

**Findings of Fact
and
Conclusions of Law**

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

Case #H-19-036B

Address – 514 East Coronado Road

Agent’s Name – JenkinsGavin, Inc.

Owner/Applicant’s Name – Peter Quintana

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

514 East Coronado Street is an approximately 1,400 square foot (roofed) single-family home constructed with Spanish-Pueblo Revival features in the 1950’s and designated noncontributing to the Downtown and Eastside Historic District. In May 2019, the Board approved a 770 square foot addition, replacement of doors and windows, and perimeter coyote fencing (to maximum heights of 48”-57”) (#H-19-036B). Conditions of the May approval included compliance with maximum fence heights, outward-facing vertical latillas of irregular and varying heights, that low-profile skylights be used, and that the 110 square foot portal be constructed of wood rather than metal.

At this hearing the Applicant returned with an additional request to construct a 110 square foot wood portal on the southern elevation of the home. The proposed portal would use 8” stained wood posts with a membrane roof and a 6” metal fascia board. The proposed portal will be of the same size and design as the portal that the Board approved in May 2019 for the north elevation.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with Sections 14-5.2(D)(9), General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing; and 14-5.2(E), Downtown and Eastside Design Standards.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure); and
 - Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and subject to Section 14-5.2(E) of the Santa Fe Land Development Code.
5. Staff did not require and the Applicant did not make an Exception Request in this Application.

6. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

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

Case #H-18-0135B

Address – 411 East Alameda Street

Agent’s Name – Tim Curry, Design Solutions

Owner/Applicant’s Name – Parker White and Lindsey Robinson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

411 East Alameda Street is a residential structure with New Mexico vernacular design that is listed as contributing to the Downtown and Eastside Historic District. Originally constructed as a single-room adobe in the 1920’s, by the 1960’s it had quadrupled in size with vernacular additions. A recent historic report documents that most windows and doors are in poor shape and likely beyond repair and that the 1960’s addition is poorly built, has an inadequate foundation, and now suffers from collapsing walls.

In November 2018, the Board maintained the contributing status, specifically recognizing the vernacular style of construction and lack of openings. The Board designated the larger, eastern façade (#4), as primary but, acknowledging the need for structural improvements and renovations, excluded the 1960’s addition. The primary façade designation included the southern-most 37’-8” of the eastern façade and excluded the northern-most 6’-8”. The southern-most wood door on the primary façade is not historic.

At this hearing the Applicant requested approval to replace doors and windows, replace the roof and roof overhangs, reconstruct and raise a portion of the 1960’s (non-primary) building walls, restucco the building, install two low-profile skylights, and construct a coyote fence. The Application includes the following items:

1. Windows and Doors: The existing windows and doors are mostly historic, wood, and are generally in poor shape. The Applicant proposes the replacement of the existing doors and windows with wood units of the mostly the same size, style, divided-lite pattern, and with blue trim. Changes to the size and style are present on the north façade and on the 1960’s south façade. The south entry door on the primary east façade is not historic and is proposed to be replaced with a window and wainscoting to create a vestige of the original doorway. A double-casement window (#3) and divided-lite door (#4) are historic and located on the primary façade. Though previous staff and the author of the historic inventory believe the windows and doors to be beyond reasonable repair, Staff determined that an exception would be required to replace the historic window (#3) and door (#4) on the primary façade.

2. 1960’s Addition: The 1960’s addition suffers from a poorly constructed foundation, structural destabilization, and interior deterioration. The Applicant proposes to demolish the south

and east facades (see demolition plan) of the 1960's addition, construct a new foundation, and reconstruct the two building walls with adobe. The new façades will reflect the existing but would have parapets instead of roof overhangs, a smaller window opening, and would be built to a height of 11'-1", matching the adjacent roof height, instead of the existing 9'-7".

3. Roof: The existing composite roof has overhangs of between 4" and 12". The Applicant proposes to replace the existing composite roof with a metal galvalume roof and to rebuild the 4" to 12" overhangs and fascia with similar materials to match the house.

4. Fence: A 5'-0" tall coyote fence with irregular tops and outward-facing vertical latillas is proposed to the inside of a low, historic rock wall and south of the building. The fence shall not be attached to nor shall it damage or remove material from the existing rock wall.

