



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Hoopes and Associates, agent for William and David Snead, owner, requests a historic status review with primary façade designation, if applicable, for a non-contributing residential structure.

Case number: **2020-002852-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **119 Kearny Road**

OW – William and David Snead 123 Kearny Road Santa Fe, NM 87501 david.snead@dsnead.com

AP -- Hoopes and Associates 333 Montezuma Avenue Santa Fe, NM 87501 craig@hoopesarchitects.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☒ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☐ Landmark ☐ N/A ☒

PRIMARY ELEVATIONS:

North ☐ South ☐ West ☐ East ☐ N/A ☒

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER

H 2514

YEAR OF CONSTRUCTION

1967-68

PROJECT TYPE

Status ☒ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☒ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☐ Non-Residential ☐

HISTORIC BUILDING NAME

N/A

City of Santa Fe, New Mexico

memo

DATE: December 8, 2020
TO: Historic Districts Review Board Members
FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division



Case # 2020-002852-HDRB

Address: 119 Kearny Road
Historic Status: Non-Statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☒ District Standards &
yard wall & fence standards

☒ Historic Inventory
Form H2514

☐ Zoning Review Sheet

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

RECOMMENDATION:

Staff recommends designating the house and the front yard wall as contributing to the Downtown and Eastside Historic District per 14-5.2 (C), Regulation of Significant and Contributing Structures in the Historic Districts.

Staff also recommends that the south, west, and east façades be designated primary, per 14-12 for Contributing Structure and Primary Façade.

BACKGROUND & SUMMARY:

119 Kearney Road is a bi-level 1,665 square foot single-family residence designed in the Spanish-Pueblo Revival style built in 1967-68. Its front on the south elevation appears as a single story house with a portal, detailed with stuccoed columns, wooden corbels, and exposed lintels. Its north elevation is two stories in height.

Windows are metal multi-lite casement units on all elevations. Windows on the front/south elevation are two sets of metal casements; one is a pair of 8-lite units and the other is a 12-lite fixed picture window unit with 4-lite casement sidelights. There are two sets of 8-lite fixed metal units on the west elevation. The east elevation has an 8-lite casement unit. All windows have exposed lintels.

The north elevation has a shed roof. There is a single 8-lite casement and 4-lite casement on the upper level. There is a roof-less deck on the upper level of the north elevation with a utilitarian wood railing.

The property is approximately one-half block east of Bishop's Lodge Road. The yard wall and gate enclose the front yard. Like many homes on the street, it features a low, cement-stucco yard wall that contributes to the house's historical context and setting and is consistent with homes in this streetscape. A steep, north-sloping driveway runs along the east side of the house. Chain link fencing runs across the north, east, and west side of the property.

The applicant is before the board for a historic status determination of 119 Kearny Road. The Historic Cultural Properties Inventory (HCPI) notes that it would be eligible for designation in 2018, when it reached 50 years old. Little has changed on its south, west, and east elevations.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

NAME OF PROPERTY:

LOCAL REFERENCE NUMBER: 40810

LOCATION OF PROPERTY: 119 Kearny Road

UTM ZONE: 13

CITY OR TOWN: Santa Fe

UTM EASTING: 415145

COUNTY: Santa Fe

UTM NORTHING: 3440135

DATE OF SURVEY:

4/25/2006

PREVIOUS SURVEY?

No

PREVIOUS SURVEY DATE:

NAME OF PROJECT:

Kearny Sunset Resurvey

PHOTOGRAPH:

ROLL NUMBER

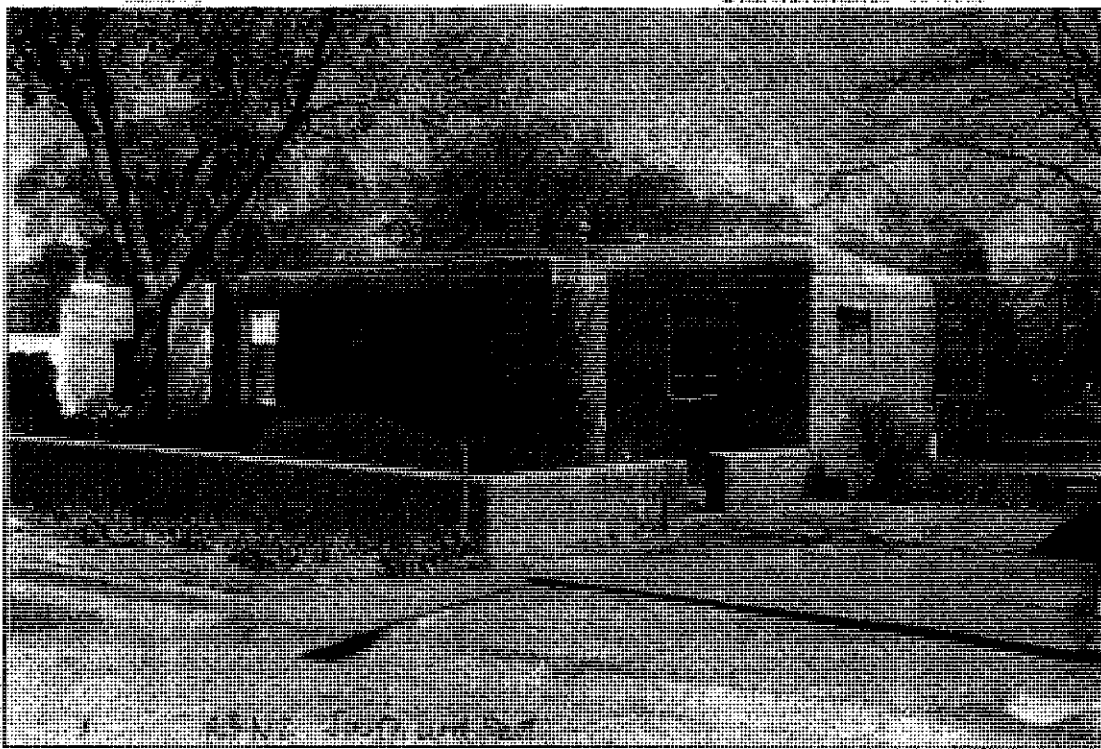
3

FRAME NUMBER:

2

NEGATIVE LOCATION:

NM HISTORIC PRESERVATION DIVISION



PHOTOGRAPH VIEW: south and east elevations

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

119 Kearny Road is a bi-level Spanish Pueblo Revival style residential building with medium stucco and a battered parapet. The building appears as a single story residence on the south/street side and is two stories in height on the north elevation. The upper level of the north elevation has a shed roof with exposed roof beams at the overhanging eaves. Windows are metal multi-lite casement units on all elevations. On the north elevation there is a single 8-lite casement and 4-lite casement on the upper level. Additional upper level units are paired and triplicate metal sliders in the shed roofed area. Lower level windows on this elevation are 12-lite slider units. Windows on the south elevation include two sets of metal casements; one is a pair of 8-lite units and the other is a 12-lite fixed picture unit with 4-lite casement sidelights. There are two sets of 8-lite fixed metal units on the west elevation. The east elevation has an 8-lite casement unit. All windows have exposed lintels. Entry to the structure is through a single-leaf multi-panel wooden door on the south. Secondary entrances include a pair of wooden sliding glass doors on the lower level of the north elevation, an 8-lite French door on the east that provides access to the north deck, and a single-leaf unit with a sidelight on the west. There is a partial-width portal on the south elevation. It is detailed with stuccoed corner piers, corbels, and exposed lintel. There is a roof-less deck on the upper level of the north elevation with a utilitarian wooden railing. A low block/stucco yard wall encloses the property on the south and the yard on the east. There is a chain link fence across the north, east, and west side of the property. The site slopes toward the north with a steep driveway on the east side of the building.

