**CITY OF SANTA FE, NEW MEXICO**

**PROJECT DESCRIPTION:** Jay Jay Shapiro, agent for Georges Fengali, owner, requests an historic status review with primary façade designation, if applicable, for a non-contributing residential structure.

Case number: 2020-001856-HDRB  
Project Type: HDRB  

**PROJECT LOCATION (S):** 328 Otero Street  
OW – Georges Fengali  
308 Otero Street  
Santa Fe, NM 87501  
AP – Jay Jay Shapiro  
90 Leaping Powder Road  
Santa Fe, NM 87508 Shapiroy34@gmail.com

**PROJECT DATA:**

**HISTORIC DISTRICT**  
Don Gaspar Area □  Downtown and Eastside ✔ Historic Review □  Transition □  Westside-Guadalupe □

**HISTORIC BUILDING STATUS**

<table>
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<tr>
<th>Status</th>
<th>Elevation</th>
<th>Non-Statused</th>
<th>Non-Contributing □</th>
<th>Contributing □</th>
<th>Significant □</th>
<th>Landmark □</th>
<th>N/A □</th>
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</thead>
</table>

**PRIMARY ELEVATIONS:**

**PUBLICLY VISIBLE FACADE-EAST**  
Yes □ No □

**PUBLICLY VISIBLE FACADE-NORTH**  
Yes ✔ No □

**PUBLICLY VISIBLE FACADE-SOUTH**  
Yes □ No

**PUBLICLY VISIBLE FACADE-WEST**  
Yes □ No ✔

**HISTORIC DISTRICT INVENTORY NUMBER**  
8/28/24

**YEAR OF CONSTRUCTION**  
1956

**PROJECT TYPE**

<table>
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<tr>
<th>Status</th>
<th>Primary Elevations</th>
<th>Remodel</th>
<th>Demolition</th>
<th>New</th>
<th>Other</th>
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**USE, EXISTING**

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<th>Non-Residential</th>
<th>Vacant</th>
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**USE, PROPOSED**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Non-Residential</th>
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</table>

**HISTORIC BUILDING NAME**

______________________________________________________________________________
DATE: April 28, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-001856-HDRB
Address: 828 Otero
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):
CITY SUBMITTALS
___ District Standards & yard wall & fence standards.
___ Historic Inventory Form
___ Zoning Review Sheet
___ Other:

APPLICANT SUBMITTALS
___ Proposal Letter
___ Site Plan/Floor Plan
___ Elevations
___ Photographs
___ Other:

STAFF RECOMMENDATION:
Following the recommendation of the HCPI, staff recommends designation of the structure as Contributing, per Section 14-5.2(C) Designation of Significant and Historic Structures and according to the definition in Section 14-12.1. Staff also recommends designation of the east-facing façade as primary, including the south-eastern steel corner window.
BACKGROUND & SUMMARY:

328 Otero is a Stamm home built in 1956. The owners request a status review and designation of primary facades.

The structure has had few alterations since construction. All doors are original. They are made of single-leaf wood planks and two of three of them are decorated on the planks. All but one of the windows are original. These are steel windows with multiple lights. The only non-original window, on the north elevation, is a wood-frame in need of replacement. It also retains its original footprint and stylistic details, including an entry portico with wood corbels and frieze.

In 1985, the structure was designated non-contributing. Due to the relative integrity of the structure and its age, the HCPI from 2019 recommends it be designated contributing to the Downtown and Eastside Historic district.

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent
It is intended that:
(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts
(a) Status Designation
Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of structures located in the Historic Districts.
(b) Board Authority to Review Status Designation
(i) The Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
14-12.1 Definitions

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.
## Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

**Historic Preservation Division, New Mexico Department of Cultural Affairs**

### For HPD Office use only:

<table>
<thead>
<tr>
<th>HCPI No.</th>
<th>District No.</th>
<th>NRHP</th>
<th>SRCP</th>
<th>Criteria</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
</table>

### 1. Name of property:

328 Otero Street

### 2. Location:

328 Otero Street
Santa Fe, NM

### 3. Local Reference Number:

### 4. County

Santa Fe County

### 5. Property Type:

- Building [X]
- Structure [ ]
- Site [ ]
- Object [ ]

### 6. Date of Survey:

08/28/2019

### 7. Previous Survey Date(s):

11/20/1985

### 8. Name of Project:

N/A

### 9. UTM

- Zone: 13S
- Easting: 415486
- Northing: 3950037

### 10. Image #1: Front (East) Elevation of 328 Otero Street

### 11. Brief Description of the Property:

See Continuation Sheet.

### 12. Who uses the property?

Currently unoccupied.

### 13. Construction Date:

- Date: 1953
- Known [ ]
- Estimated [X]
- Source: Stamm & Associates advertisement; chain of title.