5. Stucco: New cementitious stucco will be installed to match the existing earthtone color (El Rey Sahara).

6. Skylights: Two low-profile skylights will be installed on the roof.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff deferred a finding on the exception criteria to the Board but otherwise recommended approval of the proposed project and found that the Application complied with Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E) Downtown and Eastside Design Standards.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property is located in the Downtown and Eastside Historic District and is subject to Section 14-5.2(E) of the Santa Fe Land Development Code.
5. Section 14-5.2(D)(5)(a) requires an Applicant to repair or restore historic windows and doors on primary façades wherever possible.
6. Staff required and the Applicant made an Exception Request to replace, rather than repair, the historic window (#3) and door (#4) on the primary façade.
7. Under 14-5.2(C)(5)(b), the Board may grant an exception to the design standards set forth in Section 14-5.2(D)(5) if the Applicant conclusively demonstrates that the following three criteria are met: (i) the proposal will not "damage the character of the district;" (ii) an exception is "required to prevent a hardship to the applicant or an injury to the public welfare;" and (iii) granting the exception will "[s]trengthen 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."

8. Concerning exception criterion (i), the Board agrees with Staff that the proposed window and door replacements would not damage the character of the historic district.
9. Concerning exception criterion (ii), the Board finds that the Applicant has failed to conclusively demonstrate that an exception is “required to prevent a hardship to the applicant or an injury to the public welfare.”
10. Concerning exception criterion (iii), the Board finds that the Applicant has failed to conclusively demonstrate that granting the exception will “[s]trengthen 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.”
11. The Applicant failed to provide sufficient information and evidence for the Board to determine that the historic window and door on the primary façade cannot be repaired.
12. At the hearing, the Applicant agreed to repair, rather than replace, the window and door on the primary façade.
13. The Applicant proposes to replace the south entry door on the primary east façade with a window and wainscoting.
14. Under Section 14-5.2(C)(5)(a), an opening on a primary façade shall not be widened or narrowed.
15. At the hearing, the Applicant agreed to replace the door on the primary façade with a new door, and not with a window and wainscoting.
16. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
17. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
18. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board denies the Exception Request because the Applicant has failed to conclusively demonstrate that all three exception criteria set forth in Section 14-5.2(C)(5)(b) have been met.
3. Replacing the south entry door on the primary east façade with a window and wainscoting would violate Section 14-5.2(C)(5)(a), which provides that an opening on a primary façade shall not be widened or narrowed.
4. The Board approves the Application, as recommended by Staff, with the following conditions: (a) Applicant shall repair, rather than replace, the historic window (#3) and door (#4) on the primary, eastern façade; and (b) Applicant shall replace the non-

historic door on the primary façade with a new door (not a window and wainscoting), subject to administrative approval by staff.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

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

Case #H-19-048

Address – 217 East Berger

Agent’s Name – Palo Santo Designs

Owner/Applicant’s Name – Ken and Christine Chiaro

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

217 East Berger Street is a noncontributing residence constructed before 1951 in the Spanish-Pueblo Revival style. The house underwent a series of renovations since it was originally constructed, and these modifications resulted in the designation of noncontributing status in 2015. In 2018, the applicant received approval to replace windows, to remove a door, to restucco the residence, to replace exterior lighting, and to add a mini-split A/C unit.

At this hearing the Applicant requested the following items:

- (1) Construct a 1,100 square foot free-standing guest house at the rear of the lot to a maximum height of 14’. The Spanish-Pueblo Revival style design features a 40 square foot entry portal with stained carved wooden posts, vigas, and corbels; rounded stuccoed massing in El Rey “La Morena”; a 170 square foot attached rear ramada with stained carved wooden posts, corbels, open latilla roof, and outdoor kiva fireplace; aluminum clad, “Hemlock green” simulated divided lite windows; and exterior lighting (design attached to staff report). One skylight will be placed on the roof, to be screened by the parapets, and no rooftop equipment is proposed at this time.
- (2) Remove and relocate a 6’ high coyote fence with pedestrian gate.
- (3) Remove a portion of the CMU masonry wall at the west lot line, and relocate an existing pedestrian gate.
- (4) Reconfigure the existing flagstone patio and install new gravel parking area.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended approval of the proposed project and found that the Application complied with Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Area Historic District Design Standards.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure); and
 - Section 14-5.2(D), General Design Standards.

