C. Penney Building, known as Plaza Galeria, a Contributing Structure to the Downtown and Eastside Historic District, with its front (north) elevation the primary façade.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) 4. County: Santa Fe 5. Date of Survey: December 7, 2018
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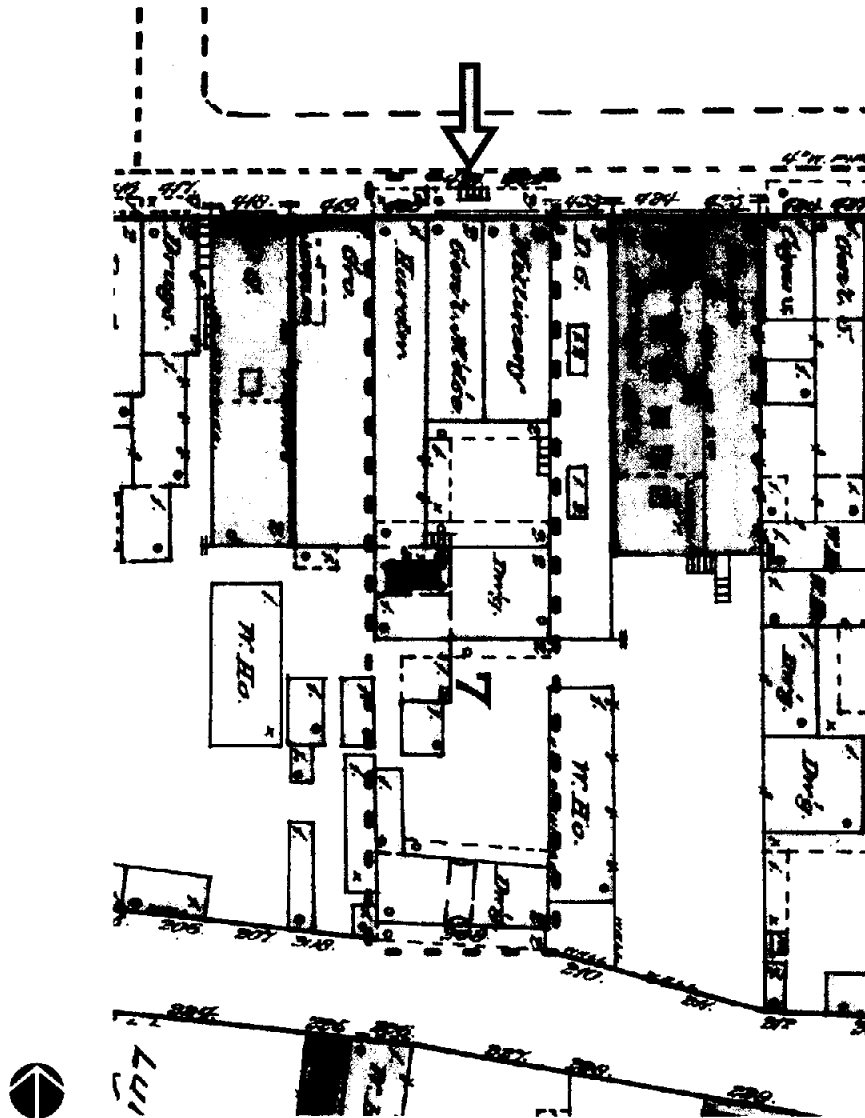
Illustrations



**Figure 1: Portion of 1882 "Bird's Eye View of the City of Santa Fé, N.M.,"
showing then probable location of Delgado building.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #) <hr/> 4. County: Santa Fe <hr/> 5. Date of Survey: December 7, 2018
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**Figure 2: Portion of 1886 Santa Fe Fire Insurance Map
 showing commercial building erected at La Castrense site.
 Note dwellings and ancillary buildings at rear.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
J.C. Penney Building	66-70 East San Francisco Street Santa Fe: Downtown and Eastside Historic District	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

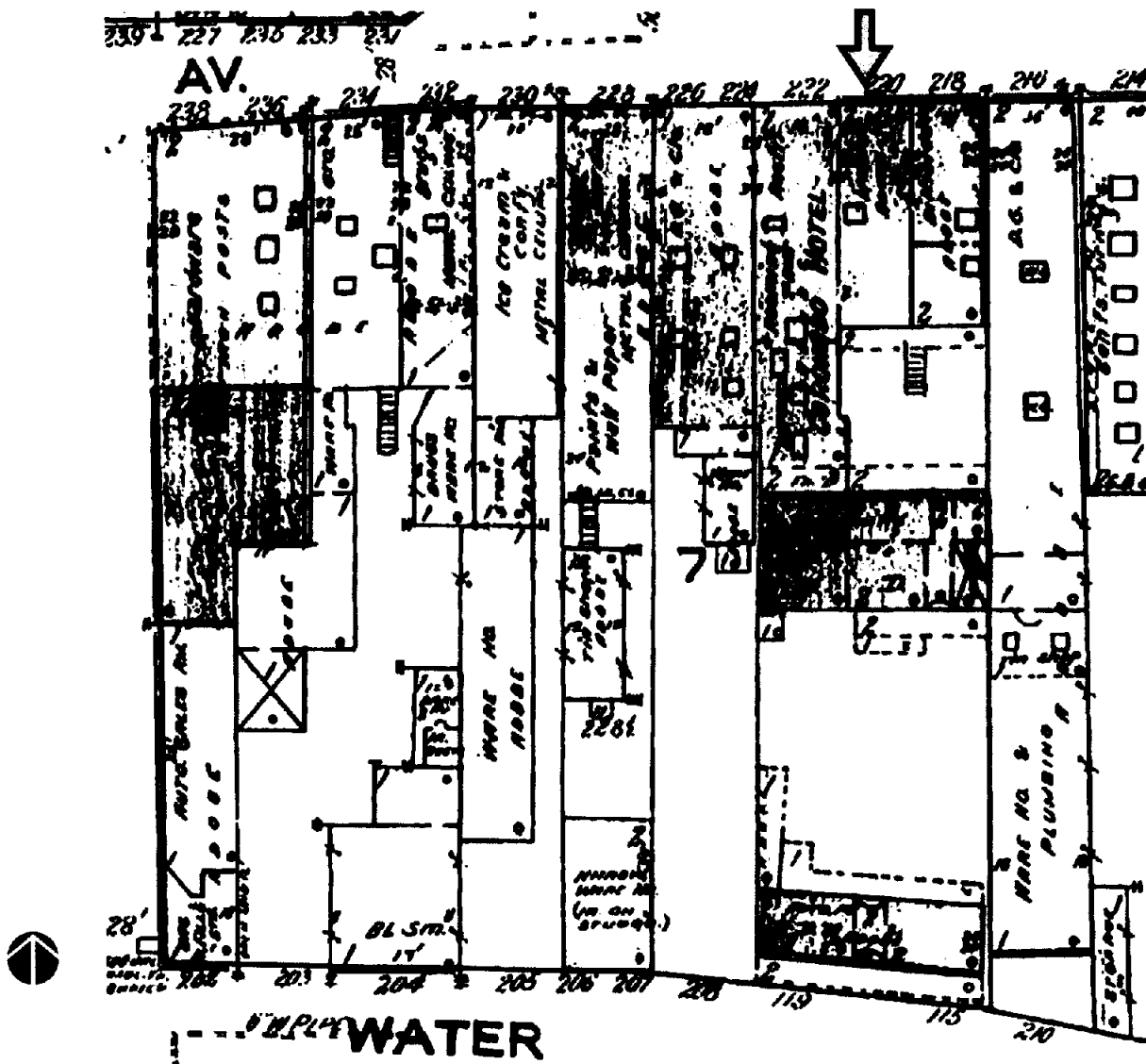


Figure 3: Portion of 1921 Santa Fe Sanborn Fire Insurance Map.