WHO USES THE PROPERTY?: (Current and historic users and uses made of property.)

Single Family Residential

CONSTRUCTION DATE KNOWN?

Yes

DATE OF CONSTRUCTION:

1967-1968

SOURCE FOR CONSTRUCTION DATE:

City Directory

SIGNIFICANT MODIFICATIONS?

window replacements [north elevation], shed-roofed addition on north [former porch?], north elevation deck.

SETTING: Urban

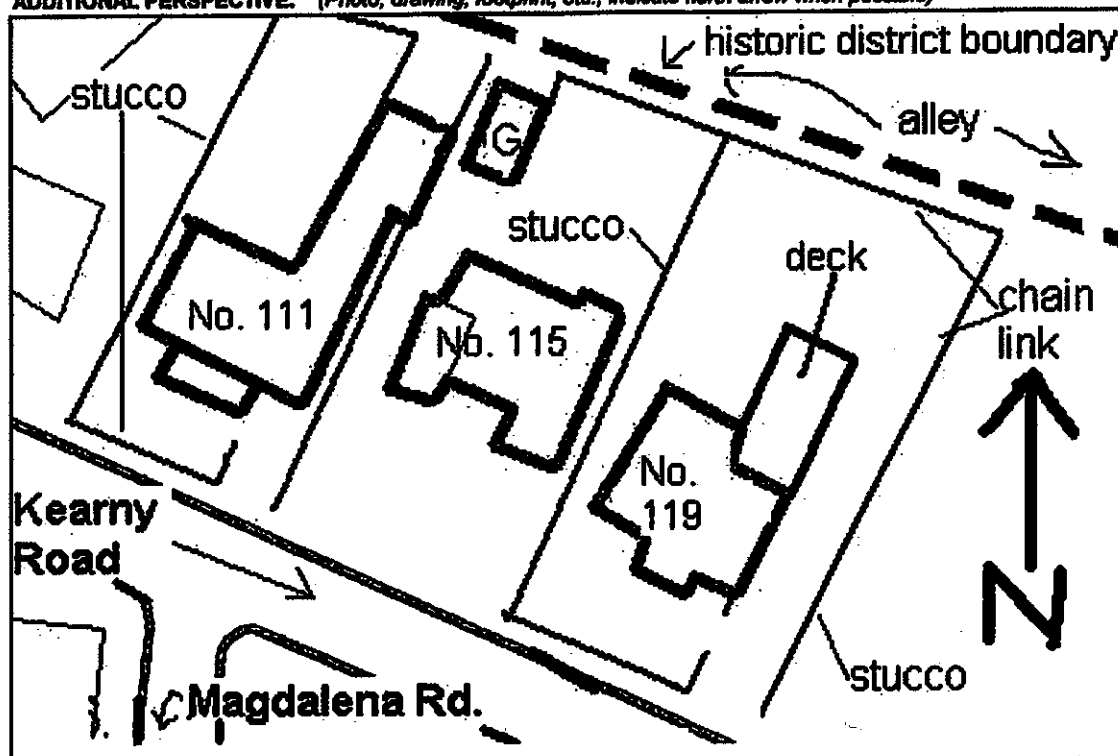
RELATIONSHIP TO SURROUNDINGS: Similar

COMMENTS ON SURROUNDINGS:

IF URBAN SETTING, NATURE OF IT: Residential

compact single story residential area

ADDITIONAL PERSPECTIVE: (Photo, drawing, footprint, etc.; indicate north arrow when possible)



NOTES ON ADDITIONAL PERSPECTIVE:

(If photo, include photo info, as in #10)

Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning

SURVEYOR FIRST NAME: Mary

SURVEYOR LAST NAME: Ragins

SURVEYOR STREET ADDRESS: 9 Stone Ridge Road

SURVEYOR CITY: Santa Fe

SURVEYOR ZIP CODE: 87505

SURVEYOR TELEPHONE: 5059950852

SURVEYOR EMAIL: mrp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

IS THE PROPERTY ENDANGERED?: No

HOW IS THE PROPERTY ENDANGERED?:

SIGNIFICANCE TO CURRENT COMMUNITY: Low

DESCRIPTION OF COMMUNITY SIGNIFICANCE:

non-historic structure, eligible for designation 2018

OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, character-defining features, etc.)

7-8-95 NM DOT aerial photo shows shed roof on north elevation in place. Deck on north elevation is not shown on this aerial.

According to the Santa Fe County Property Record Card, the building stands on lot 4 of the Kearny Addition.

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No

INDIVIDUALLY LISTED ON SRCP?: No

INDIVIDUALLY LISTED ON NRHP?: No

IF NOT LISTED, IS IT ELIGIBLE?: No

IF ELIGIBLE, WHY?

ARE CONTINUATION SHEETS ATTACHED? ☒

IS PROPERTY IN A REGISTERED DISTRICT?: Yes

DISTRICT DESIGNATION: Non-contributing

DISTRICT NAME:

Downtown and Eastside Historic District

DISTRICT IS ON THE SRCP?: Yes

DISTRICT IS ON THE NRHP?: Yes

IS HCPI FORM 2 ATTACHED?: ☐

CONTINUATION SHEET PAGE NUMBERS: 1

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 1

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. LOCAL REFERENCE NUMBER: 40810

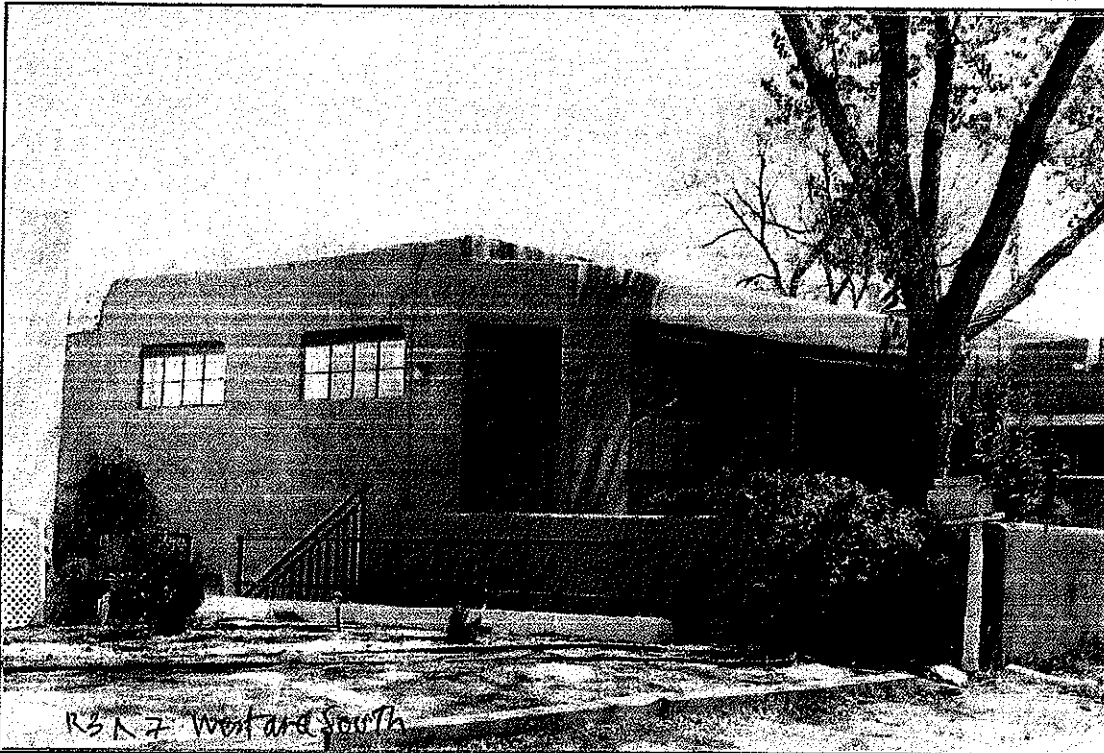
NAME OF PROPERTY:

LOCATION OF PROPERTY: 119 Keamy Road

COUNTY: Santa Fe

CITY OR TOWN: Santa Fe

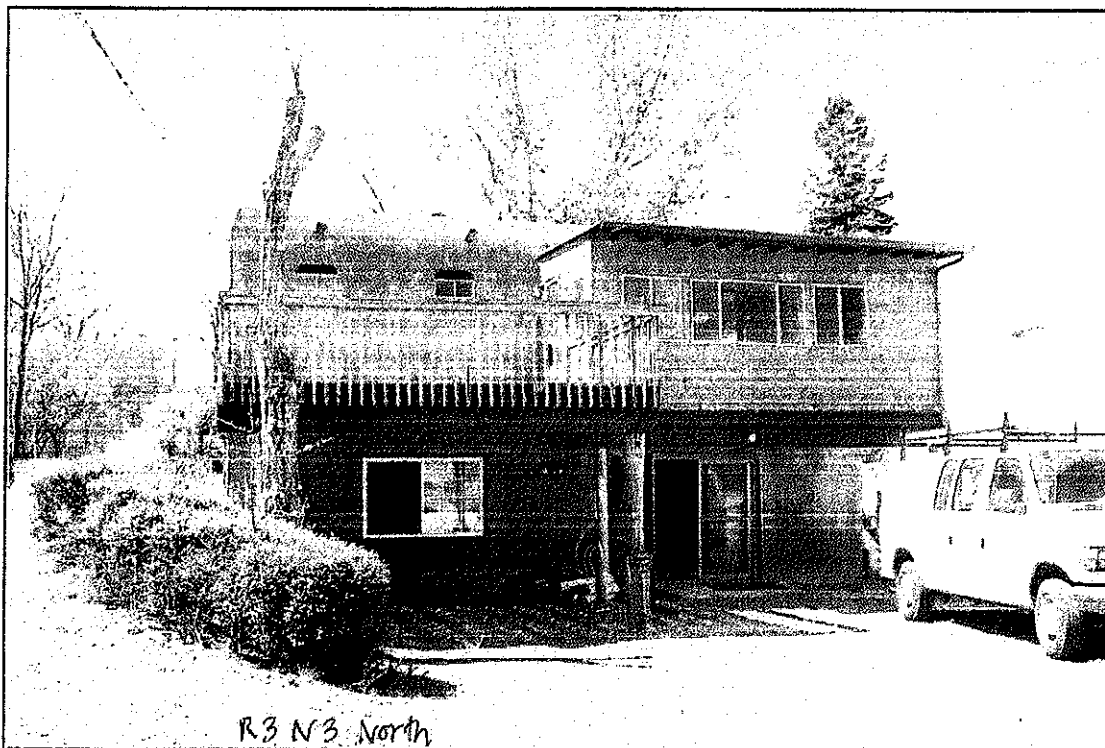
DATE OF SURVEY: 4/25/2006



Additional Photo #1:

Photo #1 Notes:

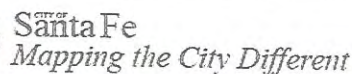
roll 3, negative 7, west
and south elevations



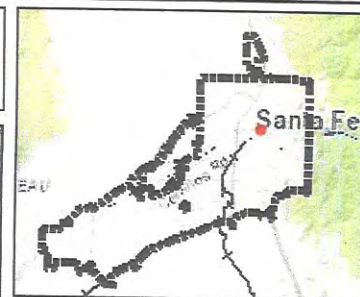
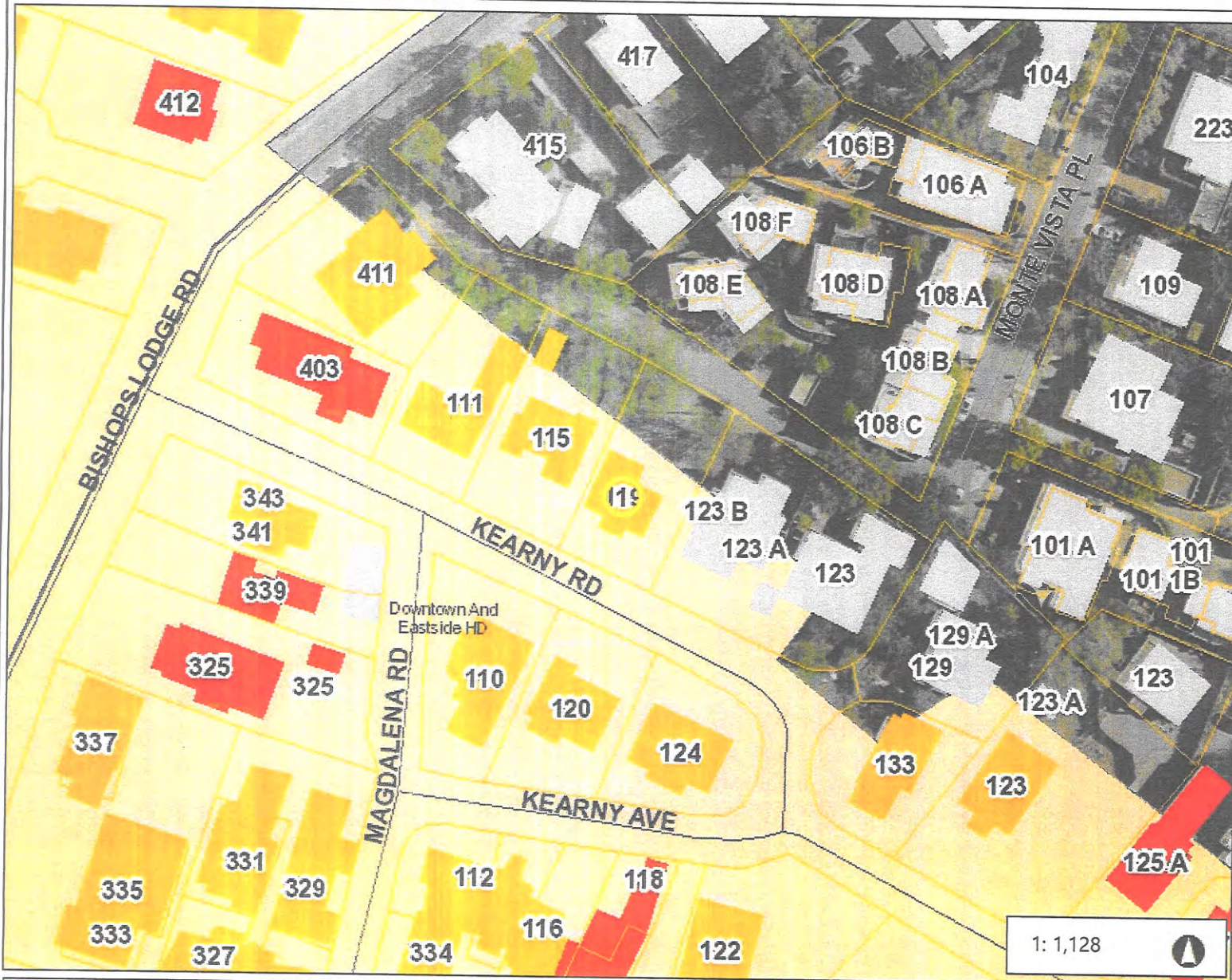
Additional Photo #2:

Photo #2 Notes:








roll 3, negative 3, north
elevation













119 Kearney Rd - historic status



Legend

-  City Limits
 Address Points
 Roads
 Major Roads
 Santa Fe County Parcels
 Santa Fe River
 Rail Road

Historic Buildings Status
 Landmark
 Significant
 Contributing
 Non-Contributing
 Not Resurveyed

Historic Districts
 Don Gaspar Area HD
 Downtown And Eastside HD
 Historic Review HD
 Historic Transition HD
 Westside-Guadalupe HD

Notes

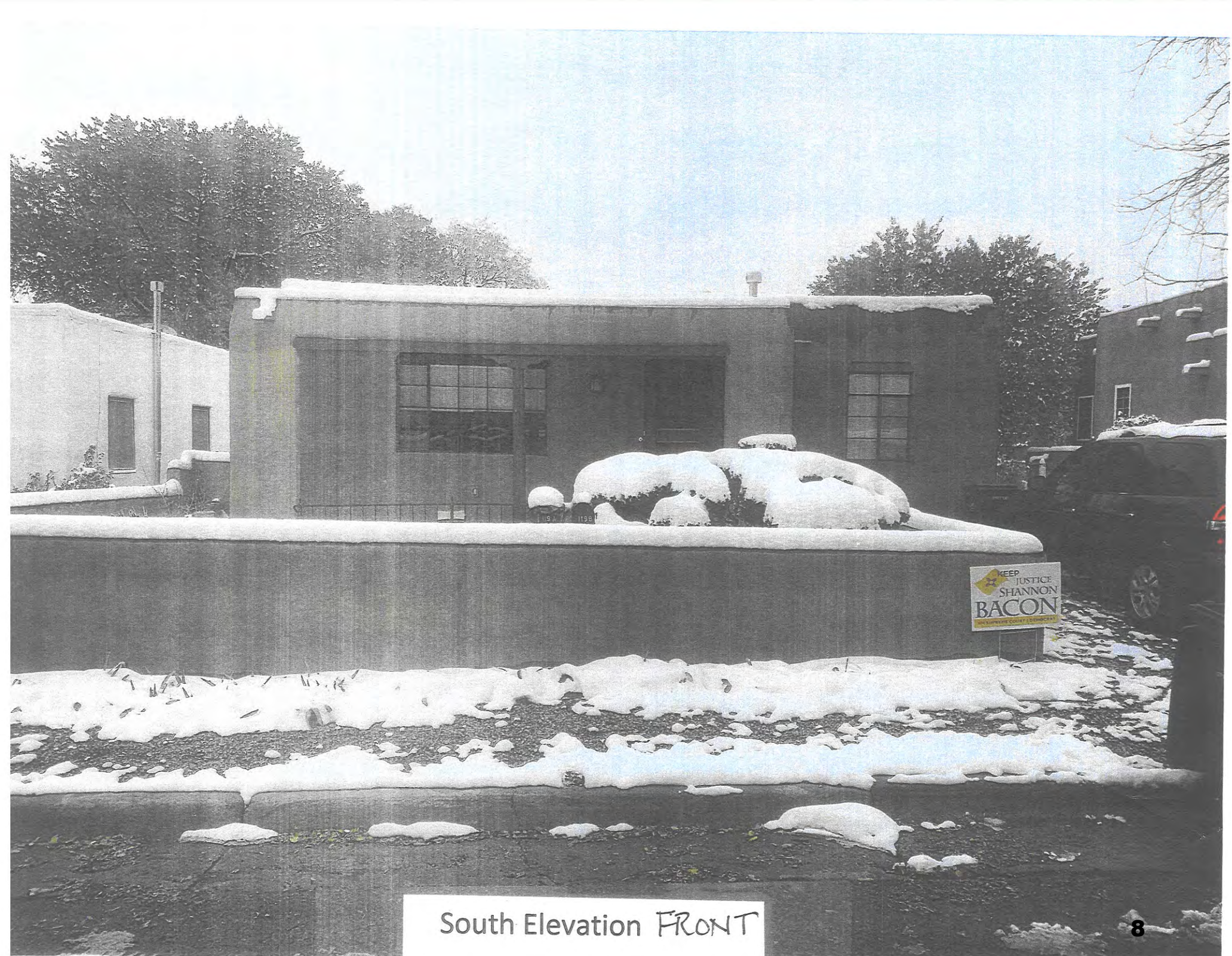
© Latitude Geographics Group Ltd.

| | | | | |
|-------|---|-------|-------|------|
| 188.1 | 0 | 94.04 | 188.1 | Feet |
|-------|---|-------|-------|------|

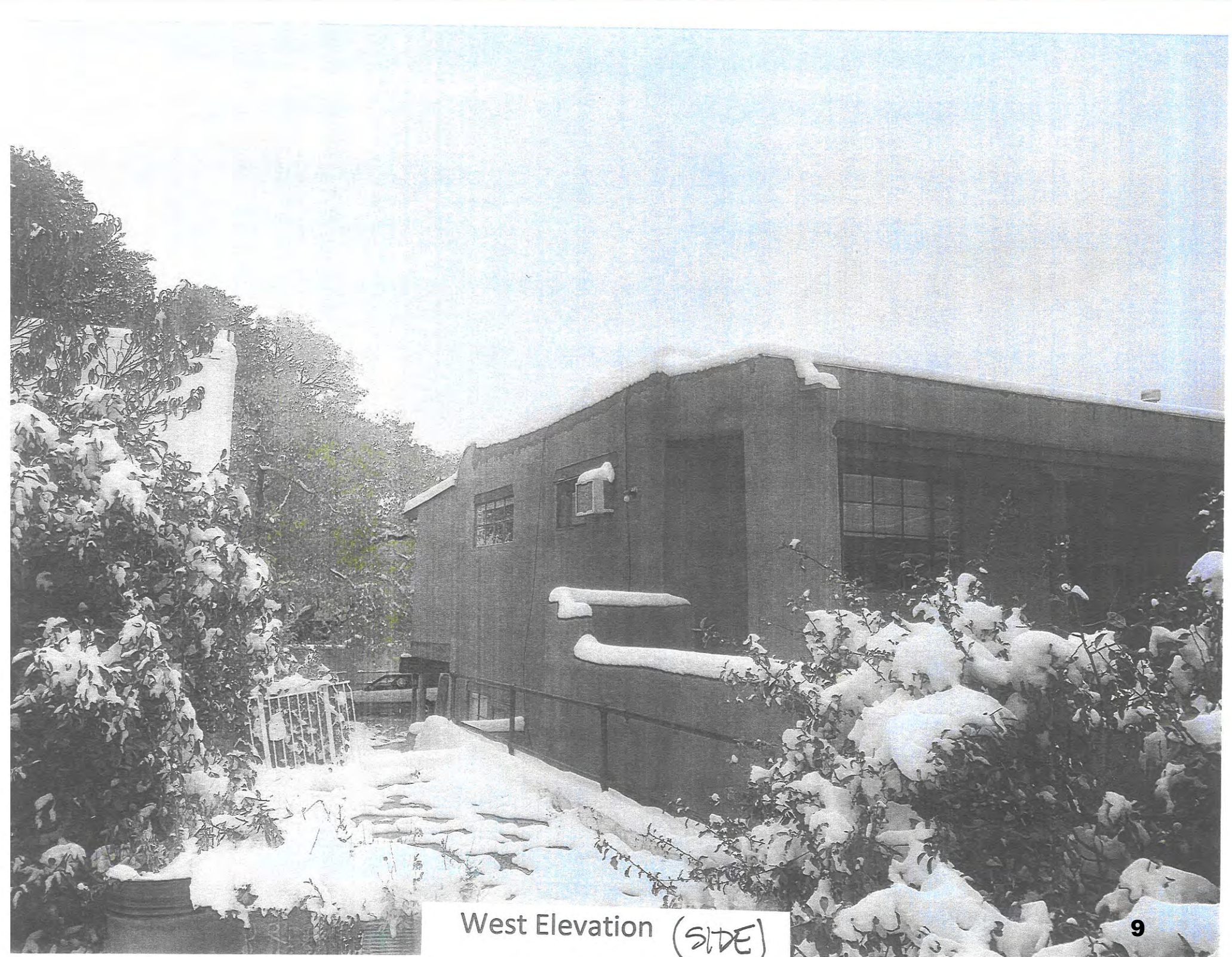
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