4. The property is located in the Don Gaspar Area Historic District and is subject to Section 14-5.2(H) of the Santa Fe Land Development Code.
5. Staff did not require and the Applicant did not make an Exception Request in this Application.
6. At the hearing, the Applicant submitted an additional proposal for changes to the yard wall and for a new vehicular gate.
7. At the hearing, members of the public raised concerns about a private easement. Staff responded that the Land Use Department had conducted a preliminary zoning review prior to submitting the proposal to the Board and that additional zoning review would be conducted when the Applicant seeks a building permit, but that the City does not enforce private easements.
8. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board lacks the authority to determine the sufficiency of private easement rights.
3. The Board approves the Application, as recommended by Staff.
4. The Board approves the proposed changes to the yard wall and new vehicular gate, subject to additional review and approval by staff.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil

Date:

City Clerk

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

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

Case # H-19-049

Address – 247 and 247-1/2 Rodriguez Street

Agent’s Name – JenkinsGavin, Inc.

Owner/Applicant’s Name – BRS Properties

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

247 and 247 ½ Rodriguez Street consist of an approximately 1,600 square foot principal home and a 950 square foot detached guesthouse built in the Spanish-Pueblo Revival style and designated contributing to the Downtown and Eastside Historic District. According to a Historic Cultural Properties Inventory (HCPI) from 2018, the principal building was built around the 1920’s or 1930’s, the casita was built by the early 1940’s, and a collection of yard walls are mostly non-historic.

Principal Structure (247 Rodriguez):

An October 2018 inspection from the City Building Official found the structure to be unsafe with the potential to collapse soon and stated that the owner must either make it safe or demolish it. The HCPI documents that only 900 of the existing 1,600 square feet is historic and that the historic features do not significantly contribute to the streetscape. The Board, however, found the building to retain historic integrity, maintained the contributing status, and designated the eastern-most, street-facing façade as primary, including the yard wall and historic portal, but excluding the non-historic infilled walls of the portal and the eyebrow over the front door (#H-18-126A).

Since that designation, a new owner and Applicant have worked with historic building contractor Boni Armijo and professional engineer James Hands, PE to compile a more thorough evaluation of the structure. A letter from Boni Armijo found the building to be unstable and beyond restoration, citing water damage and failing foundations. An engineering report from James Hands found the building to be not structurally sound and requiring major work (new foundations and remedial earthwork), which would exceed the cost of demolition and construction. Demolition and potential modifications are not a part of this case, but staff noted that the Applicant’s building consultants recommend demolition.

Accessory Structure/Casita (247½ Rodriguez):

A 2018 inspection from the City Building Official found the casita to be in worse shape than the principal structure, partially collapsed, unsafe, and similarly directed the owner to either make it safe or demolish the structure. The 2018 HCPI for the principal structure described the casita as a “near ruin” but excluded the casita from the survey.

At this hearing, the new Applicant presented a focused historic report of the casita, which documented original construction by the early 1940’s, a 1968-73 expansion from an “L” shape

into a square footprint, a history of renter occupation, and only modest architectural quality, which has significantly deteriorated. A letter from a historic building contractor and a structural evaluation from a professional engineer both found the casita to be beyond remediation.

FINDINGS OF FACT

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

1. Staff Recommendation: Staff recommended downgrading the status of both structures from contributing to noncontributing per Sections 14-5.2(C), Designation of Significant and Contributing Structures; and 14-12, Definition of Contributing Structure. Staff recommended downgrading the status of the principal structure due to the lack of remaining structural and historical integrity. Staff recommended downgrading the status of the accessory structure/casita due to the lack of structural integrity and historically contributing features.
2. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in Downtown and Eastside Historic District and is subject to Section 14-5.2(E) of the Santa Fe Land Development Code.
4. Under Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
5. Under Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H-District.”
6. Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
7. Under Section 14-5.2(C)(2)(b)(1), the “Board is authorized to change the status of a structure.”
8. At this hearing, the current Applicant submitted new evidence and information that was not available to the Board when the Board voted to maintain a contributing status in Case # H-18-126A.
9. The Board, in response to the Application, Staff Report, and additional testimony and evidence submitted at the hearing, finds that neither the principal structure nor the accessory structure/casita meets the Section 14-12.1 criteria for “contributing”.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status and downgrades the status of both the principal home and the casita to noncontributing status.