Lot footprint highlighted.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 66-70 East San Francisco Street Santa Fe: Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

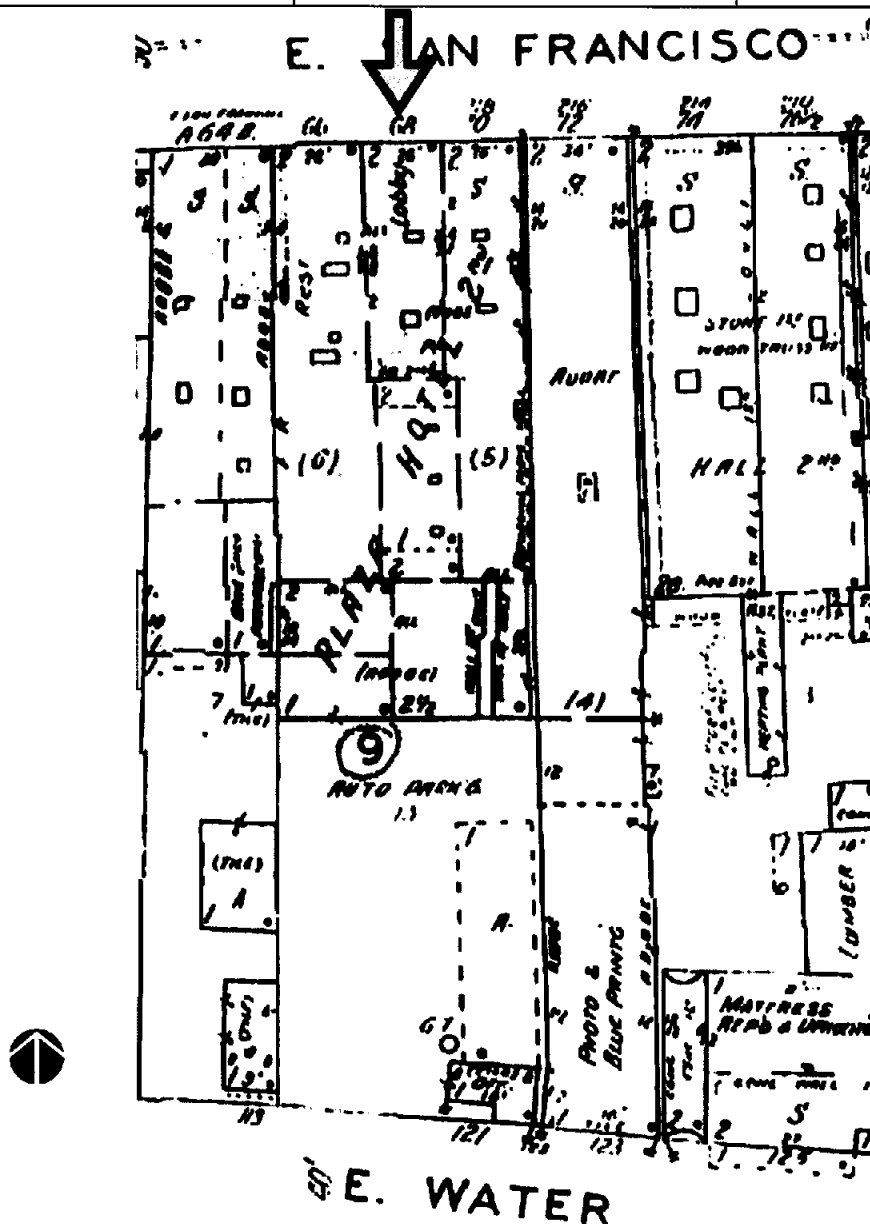


Figure 4: Portion of 1948 Santa Fe Sanborn Fire Insurance Map.
 showing Plaza Hotel and double storefront configuration.
 Note parking lot at rear.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Figure 5: Portion of c.1940s photograph showing north façade of building
in its Plaza Hotel/Capital Café period.
Courtesy Palace of the Governors Photo Archives,
Negative Number 106739.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

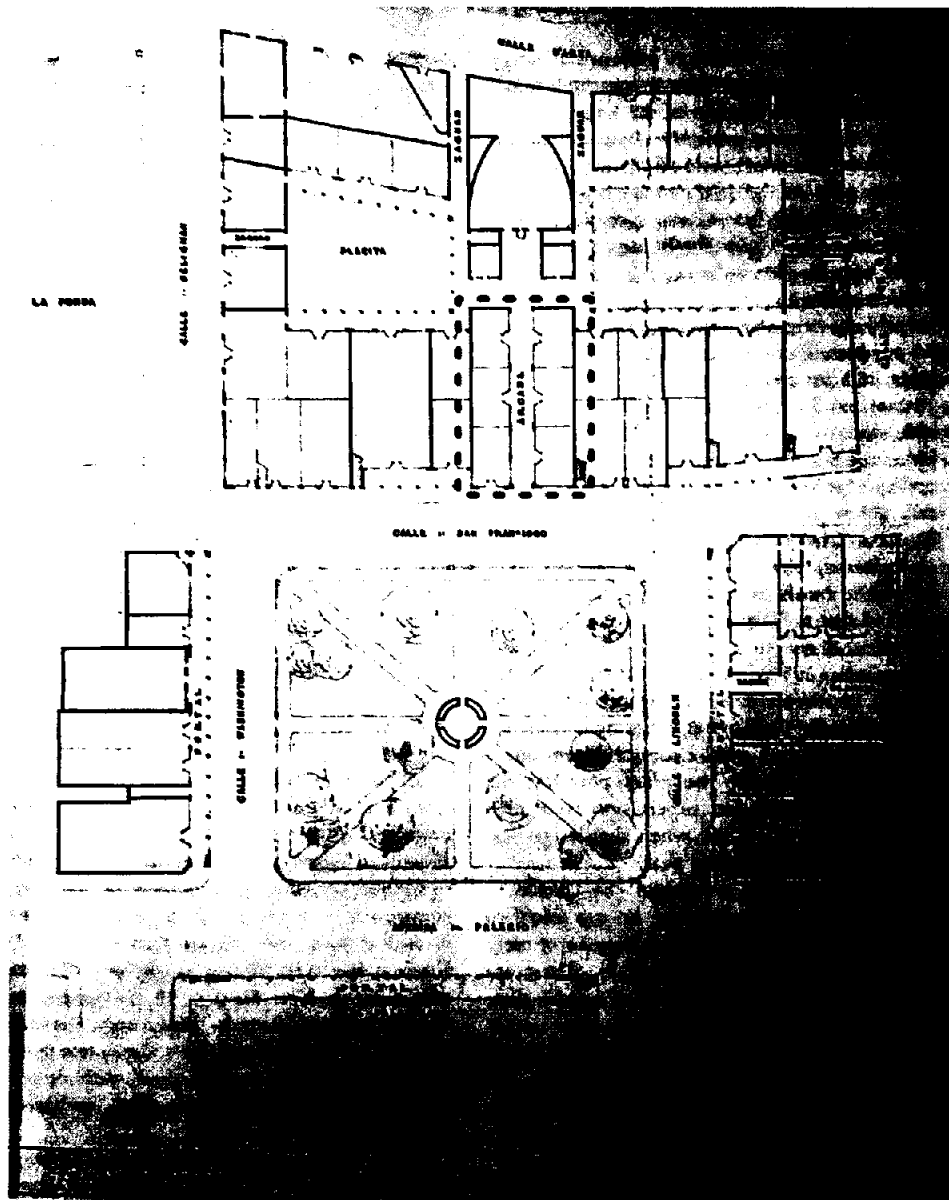


Figure 6: 1923 John Gaw Meem drawing of Plaza regionalization plan.
 Courtesy University of New Mexico, Center for Southwest Research.

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: December 7, 2018



Figure 7: Laboratory of Anthropology archaeologist Brue Ellis removing colonial-era beam during demolition of Plaza Hotel, 1955.