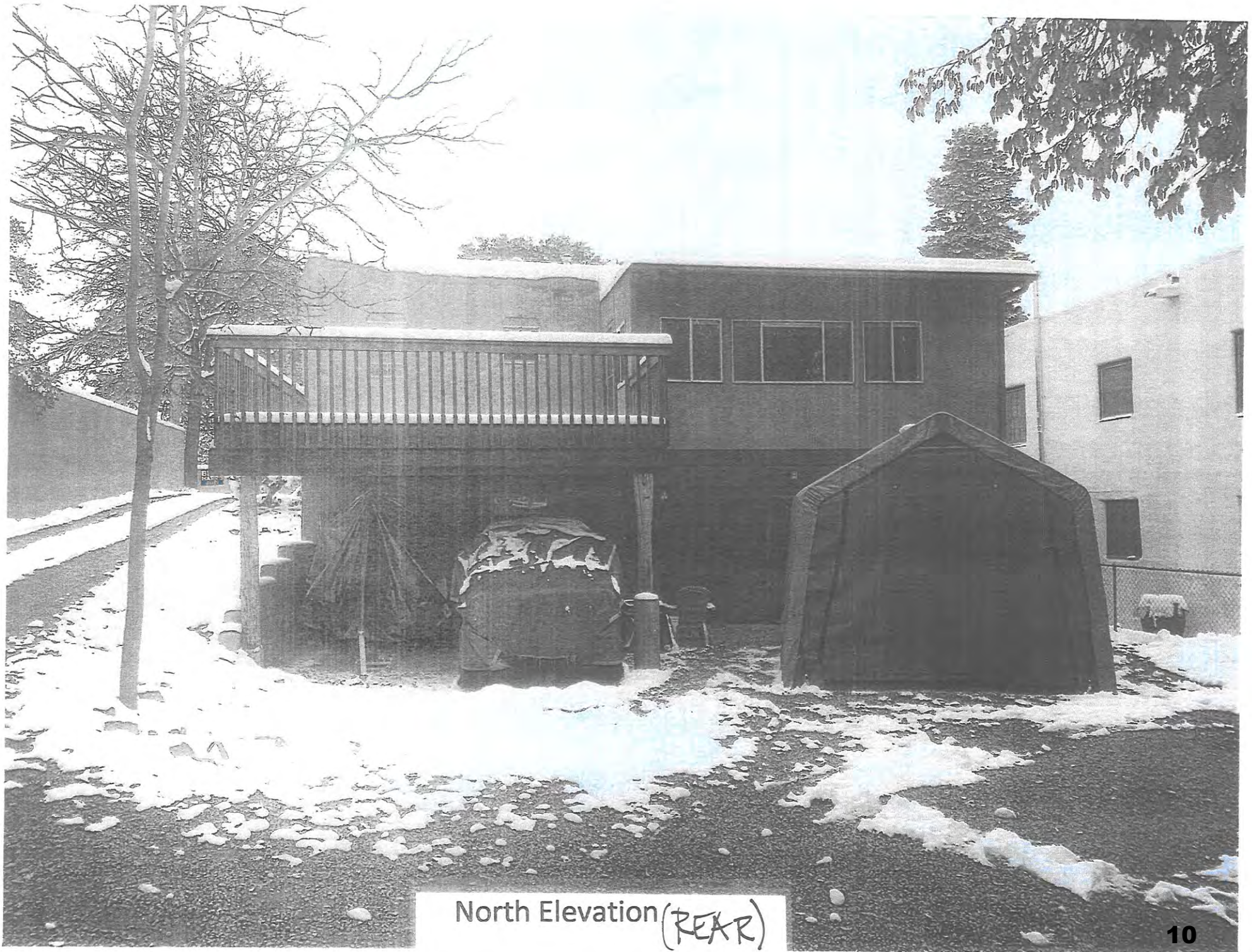
THIS MAP IS NOT TO BE USED FOR NAVIGATION