IT IS SO ORDERED ON THE 23rd DAY OF JULY 2019, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Sally A. Paez
Assistant City Attorney

Date:

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

Case #H-19-050

Address – 610 Canyon Unit C

Agent’s Name – Tim Curry, Design Standards

Owner/Applicant’s Name – Jim Sterling and Joey Hamilton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

610 C Canyon Road is a free-standing residential structure listed as noncontributing to the Downtown and Eastside Historic District. Adjacent to the structure, in an easement held by Units C and D of 610 Canyon Road for the exclusive use of Unit C, there is an existing garden and 245 square foot non-historic portal that faces north towards Unit C but is attached at the rear to a non-historic, non-contributing 697 square foot studio belonging to Unit D.

The Applicant proposes to replace this portal with a 405 square foot studio, designed to a height of 13’2” (lower than the adjacent structure). The studio will feature stuccoed block-like massing in El Rey “Adobe,” “bronze” clad, divided-lite wood doors and windows, three low-profile skylights in the roof that will be screened by parapets, and a small A/C condensing unit that will also be screened by the parapet.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with Sections 14-5.2(E), Downtown and Eastside Design Standards.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure); and
 - Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to Section 14-5.2(E) of the Santa Fe Land Development Code.
5. Staff did not require and the Applicant did not make an Exception Request in this Application.
6. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

7. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

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

Case # H-19-051A

Address – 109 West Buena Vista Drive

Agent’s Name – Chapman Companies

Owner/Applicant’s Name – Gay Nathan

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

109 West Buena Vista is a Territorial Revival residential structure built around the 1930’s and designated contributing to the Don Gaspar Historic District. Despite a contributing status, no primary façades have been designated by the Board – the Applicant’s current request.

A HCPI from 2000 estimated a minor degree of remodeling and an excellent overall condition. The building has a flat roof and subordinate entry portal with brick coping and dental work. Windows appear to be historic, need some maintenance work, and have pedimented trim. The front door is solid wood, well built, and considered historic, but the front and rear screen doors are not. Over the rear door is a corrugated-metal pitched roof portal which, based on the design and materials, staff did not believe to be historic.

Staff found the southern, front-facing façade (#1), including the front portal and front door but excluding the front screen door, to capture the historic design qualities that contribute to the district. Staff did not find architectural features on the west and east (#2 & 4) façades to clearly and additionally define the character of the building’s architecture but, if the Board wanted to designate a second primary façade, staff recommend the east elevation, excluding the rear portal.

Staff noted that a detached garage is also located on the property, but neither the date of construction nor features that convey historic integrity were identified. The garage is not visible from the street, the brick coping looks newer and more manufactured than the historic brick coping of the principal structure, and the metal roll-up doors do not appear to contribute to the character of the district. Though the structure was assigned contributing status because of its association with the historic house, staff did not recommend the designation of primary façades on the garage, and the Applicant has not requested a downgrade in the status of the garage.

FINDINGS OF FACT

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Historic Preservation Division Staff Recommendation: Staff recommended maintaining a contributing status on the principal structure with the southern, street-facing façade (#1) designated primary per 14-5.2(C) Designation of Significant and Contributing Structures and 14-12 Definitions: Primary Façade.

3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts.
4. The property is located in the Don Gaspar Area Historic District and is subject to Section 14-5.2(H) of the Santa Fe Land Development Code.
5. Under Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
6. Under Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
7. Code 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations, and includes the authority to designate the primary facades of contributing structures.
8. The southern, street-facing façade (#1), excluding the screen door, is the primary elevation of the structure with features that define the character of the structure’s architecture.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board retains the existing contributing status of the structure.
3. The Board designates the southern, street-facing façade (#1), excluding the screen door, as the primary façade.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Sally A. Paez
Assistant City Attorney

Date:

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

Case #H-19-051B

Address – 109 West Buena Vista Street

Agent’s Name – Chapman Companies

Owner/Applicant’s Name – Gay Nathan

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

109 West Buena Vista is a Territorial Revival residential structure built around the 1930’s and designated contributing to the Don Gaspar Historic District. At a hearing in Case #H-19-051A, held immediately before the hearing in this case, the Board maintained the existing contributing status of the structure and designated the southern, street-facing façade (#1), excluding the screen door, as the primary façade.