### 14. Setting:

- Suburban [ ]
- Rural [ ]
- Village [ ]
- Urban [X]
- If Urban:
  - Commercial [ ]
  - Industrial [ ]
  - Residential [X]
  - Public [ ]

### 15. Relationship to Surroundings:

- Similar [X]
- Dissimilar [ ]

**Comments:** Part of residential area in the NE corner of downtown Santa Fe; south and east of Ft. Marcy area.
REVIEW FOR 3LD OTEROST
16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

Image #2: Floorplan of 328 Otero Street

17. Surveyor:
(your name, address, telephone number, and any group affiliation)
Shannon L. Papin
Common Bond Preservation
505.231.0285
slp@cbpreservation.com

18. Owner (if known) and other knowledgeable people:
Georges and Valentine Feghali
(Owners)

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

20. Significance to Current Community: __ Unknown  __ None  __ Low  __ Moderate  __ High
Describe: While the house has had few alterations since its original construction, it is one of many similar Stamm-built houses in the Santa Fe area and is not an exemplary example of the Pueblo Revival style.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Please see continuation sheet.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown  __ X No  __ Yes
If yes: __ State  __ National
If ‘no’ or unknown, do you think this property is eligible for listing?  __ X No  __ Yes
Why? Significance of house does not reach the level of an individual listing.

23. National or State Historic District:
Is this property in a historic district? __ Unknown  __ No  __ X Yes
If yes: __ Contributing  __ X Non-contributing  __ Unknown
Non-contributing per 1985 survey form and 1989 update to SR 260.
If ‘yes’, what is the name of the district?  __ SR 260: Santa Fe Historic District  __ X State  __ X National

24. Evaluation of Significance
The house has remained mostly unaltered since its original construction c.1953 and retains its original footprint, windows, doors, and stylistic details. Additionally, the house was constructed by renowned Santa Fe developer Allen Stamm and meets stylistic requirements of the Santa Fe Historic District. Therefore I recommend the building be considered contributing to the Downtown Santa Fe Historic District and its south and east elevations be considered primary facades. Due to its later construction date and modern alterations, I do not consider the attached carport to be a contributing feature.

Recommended Contributing to the Downtown Santa Fe Historic District
September 2019

25. Supplemental Forms:
__ None  __ X HCPI Detail Form (FORM 2)  __ X Continuation Sheets, # pages: 8
### 1. Name of property:
328 Otero Street
Santa Fe

### 2. Location:
328 Otero Street
Santa Fe

### 3. Local Reference Number:
328

### 4. County
Santa Fe

### 5. Date of Survey:
08/28/2019

### 6. Visible Construction Material:

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<th>Material Type</th>
<th>Composition</th>
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<tbody>
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<td>Wood</td>
<td>Tongue and Groove</td>
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<tr>
<td>Wood</td>
<td>Lumber</td>
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</tbody>
</table>

### 7. Number of Stories:
N/A

### 8. Foundation:
Not visible

### 9. Roof:
N/A

### 10. Windows
Starting at the northwest corner of the building and moving clockwise. All windows are original unless noted otherwise.

**North Elevation:** One steel window with eight lites (two on eastern side and at top are fixed pane, two-pane casement on western side); pair of 1/1 metal sash in wood frame (not original).

**East Elevation:** One fixed-pane steel window with 8 lites; Two steel windows with 12 lites (three lites across top and three lites at middle are fixed-pane, three lites on each side are casements); One steel window with 16 lites (four lites across top and six lites at middle are fixed-pane, three lites on each side are casements) forms part of corner window.

**South Elevation:** One steel window with 12 lites (three lites across top and three lites at middle are fixed-pane, three lites on each side are casements) forms parts of corner window; One steel window with eight lites (a pair of 3-pane casements each with a single-pane transom above).

**West Elevation:** One steel window with 8 lites (four fixed panes at center with a 2-pane casement at each end); one steel window with four lites (southern two lites are fixed-pane, northern are two-pane casement); one steel window with 8 lites (four fixed panes at center with a 2-pane casement at each end).

### 11. Doors
Starting at the northwest corner of the building and moving clockwise. All doors appear to be original.

**East Elevation:** One single-leaf decorative wood plank door.

**West Elevation:** One single-leaf reduced-height door of vertical wood planks (access to crawl space on main portion of house); one single-leaf decorative wood plank door.
12. Chimneys
Interior stucco chimney at center of south elevation.

13. Porches
Small square entry portico on front elevation has a flat roof, vigas, concrete pad, stucco-clad piers, and carved wood corbels and frieze.

14. Modifications:
#1 A 1969 aerial photo shows a carport in the same location as the current carport (although with a different roof), hinting that the garage had already been converted to an apartment or incorporated into the house at this point. The non-original window on the north elevation furthers this supposition.
#2 The carport has recently been altered with enclosed shelving/storage that connects it directly to the house. It appears the roof was replaced at the same time as it is not the same shape or material as the 1969 photo.

15. Primary Architectural Style  Not Applicable
- Art Deco/Streamline Moderne
- Gothic Revival
- Mission Revival
- Pueblo
- Spanish-Pueblo Revival
- Bungalow/Craftsman
- International
- Neo-Classical
- Queen Anne
- Territorial
- Colonial Revival
- Italianate
- Northern Hill
- Ranch
- Territorial Revival
- Folk Victorian
- Mediterranean
- Prairie
- Spanish-Colonial
- Tudor Revival

17. Documents Available and Their Locations
New Mexico Historic Preservation Division – 1985 survey form, files for SR 260 (Santa Fe Downtown and Eastside Historic District).

Image #3: Site Plan of 328 Otero Street
EAST ELEVATION existing

SOUTHELEVATION existing