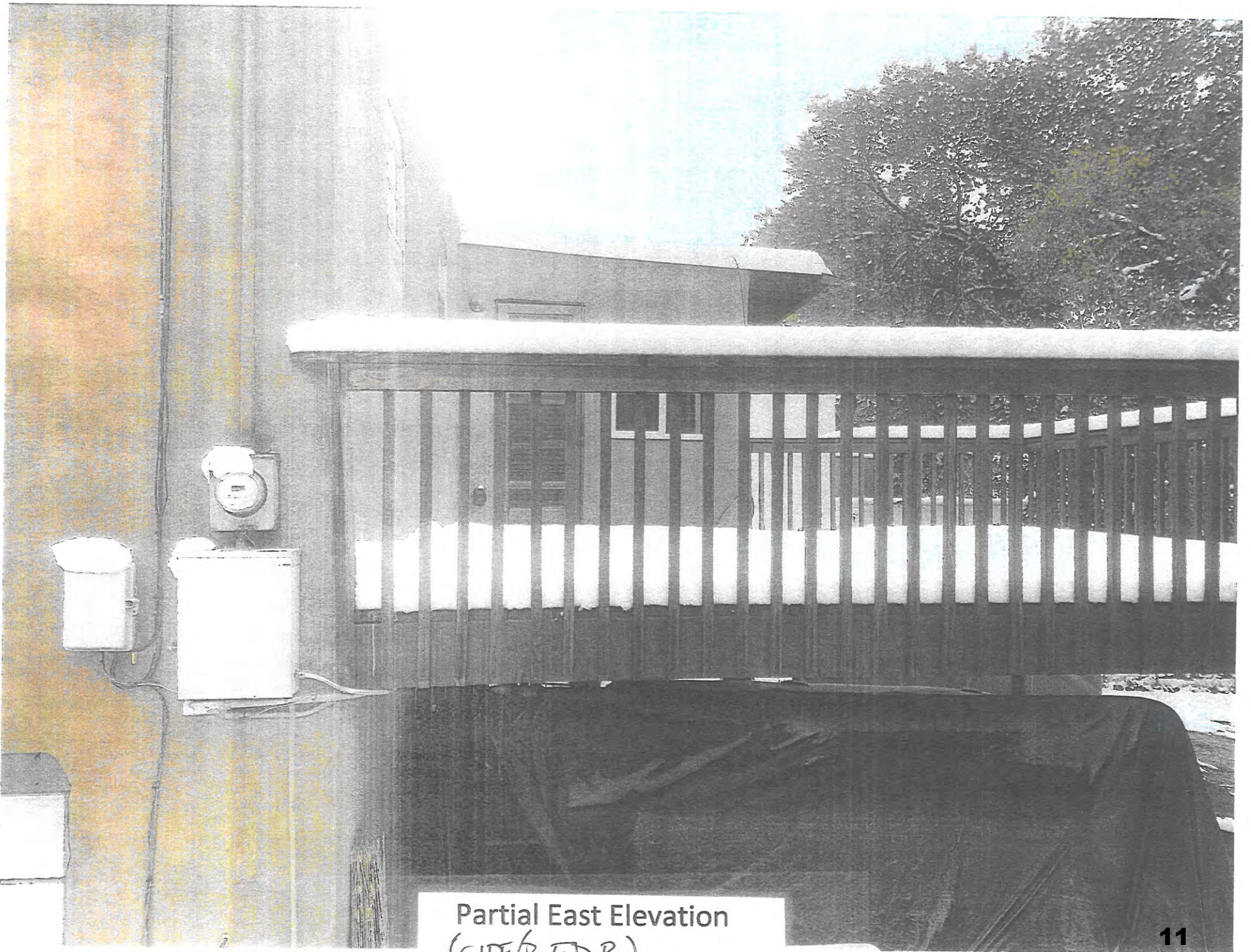
South Elevation FRONT



West Elevation (SIDE)



North Elevation (REAR)



Partial East Elevation
(SIDE/REAR)



Window

H+A

November 3, 2020

Historic Preservation Division
Land Use Department
City Hall
201 Lincoln Ave.
Santa Fe, NM 87501


Re: 119 Kearny Street

Dear HPD,

Please find attached the plans for the existing house at 119 Kearny Street. We are requesting a status review of this property. We have also included a copy of the HCPI for this property along with a plat and warranty deed.

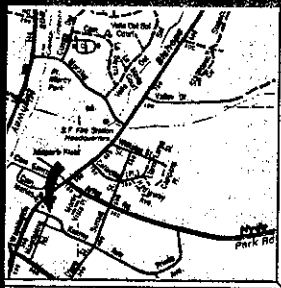
Thank you for reviewing this status.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Hoopes". The signature is fluid and cursive, with the first name "Craig" and last name "Hoopes" clearly distinguishable.

Craig Hoopes, AIA

Hoopes + Associates, Architects Ltd. Co.
PO Box 9427
Santa Fe, NM 87504
505.986.1010



VICINITY MAP



SCALE 1"=10'



LEGEND

- USGLO three class found and used
- Points found and used as noted
- 1/2" Clipped from pin set this survey
- Power poles
- Fences
- Walls
- Concretions

NOTES

1. BASIS OF RECORD: PLAT OF SURVEY OF "THE KEARNEY ADDITION TO THE CITY OF SANTA FE, BY JAMES G. HARTNEY, DATED DECEMBER 1938, FILED IN PLAT BOOK 3, PAGE 353, RECORDS OF SANTA FE COUNTY, NM, (N 8520' 00").
2. THIS SURVEY IS BASED ON THE ABOVE MENTIONED PLAT, RECORDS AND EXTENDED IN () ARE FROM SAID PLAT.
3. PERM. PANEL NO. 350078-0028-18, ZONE C, NOT IN A DESIGNATED FLOOD ZONE.

CERTIFICATE

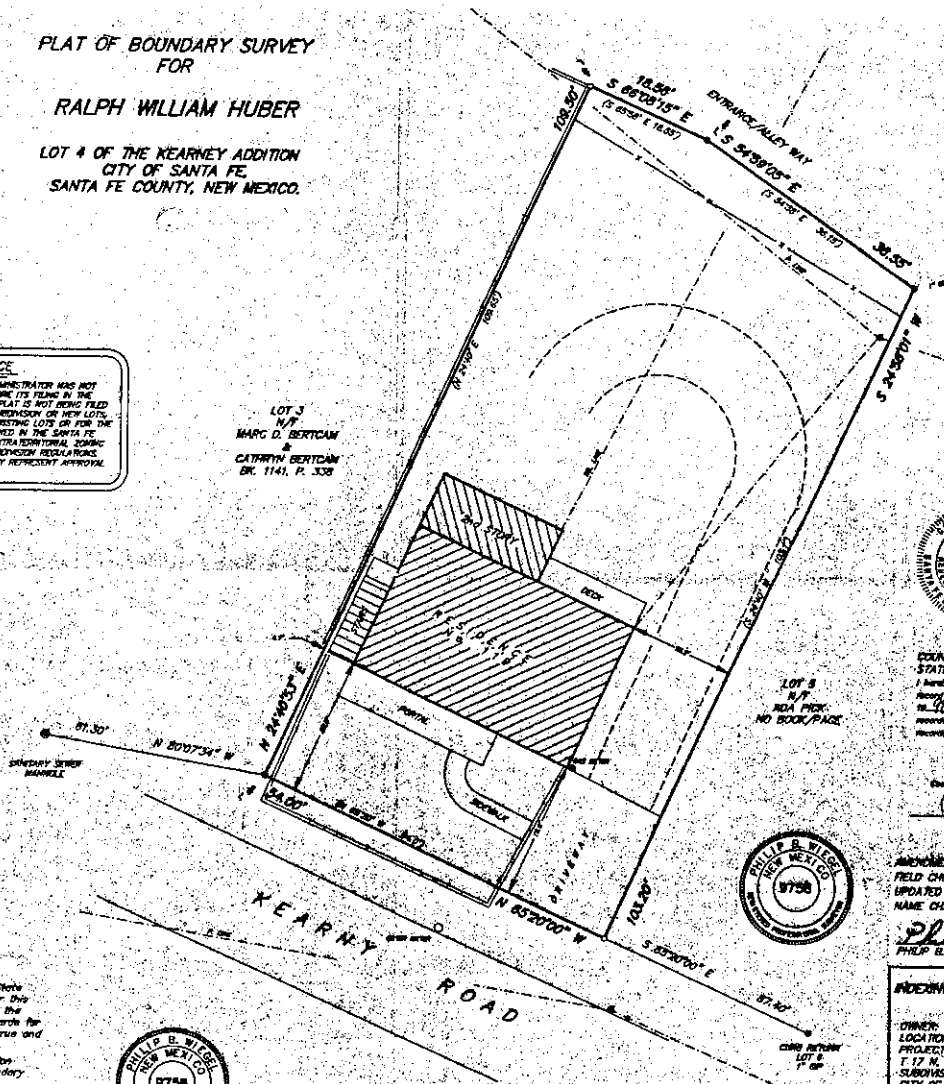
I, Philip B. Wiegand, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey; that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Survey in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

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

Philip B. Wiegand 12 October 1992
Philip B. Wiegand
P.O. Box 22773
Santa Fe, NM 87502-2773
P.S. No. 9758
Santa Fe, NM.