At this hearing, the Applicant proposed a 140 square foot addition to the rear of the contributing home with matching height (14’-5”), stucco (custom color), brick coping, and dental work as the existing structure (see detail sheets attached to Staff Report). The historic rear window would be relocated into the new addition in a similar area. Staff opined that this addition would not overwhelm or detract from the contributing status of the existing home.

To expedite review and processing of the Application, Staff additionally requested Board approval of miscellaneous minor maintenance and repair work regarding things like window repair and painting, re-pointing brick coping, patching stucco, and roof repairs as may be necessary.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended approval of the proposed project and found that the Application complied with Sections 14-5.2(D), General Standards for all Historic Districts; and 14-5.2(H), Don Gaspar Area Historic District.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property is located in the Don Gaspar Area Historic District and is subject to Section 14-5.2(H) of the Santa Fe Land Development Code.
5. Staff did not require and the Applicant did not make an Exception Request in this Application.

6. Under Section 14-5.2(D)(2)(a), an addition to a contributing structure “shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.”
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application as recommended by Staff, with the additional condition that the brick coping on the addition must be distinguishable from the brick coping on the existing façade, to differentiate the addition from historic portions of the structure.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

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

Case # H-19-054A

Address – 540 Canyon Road

Agent’s Name – Gayla Bechtol

Owner/Applicant’s Name – Stephen Clearman and Renee Iacone

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2019.

BACKGROUND

540 Canyon Road is an approximately 4080 square foot home and 540 square foot guesthouse built in the Spanish Pueblo Revival style in the 1930’s, both of which are designated contributing to the Downtown and Eastside Historic District. The property was originally part of a larger estate owned by New Mexico Senator and Santa Fe Ring leader Thomas B. Catron (d.1921), but the property has since been subdivided, and the existing home was built for one of Thomas B. Catron’s sons.

Principal Structure:

The historic house was originally built with about 2,540 square feet but was heavily modified in the 1980’s and 90’s so that the resulting structure is now composed of approximately 40% non-historic additions (1540 square feet). The last approved addition in 1997 was granted with the Board acknowledging that, despite large additions (exceeding 50% of the historic footprint), the front façade was still relatively original and still conveyed a unique and important historic character. Both staff and the Applicant agreed that the principal structure still conveys character and thus request the designation of primary façades rather than a reconsideration of status.

The western elevation is mostly dominated by a 1997 garage addition, and the south elevation is mostly dominated by 1980’s additions (see the provided floorplan showing non-historic additions). Though the additions are well-designed and sympathetic to the historic building, staff did not find that the west or south façades convey historic character.

The eastern elevation had what was once a historic garage and a bedroom wing. Though the garage has since been modified into living space and the historic features erased, the east bedroom wing still retains historic windows and is relatively preserved (a wooden lintel appears to have been replaced in-kind). Staff recommended that the Board should designate the eastern bedroom wing (façade #2) as primary.

The northern elevation faces a walled-in courtyard and Canyon Road. Besides non-historic modifications to the entry portal area, the front, street-facing façades on the northern elevation appear to convey the most significant historic features like original wood windows and lintels, parapet styling, and a prominent second story. Staff also recommend designating the north-facing façade (#1) as primary, including the second story and excluding the modified portal area.

Guesthouse:

The detached guesthouse was originally a garage, shop, or other auxiliary building that has been heavily modified since 1986. A close inspection of the building and historic photographs reveal that window and door openings on all visible façades have changed and the footprint has likely doubled since 1986. Though staff found the design, massing, and architectural details to constitute an attractive modification of the historic structure, the structure no longer maintains historic integrity and no longer has historic features. Staff noted that the building is not publicly visible, which minimizes the historic contributions it can make to the district. Staff recommended downgrading the status of the detached guesthouse to noncontributing.

FINDINGS OF FACT

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

1. Staff Recommendation: Staff recommended the historic status of the principal structure be maintained as contributing with the facades 1 and 2 on the north and east elevations designated primary due to a conveyance of historic character and retention of historic materials and design features, under Sections 14-5.2(C), Designation of Significant and Contributing Structures; and 14-12, Definitions of “Contributing” and “Primary Façade.” Staff recommended the historic status of the accessory structure (guesthouse) be downgraded to noncontributing due to overwhelming non-historic additions and a lack of historic features, under Sections 14-5.2(C), Designation of Significant and Contributing Structures; and 14-12, Definition of Contributing Structure.
2. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in the Downtown and Eastside Historic District and is subject to Section 14-5.2(E) of the Santa Fe Land Development Code.
4. Under Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
5. Under Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
6. Code 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and includes the authority to designate primary façades of contributing structures.