**Note motif on beam influenced Bradley P. Kidder's design of Penney's portal.
Courtesy Santa Fe New Mexican.**

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: December 7, 2018

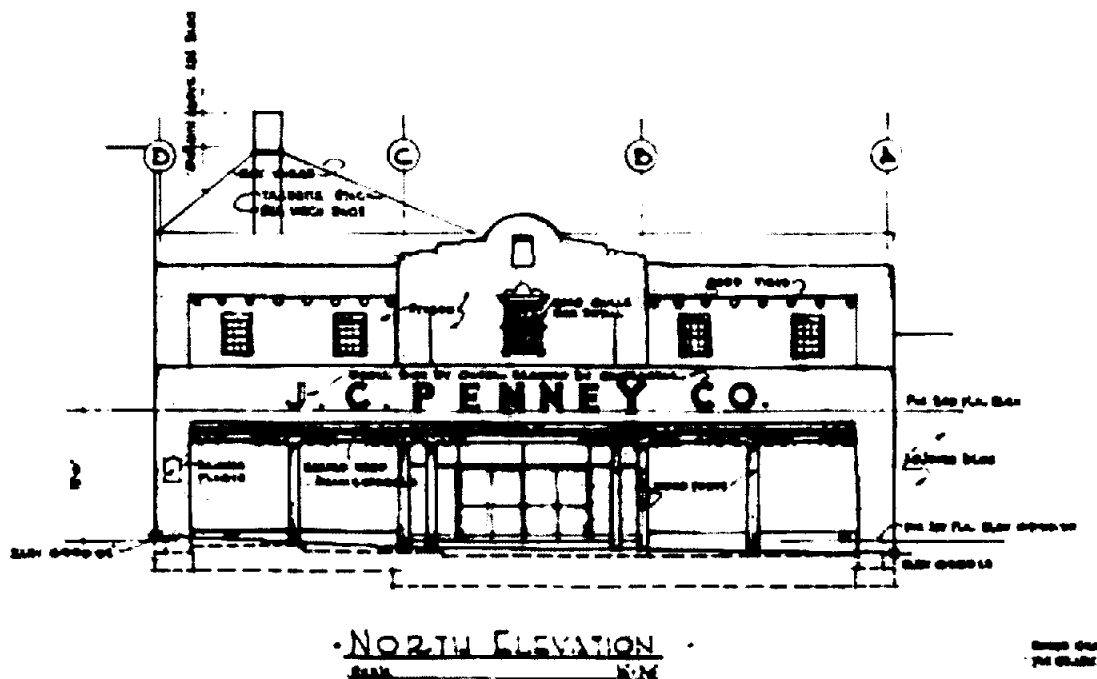
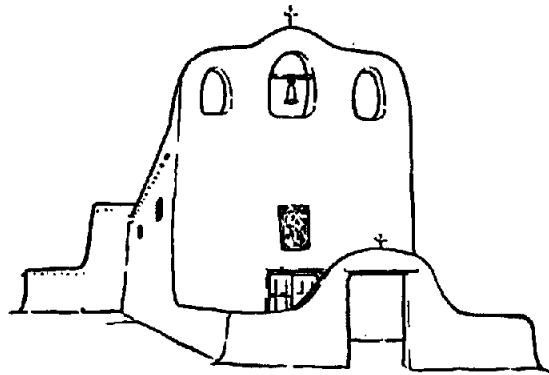


Figure 8 & 9: Top, illustrator Horace T. Pierce's interpretation of appearance of La Castrense based on Father Dominguez's 1777 description. Bottom, façade drawing for J.C. Penney Building prepared by Bradley P. Kidder, Courtesy University of New Mexico, Center for Southwest Research.

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: December 7, 2018

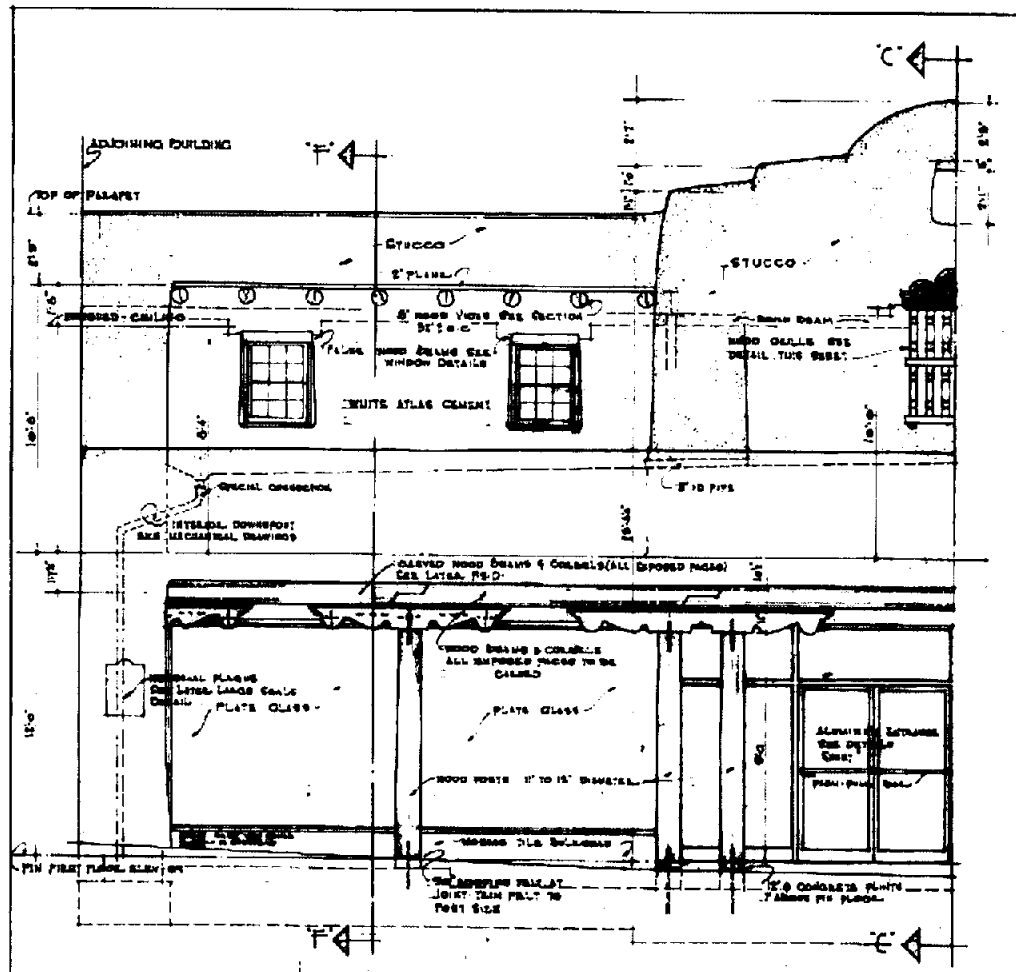


Figure 10: Portion 1955 Bradley P. Kidder drawing for J.C. Penney Building, Sheet 6, Job File 555, July 30, 1955.

Note variable height bulkheads.

Courtesy University of New Mexico, Center for Southwest Research.