PLAT OF BOUNDARY SURVEY FOR
RALPH WILLIAM HUBER
LOT 4 OF THE KEARNEY ADDITION
CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

LOT 3
MARG D. BERTICAN
&
CATHERINE BERTICAN
EN. 1141, P. 338



0394006



COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 21 day of May, 1992, at 11:55 a.m. in Book 354, Page 1028 of the records of Santa Fe County.

Witness my hand and the Seal of Office
J. H. MONTANA
County Clerk, Santa Fe County, New Mexico

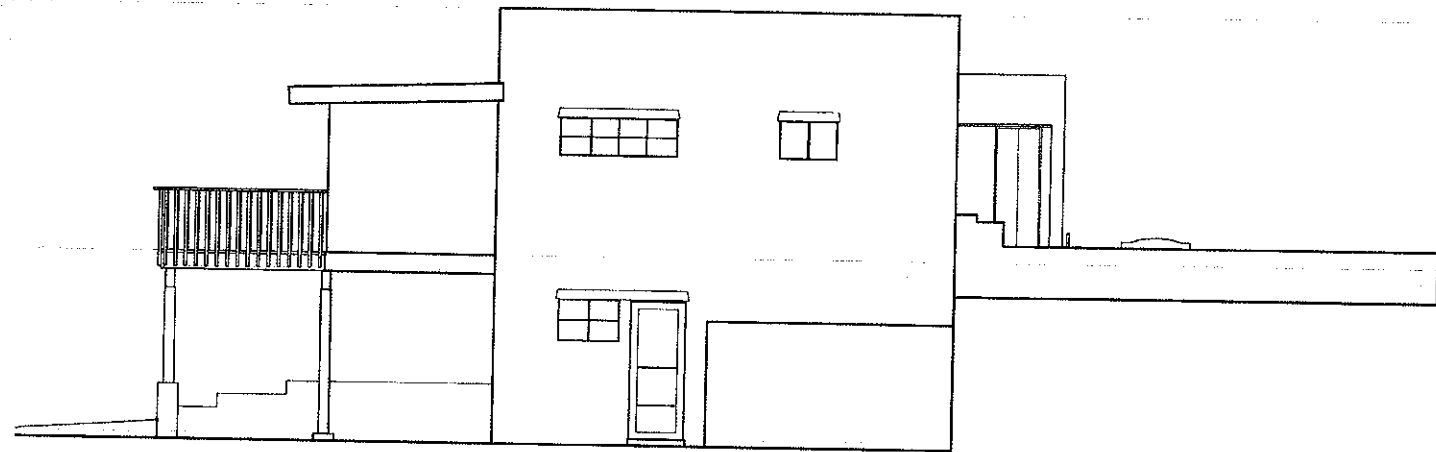
AMENDMENT:
FIELD CHECK AND IMPROVEMENTS
UPDATED 8/28/98
NAME CHANGED IN TITLE

Philip B. Wiegand
PHILIP B. WIEGAND
DATE

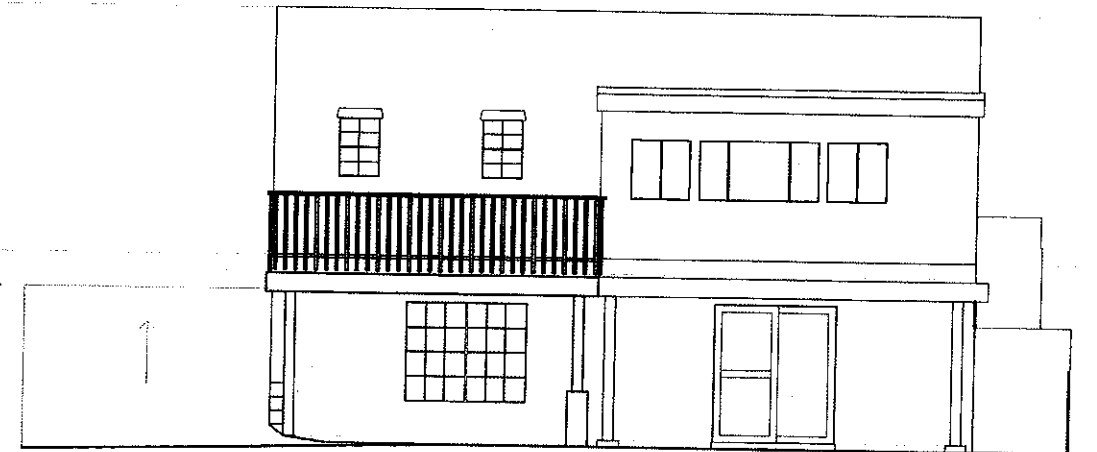
INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: JAMES A. GRANT
LOCATION: 118 KEARNEY ROAD
PROJECTED NE 1/4 OF SECTION 34
T 17 N, R 9 E, N.M.P.M.
SUBDIVISION: KEARNEY ADDITION
CITY OF SANTA FE, SANTA FE COUNTY, NM
UPC No.: 1-034-009-369-330

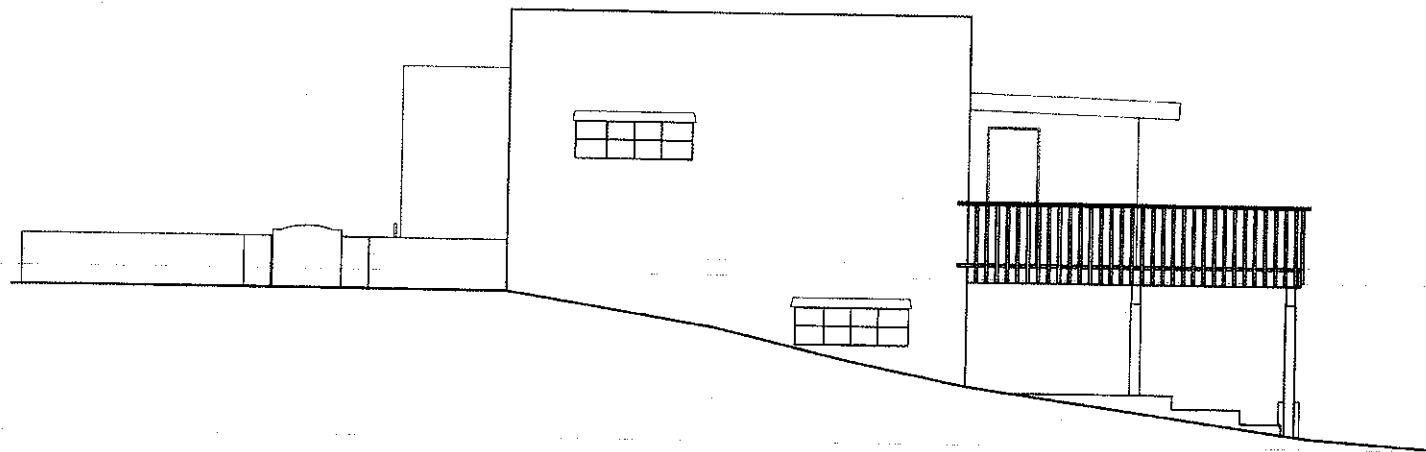
DEL RIO SURVEYS, INC.
P.O. BOX 22773 SANTA FE, NM 87502-2773
PROJECT No. 8858499 Date 10/13/92