7. The Board, in response to the Application, Staff Report, and information and evidence presented at the hearing, finds that the principle structure meets the Section 14-12.1 criteria for contributing status.
8. The Board finds, consistent with the recommendation of staff, that facades 1 and 2 on the north and east elevations of the principle structure should be designated primary due to a conveyance of historic character and retention of historic materials and design features.
9. The Board, in response to the Application, Staff Report, and information and evidence presented at the hearing, finds that the detached guesthouse does not meet the Section 14-12.1 criteria for contributing status.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board retains the existing contributing status for the principal structure.
3. The Board designates facades 1 and 2 on the north and east elevations as the primary facades of the principal structure.
4. The Board downgrades the status of the detached garage to noncontributing.

IT IS SO ORDERED ON THIS 23rd DAY OF JULY 2019, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Sally A. Paez
Assistant City Attorney

Date:

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

Case #H-19-019

Address – 101, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

Agent’s Name – Lloyd and Associates

Owner/Applicant’s Name – Plaza del Monte

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 25, 2019.

BACKGROUND

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures (hereafter the “Relevant Properties”), which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. The historic status for all 27 structures in Plaza del Monte as of the date of this hearing is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended Historic Status In HRE Report	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019

115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. An extensive case history was provided as an attachment to the March 28, 2018 Plaza Del Monte Historic Resources Evaluation Report, prepared by John W. Murphey, architectural historian (hereafter, "HRE Report"). On March 26, 2019, the HDRB reviewed the status of seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago) and voted to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded its motion from the March 26, 2019, hearing regarding

the assignment of contributing historic status for the seven structures, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the “50-year rule”; 2) that staff provide information regarding applicability of the provisions in the code for “Historic Compound” designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

The HRE report was included as an attachment to the staff report for this hearing. At this hearing, Staff presented all structures in Plaza del Monte for which status is not currently assigned for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the “South Area” would be developed first with a congregate building, and the “North Area” would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a

recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

102 Camino Santiago: One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register.

103 Camino Santiago: Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register.

105 Camino Santiago (Units 1-4): Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious

brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte.

110 Camino Santiago: Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillipe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations.

Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system.

111 Camino Santiago: Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register.

113 Camino Santiago: Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown.

114 Camino Santiago: The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales

penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects.

115 Camino Santiago: Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown.

117 Camino Santiago: Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnett Architects, and is one of the last houses to be completed in Plaza del Monte.

119 Camino Santiago: Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects.

121 Camino Santiago: Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects.

104 Camino Matias: One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with

small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillippe Register template design for the development.

105 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway.

107 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

109 Camino Matias: This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large

picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

111 Camino Matias: Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillippe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

FINDINGS OF FACT

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff generally agreed with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but deferred to the Board for individual status assignments, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

3. Under Section 14-5.2(A)(1)(a), the general purpose of City's historic preservation ordinance is to preserve the qualities relating to the history of Santa Fe, and a harmonious outward appearance, s in order to preserve property values and attract tourist and residents alike. These purposes are effectuated through the continued existence and preservation of historical areas and buildings.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Section 14-5.2(C)(2)(a), the Board has the authority to designate status as "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Section 14-12.
7. Under Section 14-12.1, a "contributing" structure is defined as "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under Section 14-12.1, a "noncontributing" structure is defined as "a structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Under Section 14-12.1, "significant" structure is defined as "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
 - (A) for its association with events or persons that are important on a local, regional, national or global level; or
 - (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
10. Under Section 14-12.1, a "primary façade" is defined as "[o]ne or more principal faces or elevations of a building with features that define the character of the building's architecture."
11. Under Section 14-5.2(C)(2)(b)(i), the Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
12. Under Section 14-5.2(C)(2)(b)(ii), a "change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of 'significant,' 'contributing,' or 'noncontributing.'"
13. On Tuesday June 25, 2019, the Property Owner through their representative, Karl Sommer, provided the City with a letter contesting the Board's proposed adjudication of status of the properties under this case number scheduled for that same day.