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: December 7, 2018

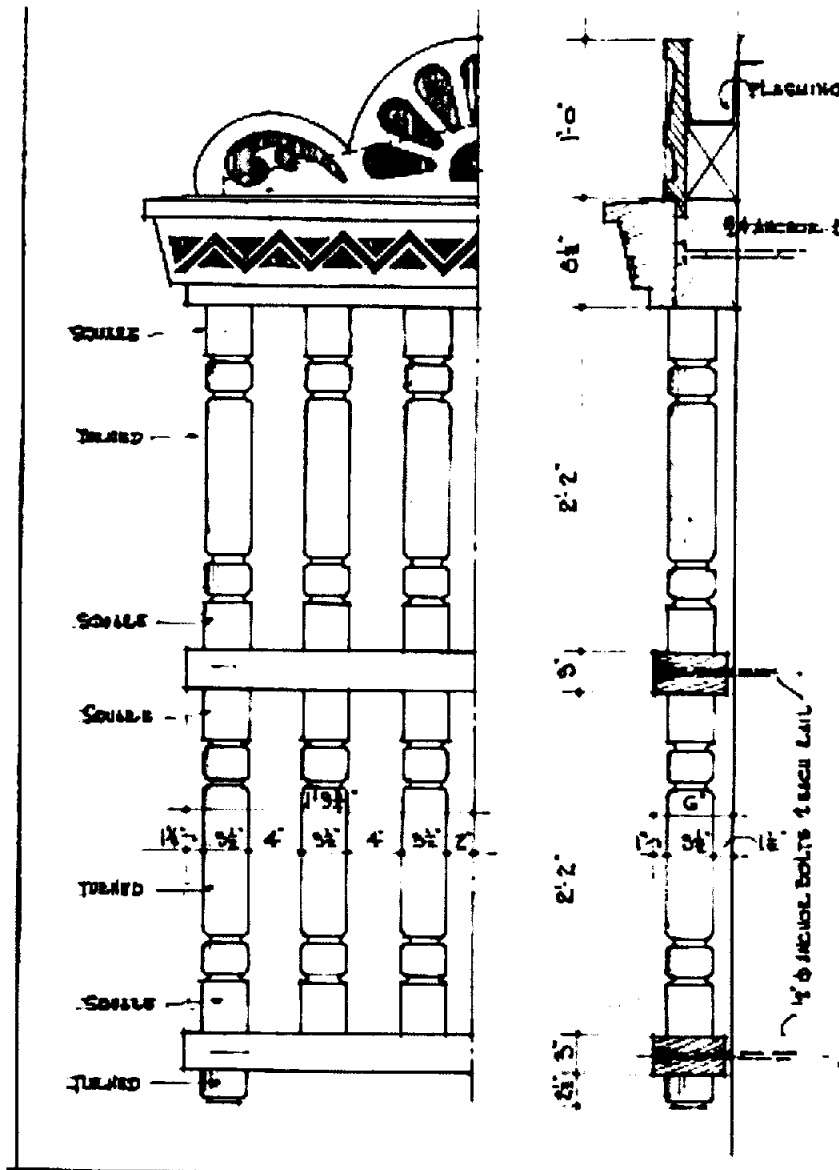


Figure 11: Detail of grille designed by Bradley P. Kidder.
 Sheet 6, Job File 555, July 30, 1955.
 Courtesy University of New Mexico, Center for Southwest Research.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: J.C. Penney Building	2. Location: 247 Rodriguez Street Santa Fe: Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID #: 051600473 (1985 #)
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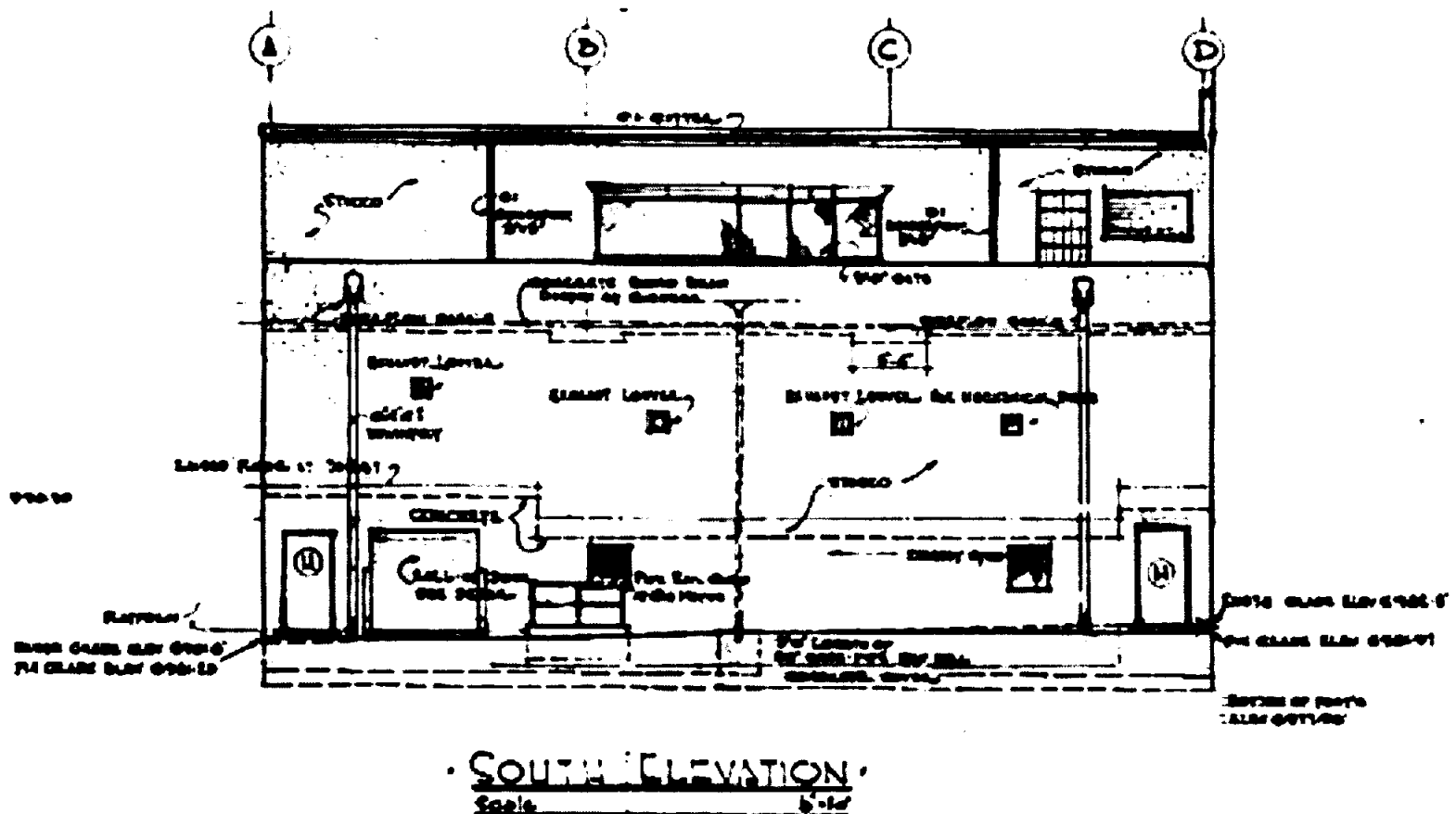