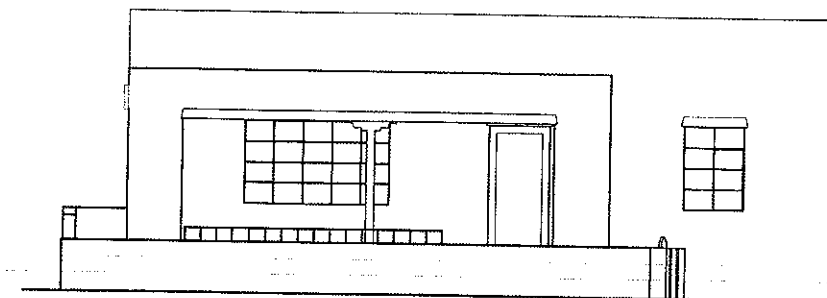
01 WEST ELEVATION
scale: 1/4" = 1'-0"



01 NORTH ELEVATION
scale: 1/4" = 1'-0"



01 EAST ELEVATION
scale: 1/4" = 1'-0"



01 SOUTH ELEVATION
scale: 1/4" = 1'-0"

H+A
HOOPES + ASSOCIATES ARCHITECTS
311 MONTICUZZI AVE., SUITE 200
SANTA FE, NM 87501
P. 505.966.1010
W. www.hoopesandco.com

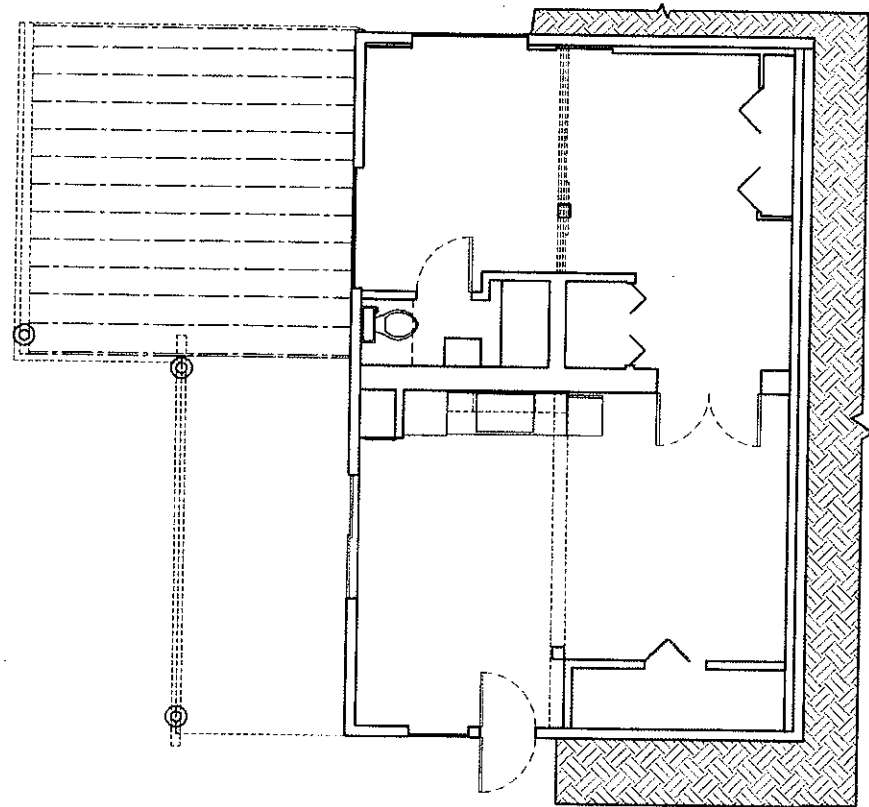
SNEAD RESIDENCE
REMODEL

2015
119 KERRY RD.
SANTA FE, NM 87501

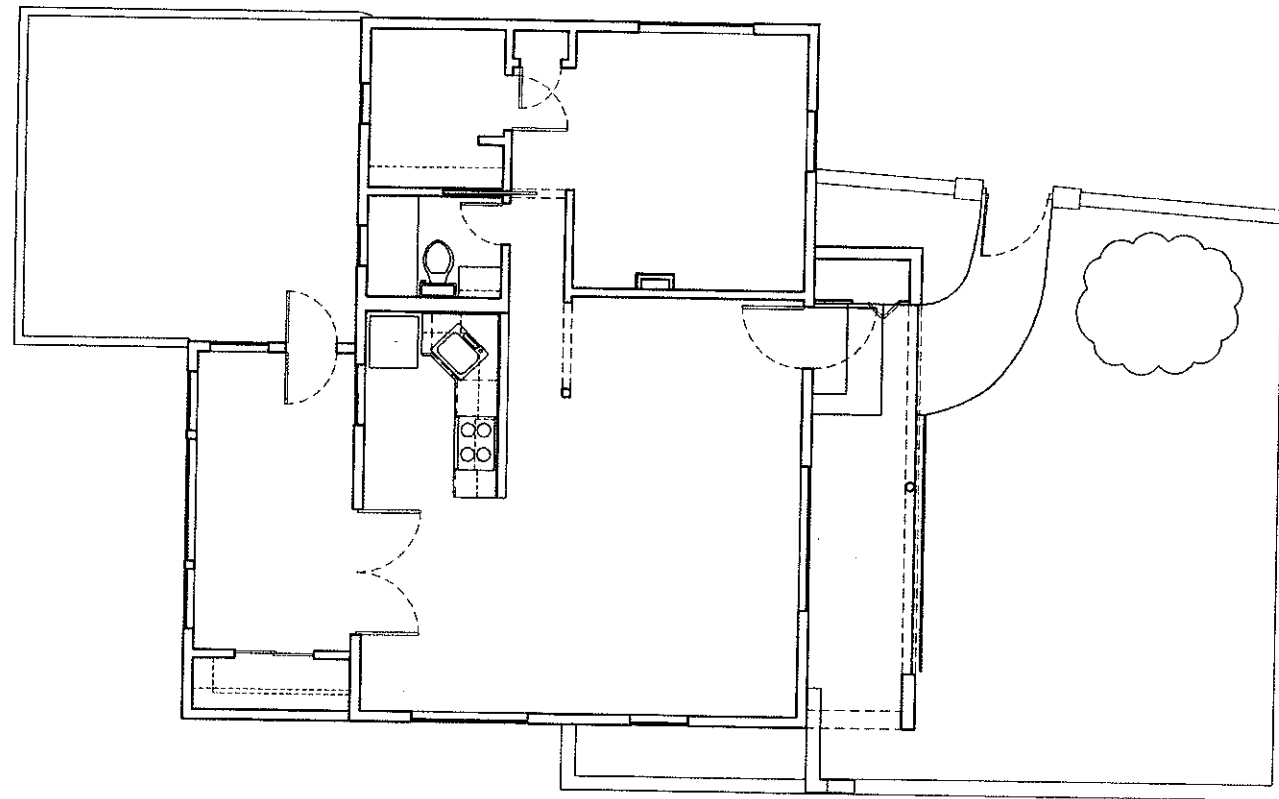
ISSUE DATE: 11.30.2020

EXISTING
ELEVATIONS

A-201₅



02 LOWER LEVEL
scale: 1/4" = 1'-0"



01 UPPER FLOOR
scale: 1/4" = 1'-0"

ORIGINAL PLAN sqft: 1515 sqft

ADDITION sqft: 150 sqft

H+A
HOOPER & ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 209
SANTA FE, NM 87501
P: 505.995.1510
W: www.hooperandassociates.com

**SNEAD RESIDENCE
REMODEL**
2015
119 KERNEY RD.
SANTA FE, NM 87501
ISSUE DATE 11.30.2023

EXISTING FLOOR
PLAN

A-101₆

IN PROGRESS NOT FOR CONSTRUCTION