14. Under Section 14-5.2(C)(2)(c), the Board may review status designations upon the City's request, provided that Staff must notify the property owner.
15. Pursuant to Section 14-5.2(C)(2)(d), Staff provided notice by mailing a letter dated June 7, 2019, by certified mail return receipt requested, to the property owner and by securely and prominently posting notice posters on June 10, 2019 at the Bishops Lodge entrance and Old Taos Highway entrance, which are visible from a public street.
16. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
17. The Board discussed the fact that the HRE report applied the 50-year-rule as a bright-line rule.
18. In the Staff report, Staff provided guidance about how the "50-year Rule" set forth in the National Historic Preservation Act of 1966 has been interpreted and explained that exceptions to this standard have been applied to sites, structures, and places that are less than fifty years old but which have demonstrated "exceptional importance," independent of age.
19. At the hearing, the Board considered Section 14-1.9(G), which provides that "[w]ords and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to that meaning."
20. The "Summaries of Individual Properties" and the "Historical Summary of Plaza Del Monte" above were originally included in the hearing packet and are incorporated into the findings of fact by reference.
21. Section 14-5.2(K) requires the preservation of a historic compound listed on the City's historic compound register. "Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least fifty percent of the buildings in the compound shall be designated contributing, significant or landmark." Section 14-5.2(K)(2)(a).

FINDINGS AS TO SPECIFIC PROPERTIES

101 Camino Santiago:

1. This structure was built over 50 years ago between 1967-68. The footprint has not changed since original build, and the windows appear to have their original opening dimensions. This property is an adaptation of mid-century modern, incorporating Santa Fe style into a more contemporary motion and as such, the property is very unique to Santa Fe. The heavy traditional posts and extension of the portal over the garage set this property as a good example of Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

102 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of the original be Kenneth S. Clark and Phillippe Register design template for Plaza del Monte residences and is a good example of Mid-Century Santa Fe Style, with the combined portal and carport as a

character defining feature of that style. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

103 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of Mid-century Santa Fe Style due to its L-plan, portal, carport, and front door side lights, which are character defining features of that style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Santiago (Units 1-4):

1. This structure, constructed approximately 50 years ago in 1971, has large lot masses on the sides with the portal in the middle, which is representative of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. Further, this property was constructed after a design by significant architect Phillipe Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

106 Camino Santiago

1. This structure, built over 50 years ago in 1965, is characterized in the HRE Report as a great use of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by architects significant Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

109 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is a good example of Mid-Century Modern Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This property is a good example of significant architect Phillipe Register’s work. This structure meets the definition of “contributing” set forth in Section 14-12.1.

110/112 Camino Santiago:

1. These structures are greater than 50-years-old: 110 Camino Santiago was constructed circa 1962, and 112 Camino Santiago constructed circa 1966. Additionally, the structures are a good example of Mid-Century Modern Santa Fe Style, having each been designed by significant architects Clark and Register: 110 Camino Santiago having been designed by Kenneth S. Clark and 112 Camino Santiago having been designed by Phillipe Register. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

111 Camino Santiago:

1. The HRE Report recommended designating this structure, constructed over 50 years ago in 1965, with contributing status. Additionally, the structure is a good example of Mid-

Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

113/115 Camino Santiago:

1. These properties were constructed very close in time, approximately 50 years ago, and were constructed circa 1970. In all likelihood, these properties were planned in early 1969 and construction begun in 1969. These structures are a good example of Mid-Century Modern Santa Fe Style due to the incorporation of defining characteristics of that style into the architecture, including the flagstone paving leading to the carport, vertical window pattern, and blocked massing on the ends. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

114 Camino Santiago:

1. This structure, constructed circa 1972, is approximately 50 years old. This structure is a good example of Mid-Century Modern Santa Fe Style due to its character-defining characteristics, which include a carport and double posts and flagstone leading to the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

117 Camino Santiago:

1. This structure, constructed between 1966-67, is over 50 years old and has a distinct “modified L” or “boomerang” shape. As such, the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register’s efforts to comply with the historic district design standards while exercising a modernist expression. Further, it is associated with Plaza del Monte and is a compelling example of Mid-Century Santa Fe Style due to how the structure conforms to the site and balances with the landscape, as noted above. This structure meets the definition of “contributing” set forth in Section 14-12.1.