Figure 12: South (rear) elevation designed by Bradley P. Kidder.
 Sheet 5, Job File 555, July 30, 1955.
 Courtesy University of New Mexico, Center for Southwest Research.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
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Figure 13: c.August 1956 photograph of façade.
Note regionalized façades to east.
Courtesy Southern Methodist University.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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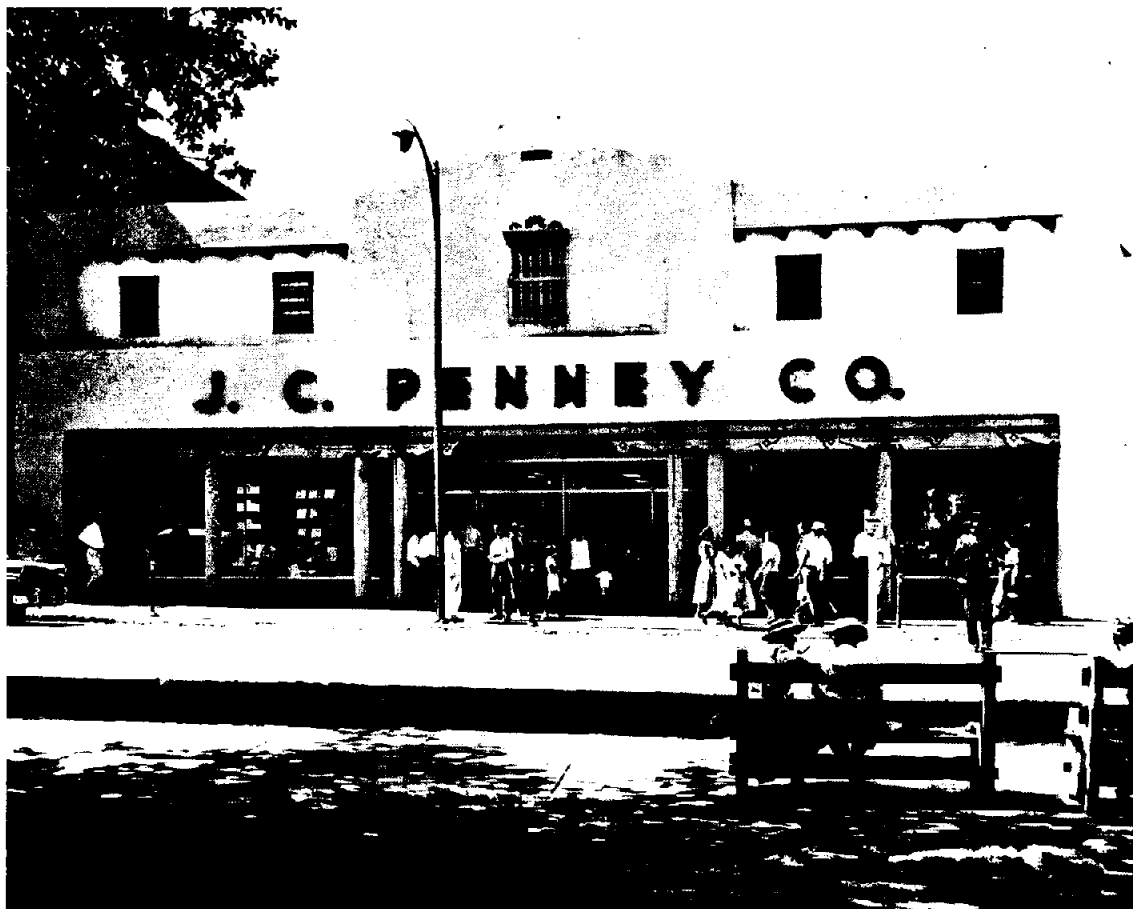
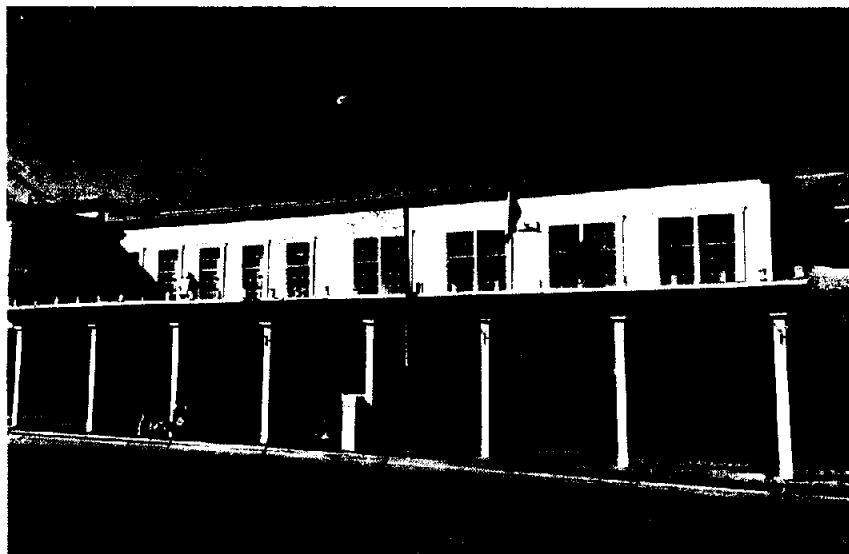
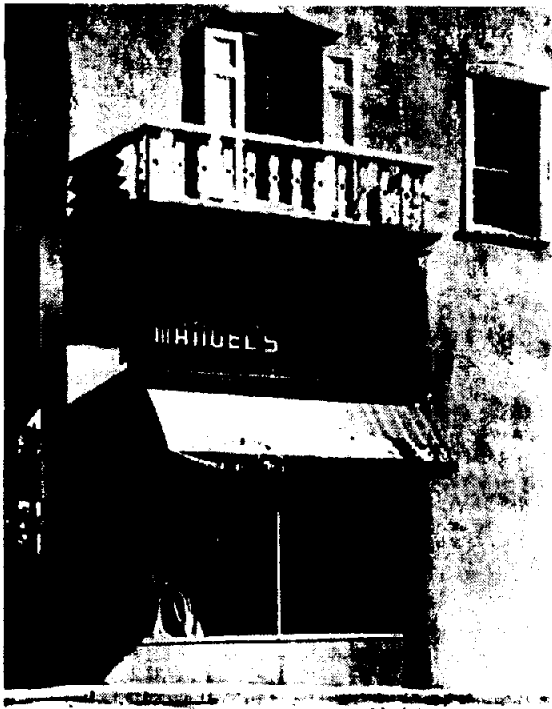


Figure 14: Assumed August 9, 1956, opening day photograph.
Courtesy Southern Methodist University.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property:	2. Location:	3. Local Reference Number:
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**Figure 15: Clockwise: Mangel's department store, c.1959;
Katherine and Bradley P. Kidder, c.1960s; Batts Building, 2018.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 16: Portion of 1973 aerial photograph showing the J.C. Penney Building.
Note presence of Plaza Portal Project portal.
Courtesy NMDOT.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs



Photo 1: Front (north) elevation, facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: December 7, 2018



Photo 2: c.1995 East Water Street facade, facing northeast.

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Photo 3: Upper façade.

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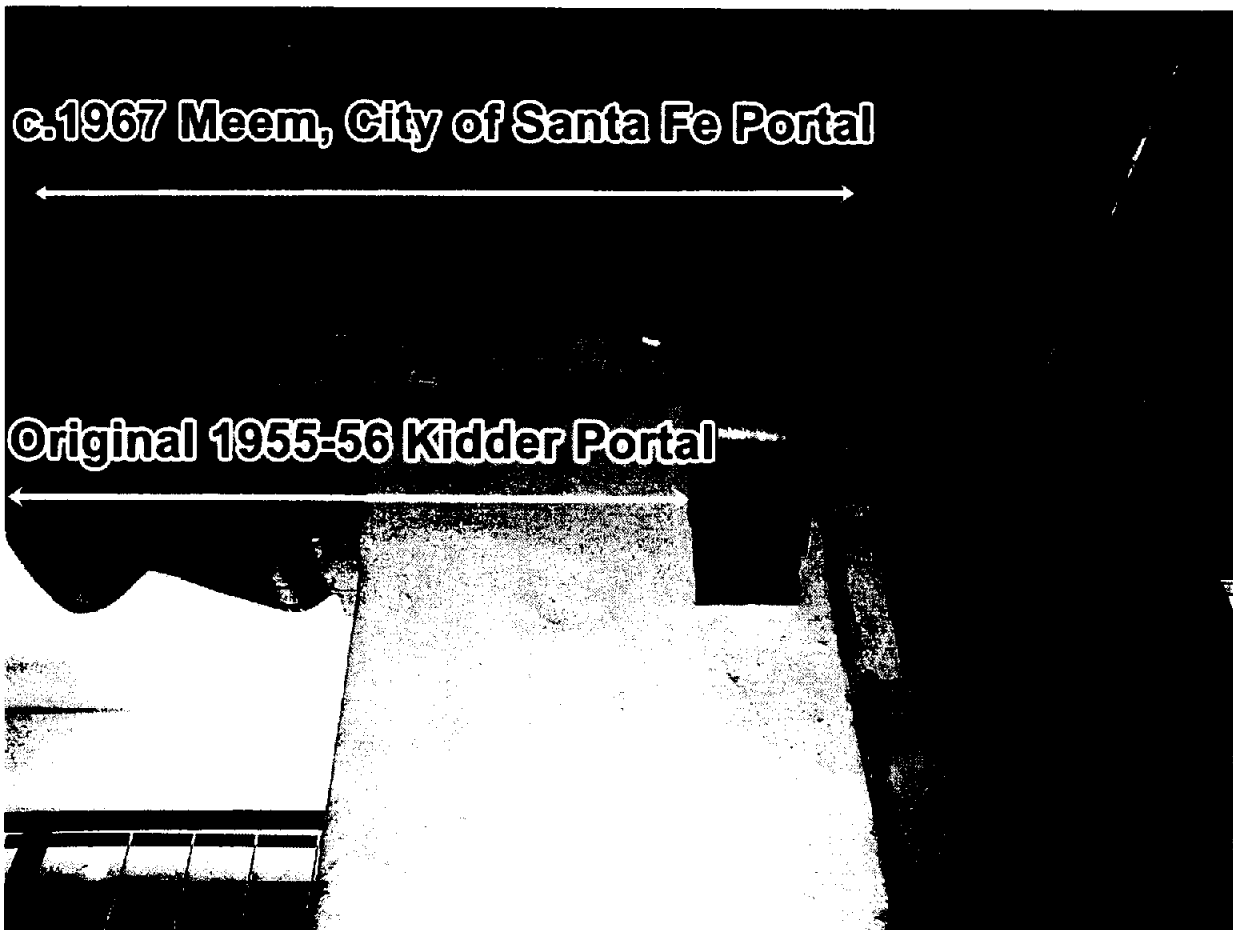


Photo 4: Inner and outer portales.

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Photo 5: Original 1955-56 "inner" portal, facing out, north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
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Photo 6: West section of show windows, facing west.

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		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

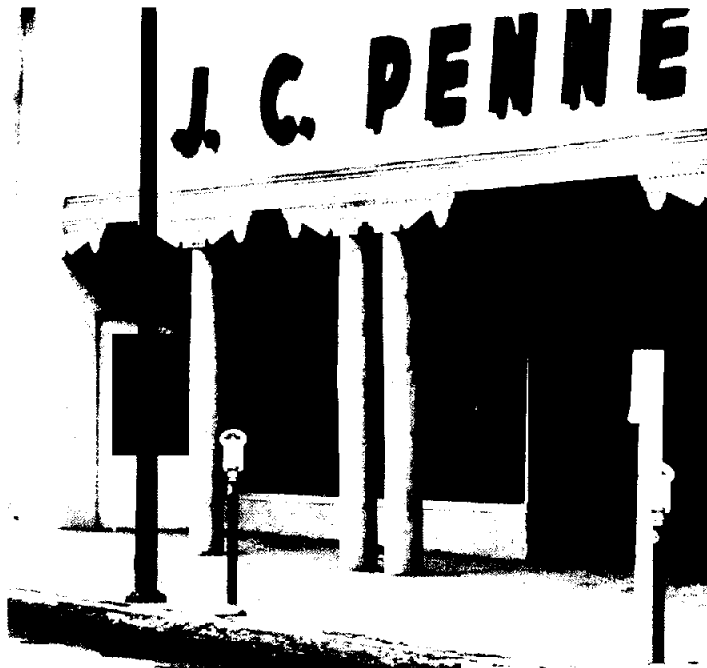
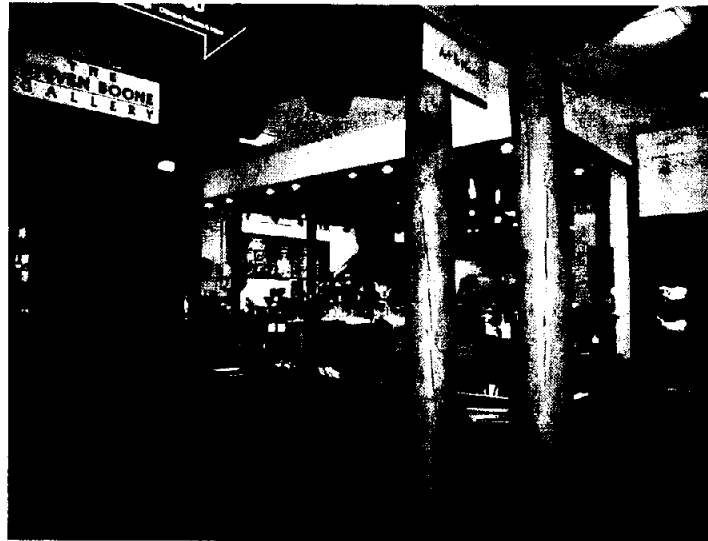


Photo 7: Top, photograph of east side of show windows compared with image from 1956, bottom.
Inner portal posts, outer bulkhead and display case in wall appear to be the same.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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J.C. Penney Building	66-70 East San Francisco Street Santa Fe: <i>Downtown and Eastside Historic District</i>	Santa Fe ID #: 051600473 (1985 #)
		4. County: Santa Fe
		5. Date of Survey: December 7, 2018

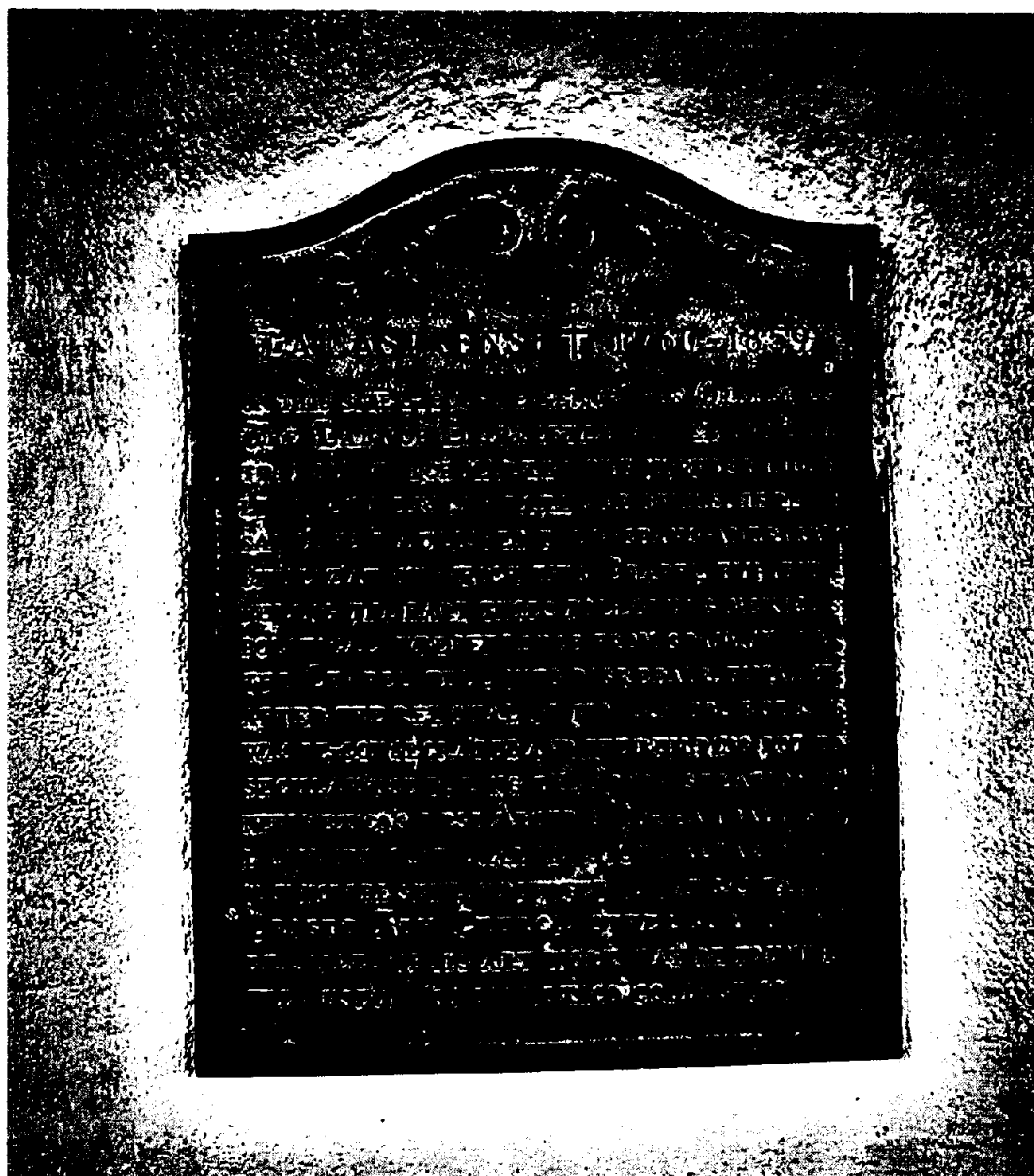


Photo 8: La Castrense plaque.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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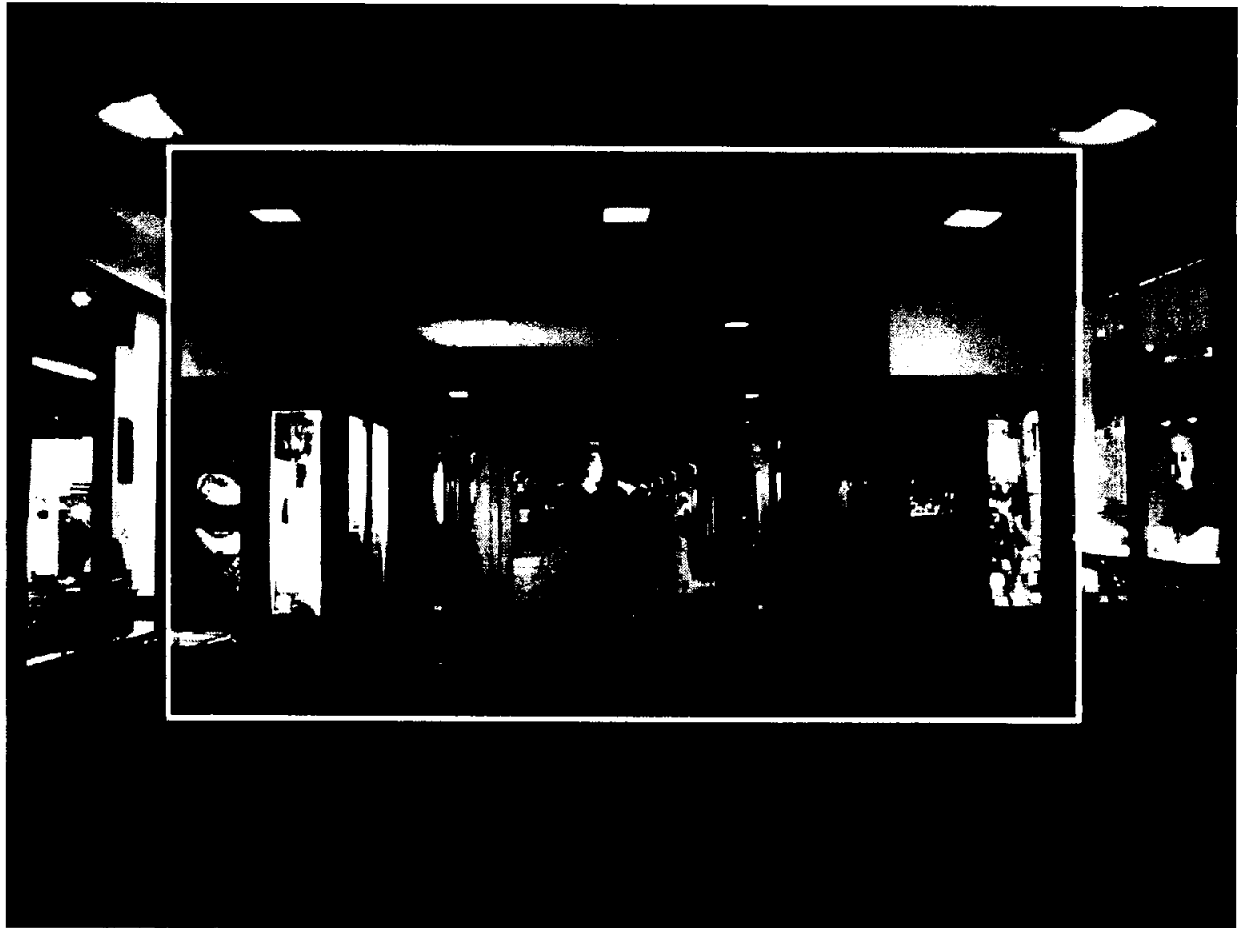


Photo 9: Altered entry, facing south.

**Declaration Of Covenants Running With The Land
212 Barela Street, Santa Fe, New Mexico**

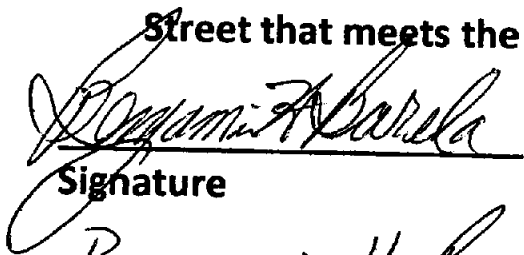
February 4, 2019

**Santa Fe County Clerk
102 Grant Avenue
Santa Fe, NM. 87501**

My name is Benjamin H. Barela, The executor for the Estate of Ernest R. Barela, which includes the property on 212 Barela Street, Santa Fe, NM. As the executor for the 212 Barela Street property, I declare that the property shall be bound by the following restrictive covenants, as required by the City of Santa Fe's Historic Districts Review Board on January 8, 2019, which shall run with the land.

- (1) If the existing structure at 212 Barela Street is demolished, subsequent construction shall replace the three (3) south and east street-side facades in a similar L-shape, each built within 1'-2' of the current locations of the south and east facades, as shown on the attached site plan;**
- (2) No vehicle entrances shall be built or established on the south and east facades; and**
- (3) The servitude conveyed to the City Of Santa Fe shall terminate upon the construction of a replacement structure at 212 Barela Street that meets the preceding conditions.**

SEC CLERK RECORDED 02/25/2019


Signature

BENJAMIN H. BARELA
Printed Name

2-5-2019
Date

State of Wisconsin

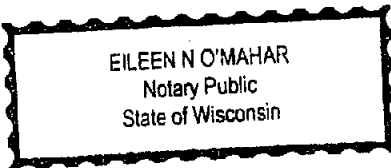
County of Ozaukee

This instrument was acknowledged before me on 2/5/2019 (date) by

Benjamin H Barela

(name) as Executor of the Estate of Ernest R. Barela.

(Seal, if any)



Eileen N O'Mahar

Signature of notarial officer

My commission expires: 3/5/22

Ozaukee County Wisconsin

REC'D
CLERK
RECORDED
12/25/2019



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

DECLARATION COVENANTS
PAGES: 3

I Hereby Certify That This Instrument Was Filed for
Record On The 25TH Day Of February, 2019 at 01:49:05 PM
and Was Duly Recorded as Instrument # 1879653
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy Geraldine Salazar County Clerk, Santa Fe, NM

520' 09' 19" N

N 15' 31' 21" E

31.58'

32.53'

-17'2"

-11'2"

N 37' 38' 27" E

92.22'

PLAT OF EXISTING
STRUCTURES SITE
FOR DEMOLITION

SITE PLAN

212 Barela St.

212 1/2 Barela St.

212 1/2 BARELA ST

63'74"

S 88' 07' 35" E

N 30' 27' 12" E

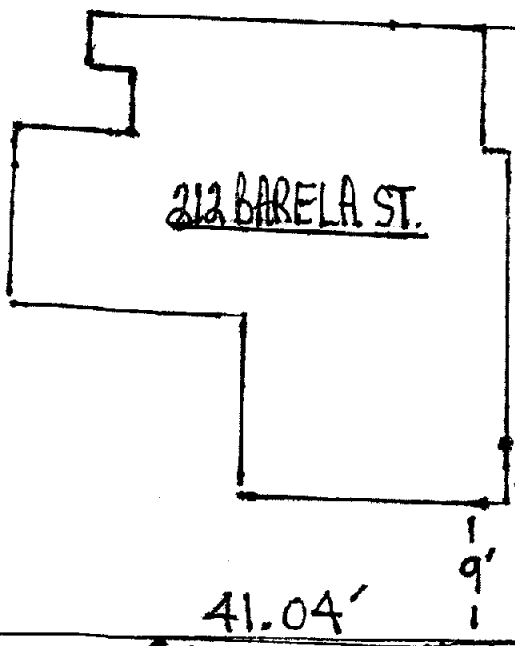
12'

SCALE 1" = 10' 0"

North



N 26' 14' 09" E



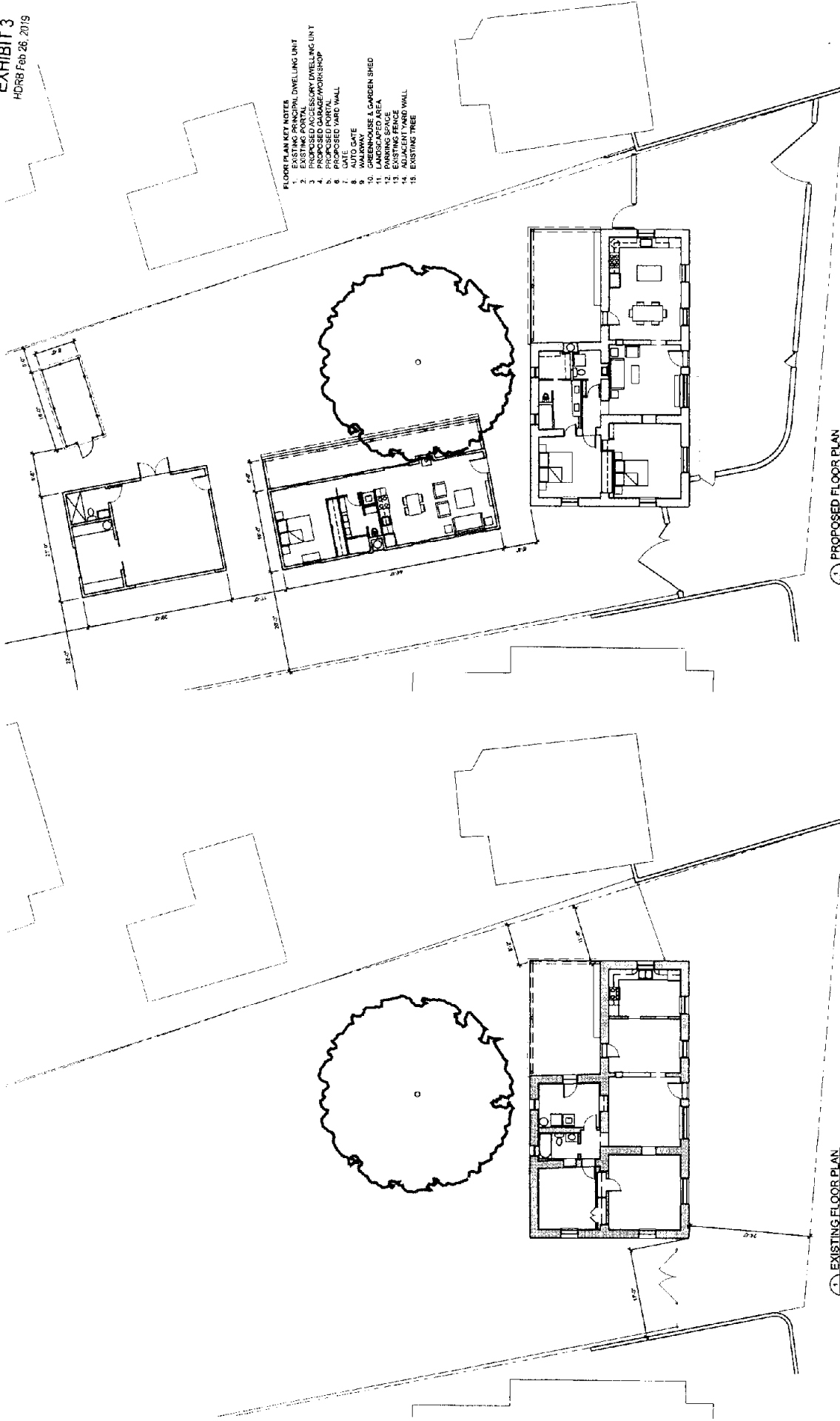
41.04'

S 13' 09' 07" W

BARELA STREET

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- FLOOR PLAN KEY NOTES
1. EXISTING PRINCIPAL DWELLING UNIT
 2. EXISTING GARAGE
 3. PROPOSED ACCESSORY DWELLING UNIT
 4. PROPOSED GARAGE/WORKSHOP
 5. PROPOSED PORCH
 6. PROPOSED YARD WALL
 7. GATE
 8. AUTO GATE
 9. DRIVEWAY
 10. GREENHOUSE & GARDEN SHED
 11. LANDSCAPED AREA
 12. PARKING SPACE
 13. EXISTING FENCE
 14. ADJACENT YARD WALL
 15. EXISTING TREE



ALTERNATE YARD WALL DESIGN

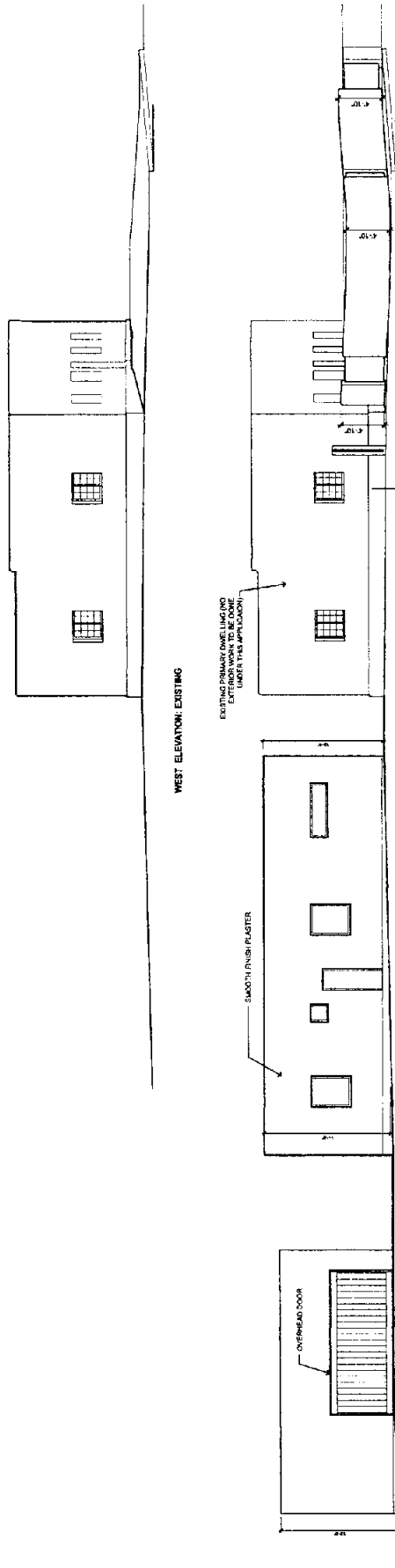
A201

02.26.19

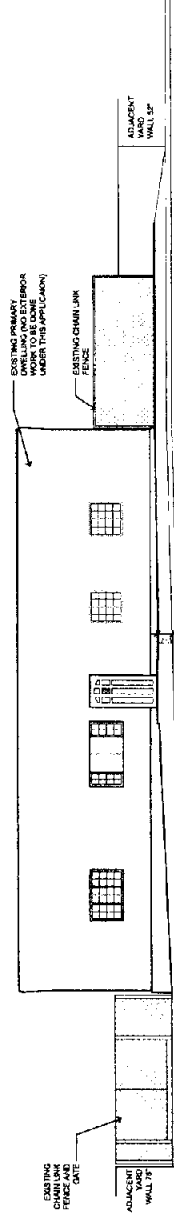
FLOOR
PLANS

723 DUNLAP STREET

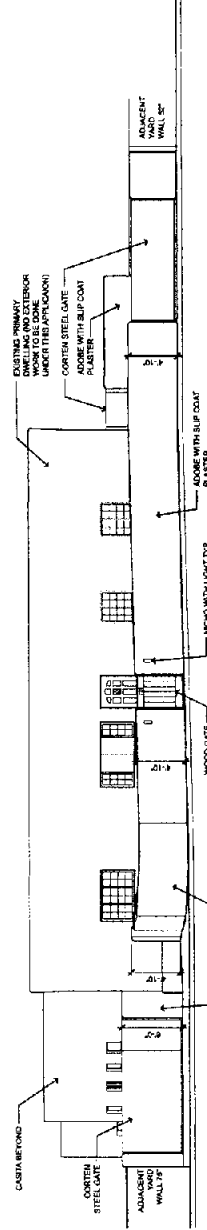
SANTA FE HDRB SUBMITTAL



WEST ELEVATION: PROPOSED

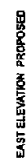
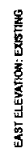
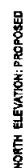
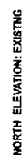


SOUTH / DUNLAP ST ELEVATION: EXISTING



SOUTH / DUNLAP ST ELEVATION: PROPOSED

ALTERNATE YARD WALL DESIGN



ALTERNATE YARD WALL DESIGN

SANTA FE HDRB SUBMITTAL

723 DUNLAP STREET

NORTLAND L&S
1400 GARDEN
ST. TORONTO
ON M5S 1A5
A302
02 26 19