118 Camino Santiago:

1. This structure was the most recently built of the Plaza Del Monte properties reviewed in the HRE report, having been built in 1973. While this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register, the structure lacks character-defining features. This structure does not meet the definition of “contributing” set forth in Section 14-12.1.

119 Camino Santiago:

1. This structure, constructed in 1965, is over 50 years old and is a clear expression of Mid-Century Modern Santa Fe Style due to the long, low projecting roofline and south fin wall, which are character defining of that style. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

120 Camino Santiago:

1. This structure, constructed in 1971, is approximately 50 years old, and is a clear expression of Mid-Century Modern Santa Fe Style due to its character-defining elements, which include the carport, outdoor storage rooms, and overall massing. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

121 Camino Santiago:

1. This structure is approximately 50 years old, having been constructed circa 1971. This structure is a good example of Mid-Century Modern Santa Fe Style, utilizing steel casement windows with three divisions, storage cabinets in the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of “contributing” set forth in Section 14-12.1.

104 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1965, and is one of the first constructed Plaza Del Monte structures reviewed in the HRE Report. The structure is a good example of Mid-Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Matias:

1. This structure is greater than 50 years old and is associated with the Alison James School. The structure’s defining characteristics include concrete seals, pitched roof, and the presence of some original doors and windows. The structure exemplifies post-WWII construction. This structure, along with 107, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of “contributing” set forth in Section 14-12.1.

107 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure’s defining characteristics include concrete seals, pitched roof, large picture windows, and other elements that are also reflected in the neighboring properties at 105 and 109 Camino Matias. These structures exemplify post-WWII construction. This structure, along with 105, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of “contributing” set forth in Section 14-12.1.

109 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure’s defining characteristics include concrete seals, pitched roof, and casement windows, and the structure exemplifies post-WWII construction. This structure, along with 105, 107 and 111 Camino Matias, anchor

the orientation of Plaza del Monte around a common space. This structure meets the definition of “contributing” set forth in Section 14-12.1.

111 Camino Matias:

1. This structure was moved to its current property location in 1966, and as such, was constructed over 50 years ago. This structure is associated with the Alison James School and includes Plaza del Monte-era additions that provide visual association with the planned development. This structure meets the definition of “contributing” set forth in Section 14-12.1.

116/120 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1957. However, this structure has been extensively modified from its original construction, and those disharmonious additions result in a lack of defining characteristics. These structures do not meet the definition of “contributing” set forth in Section 14-12.1.

CONCLUSIONS OF LAW

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

1. The Board directs Historic Preservation Division Staff to prepare and present an evaluation of Plaza del Monte for possible designation as a historic compound under Code Section 14-5.2(K).
2. The Board has the authority to initiate, review, and approve the status designation of the Relevant Properties.
3. The Board designates the following statuses and primary façades for the Relevant Properties:

Address	Historic Status	Primary Façade(s)
101 Camino Santiago	Contributing	South (1)
102 Camino Santiago	Contributing	West (1) & South (2)
103 Camino Santiago	Contributing	South (1)
105 Camino Santiago	Contributing	South (1)
106 Camino Santiago	Contributing	North (2) & East (1)
109 Camino Santiago	Contributing	South (1-5)
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)
111 Camino Santiago	Contributing	South (1)
113/115 Camino Santiago	Contributing	South (1, 2, 3)
114 Camino Santiago	Contributing	North (1) & East (2)
117 Camino Santiago	Contributing	East (1 & 2) and South (7)
118 Camino Santiago	Non-contributing	N/A
119 Camino Santiago	Contributing	East (1) & South (4)
120 Camino Santiago	Contributing	West (1 & 2)
121 Camino Santiago	Contributing	East (1) & South (4)
104 Camino Matias	Contributing	North (1 & 4)
105 Camino Matias	Contributing	North (3)
107 Camino Matias	Contributing	North (3)
109 Camino Matias	Contributing	North (3)
111 Camino Matias	Contributing	West (1) & South (2)
116/120 Camino Matias	Non-contributing	N/A

IT IS SO ORDERED ON THIS 13th DAY OF AUGUST 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Gabriel A. Smith
Assistant City Attorney

Date: